

## **NORTH NIBLEY PARISH COUNCIL.**

These are Minutes of the Meeting held by exchange of emails (due to the current Government lockdown).

### **NORTH NIBLEY PARISH COUNCIL.**

Virtual Meeting Monday 6 April 2020.

Involved in that Meeting were:

Parish Councillors: Mr K Brown (Chairman), Mr D Purnell (Vice Chairman), Mrs J Burton, Mr K Larkin, Mr D Palmer, Mr D Roberts & Mr R Symons.

Also involved were:

County Councillor Dr J Cordwell, District Councillors Mrs C Braun, Mr G James & Mr K Tucker.

The Acting Clerk was Mr R Symons.

1. The Council approved a temporary amendment to Standing Orders to permit it to meet by email. This was in direct response to the Government lockdown which prohibited the Council from meeting.
2. The Chairman invited apologies. There were none.
3. The Chairman invited any Declarations of Interest. There were none.
4. The Council received and approved the Minutes of the Council's March 2020 Meeting. Arrangements will be made for the Chairman to sign them once the lockdown is over.
5. The Council received a note on Matters Arising from the Meeting held on 3 February. (This item was for information only).

The Council noted:

- Grant Applications have been decided and will be signed off at Item 13 (2) b.
  - Parish Council Elections have been postponed until May 2021..
  - The Annual Parish Clean-Up in March was cancelled. The Chairman suggested the Parish Council should look to re-schedule when restrictions are lifted and it is considered safe to do so.
6. The Council noted that Minutes for July 2019 Meeting had been posted on the Council website.
  7. Meeting for Public Discussion and Questions.

Involvement by the public had been invited by email on Monday 30 March. There were three contributions on planning applications. See 8 below.

These comments were fully taken into account during an exchange of points on the relevant planning applications. The Clerk had advised parishioners to forward their comments to Stroud Planning.

**8. To Consider and Comment upon the following Planning Applications:**

- 1) **S.20/0387/HHOLD:** Alterations and single storey side extension.  
6, Highlands Drive, North Nibley, Dursley, Gloucestershire GL11 6DX.

Following consideration by Councillors the Council **agreed** to have no objections, subject to the biodiversity officer being satisfied there are no ecological problems. If the application is approved a condition should be attached, requiring the balcony screen to be permanently maintained.

- 2) **S.20/0494/LBC:** Building restoration and rebuilding of lean-to single storey addition and provision of extended access with parking area. Parkers Lodge, Stancombe, Dursley, Gloucestershire. GL11 6AY.

Following consideration by Councillors the Council **agreed** to support the principle of restoring these important listed buildings and bringing them back into residential use. The Council's expressed the view that the Planning Authority decision should be subject to Historic England being satisfied this is done in a manner sympathetic to the original character and heritage value of the buildings.

- 3) **S.20/0254/FUL:** Resubmission of the application S.19/0608/FUL. Erection of agricultural / equestrian buildings, change of use of land to a mixed use of agriculture / equestrian. Land Opposite New Inn, Waterley Bottom, North Nibley, Gloucestershire.

Following consideration by Councillors the Council **agreed** the revised proposals for two buildings do not overcome the previous objections or grounds of refusal. Therefore the Parish Council decided it was important to be consistent and maintain its objections on the following grounds;

- a) The parcel of land associated with the proposed buildings is small in size. The proposal fails to demonstrate the buildings are essential to the maintenance and enhancement of a sustainable farming enterprise.  
As such, the proposal is contrary to policy CP 15 (1) of the adopted Stroud District Local Plan 2015.
- b) The proposed buildings and retaining walls, by reason of their size and scale, would be unnecessarily large for the parcel of land; would appear unsympathetic; and fail to conserve and enhance the landscape character of this part of the Cotswold AONB. This is contrary to policy ES7 and CP 14(5) of the adopted Stroud District Local Plan 2015.
- c) The proposed buildings are very close to the country lane and would be visually dominant. This would involve further earthworks which would

adversely impact on adjoining trees and hedgerow, contrary to Local Plan policy ES 8.

- d) The proposed buildings, if approved, would create a precedent for similar buildings in the adjoining area where land has been sold off in small parcels. This would cumulatively and dramatically adversely change the character and landscape of this area of high quality landscape within the AONB.
  - e) The proposed intensified use of the site will result in additional traffic along the local narrow and dangerous lanes, to the detriment of road safety and contrary to Local Plan Policy CP 13.
- 4) **S.20/0455/HHOLD:** Extension to original dwelling. Revision to S.03/0266/FUL. Warren House, Warren Hill, North Nibley, Dursley, Gloucestershire. GL11 6EE.

Following consideration by Councillors the Council **agreed** to make No Comments.

- 5) **S.20/0591/HHOLD:** Location, Westridge, Smarts Green, North Nibley, Dursley. Application Type: Householder Application Description: Proposed pool enclosure.

Following consideration by Councillors the Council **agreed** to make No Comment, subject to the pool being for personal use ancillary to the house.

- 6) S.20/0566/FUL: Location, Five Acres, Millend Lane, North Nibley, Dursley. Application Type: Full Planning Application Description: The application is to change the design of the existent consented agricultural building.

Following consideration by Councillors the Council **agreed** to Object on the following grounds:

- a) The parcel of land associated with the proposed building is now very small in size at 9 acres approx. This compares with the size of the holding at the time of granting the unimplemented permission (S.17/2527/FUL) given as 110 acres approx, for which a case for the building could be made. This amended proposal fails to demonstrate the building the subject of this application is essential to the maintenance or enhancement of a sustainable farming enterprise on such a small parcel of land and is therefore contrary to policy CP15(1) of the adopted Stroud District Local Plan 2015.
- b) The increased size and industrialised nature of the building will adversely affect the landscape and visual character of the adjoining area situated within the Cotswold AONB. It would not be sympathetic to or enhance the landscape character of the AONB and would conflict with Local Plan Policy ES 7.

- 7) S.20/0587/FUL: Location: Barn To East Of, Pitt Court, North Nibley, Gloucestershire. Application Type: Full Planning Application Description: Re-submission of withdrawn application S.19/0820/AGR - Erection of a storage shed storage (retrospective).

Following consideration by Councillors the Council **agreed** to request that the Planning Authority, if they are minded to approve the application, should place a condition that the shed should only be used for storage purposes in connection with the use of the adjoining field for agricultural purposes and for no other purpose.

9. The Council noted the following Planning Appeal by Mr Orchard: Agricultural Building, Ashen Plains, Waterley Bottom. Erection of open fronted agricultural building (retrospective).

The Council noted that the Acting Clerk had already submitted a response to the Planning Inspectorate, on behalf of the Council. This was in order to meet the deadline for submissions.

10. The Council noted that Stroud Planning Authority has Refused CPE application S.20/0209/CPE: Erection of outbuildings used as open fronted amenity building, brick fronted workshop, garage/car port and residential annexe. The Twinings, Park Lane, Stancombe, Dursley, Gloucestershire. GL11 6AX.
11. The Acting Clerk provided a written update on the arrangements for resolving the Clerk's position.

The Council noted that Elizabeth Oakley left the employment of the Parish Council on 31 March 2020.

The Clerk's vacancy has been advertised with GAPTC [www.gaptc.org.uk](http://www.gaptc.org.uk) and placed in the latest edition of "On The Edge". Closing date for applications is 29 April.

In the meantime, the Council **agreed** that, with the assistance of other Councillors, Councillor Symons will continue to act as Clerk.

12. To Receive any written Reports from Councillors.

a. Parish Councillors

Councillor Burton brought to the Council's attention that groups of young people were accessing the Monument during the current lockdown. She suggested that the Monument Trust should be locking the Monument to prevent access. This in turn might discourage people from visiting the Knoll unnecessarily.

The acting Clerk informed Council that the Monument has now been locked with effect from Sunday 5 April. A sign advising visitors to the Knoll informed of this closure.

b. District Councillors.

The Council received and approved a District Council Report submitted by District Councillor James. The Report had been circulated to Parish Councillors for information. There were no comments. The Chairman thanked Councillor James for his Report. (See attached)

c. County Councillor Dr J Cordwell.

The Council received County Councillor Cordwell's Report. The contents of his report were noted.

He also brought to the Council's attention that other Parish Council were using "Zoom" for their virtual meetings. In an exchange of emails the Clerk had advised Councillor Cordwell that the lack of adequate broadband width in parts of the Parish would mean that this was not feasible. However he suggested that after this meeting the Council should do a trial to see if "Zoom" could be used for future virtual meetings. Councillor Palmer warned that there were unresolved security issues with Zoom software.

The Chairman thanked Councillor Cordwell for his report.

13. Parish Council Finances.

1) The Council approved the following payments:

- GAPTC Subscription 2020/21. (£242.36)
- Clerks sick pay, quarter ending 31 March. (**LGA 1972 s.112 (2)**). (£741.46)
- Clerk's expenses, quarter ending 31 March. (**Local Government (Financial Provisions) Act 1963 s.5**) (£37.96)

It was **agreed** that arrangements would be made at a later date to get the cheques signed and despatched.

2) Other Financial matters discussed:

- a) The Clerk advised the Council that he is still awaiting advice from Nalc (National Association of Local Councils) and Littlejohns (Auditors) on the timetable and how the annual audit of parish & town councils will be conducted this year.

The Council has yet to receive the Audit document. Indications from Nalc are that the original timetable will apply and advice that Councils should conduct their Internal Audits as soon as possible.

The Acting Clerk advised the Council that he was working with Councillor Palmer on this. He was also trying to make contact with Mary Leonard who has been commissioned by GAPTC to do the internal audit. The Clerk agreed to keep Councillors informed.

- b) The Council confirmed decisions on Grant Applications and authorised the following payments: (**LGA 1972 S.137**)

1. On The Edge.	£500
2. North Nibley Pre-School.	£400
3. Cotswold Vale Talking Newspaper.	£50
4. northnibley.org.uk (Dave Palmer). £56 ( Councillor Palmer abstained from this decision.)	
5. North Nibley School	£494
6. The Village Hub	£200
7. Village Eye	£100
	Total £1,800

14. The Council received and approved a written Cemetery Report. The Council approved an application for a plaque in memory of Audrey Sewell.

15. There were no Correspondence matters.

The next Meeting of the Parish Council will be on Monday 11 May 2020.  
At 7.30 pm.