

## Parish Council Meeting - Minutes

Recorded by: Amanda Rossiter, Parish Clerk

Date: 6th July 2020

Meeting Commenced: 19:32

Meeting ended: 20:37

Present:	Mr Ken Brown (Chair) Mr D Purnell Mr K Larkin Mr D Palmer Mr R Symons
District Councillors:	Mr K Tucker, Mrs C Braun & Mr G James
County Councillor:	Dr J Cordwell
Clerk:	Miss A Rossiter
Other:	One member of the public

**1. To receive and accept any apologies for absence.**

Apologies received from Cllr Burton - Accepted

**2. To invite and receive any declarations of interest.**

None to declare

**3. To receive and approve the minutes of the Council's 1st June 2020 meeting.**

**(Previous minutes are available to view on the Parish Council website)**

No comments on minutes. Minutes to be signed by chair as a true record at a later date

**4. To note any matters arising from the meeting held in June and not covered by agenda items. (Item for information only - covered in Clerk's written update)**

Cllrs confirmed that written update had been received and read.

- The Council has received two emails requesting minor alterations to the "Public Notice" about the Audit. Also a request to amend the outstanding loan figure. In conversation it has been indicated that the audit is going ahead and the Council can expect it to be cleared soon.
- Work is still being taken to arrange for a "No Motorcycles" sign to be put up at the bottom of Wood Lane. PROW and Highways are working together as PROW has responsibility of the site, and Highways have the relevant signage.
- Acting Clerk has posted notices advising parishioners of Vacancy following Cllr Roberts resignation - The closing date for requesting an election has now passed.

- Following reports of litter being left at Wood Lane acting clerk has purchased litter pickers for volunteers to use, these have been placed in the Chapel for easy access. District Cllr Braun has received confirmation that UBICO will carry out more frequent monitoring and collecting. A link to the "overflowing bin" reporting page on SDC website has been posted on PC Social Media.
- On behalf of the council, Clerk has written to Chair of DCC following works undertaken at Waterley Bottom.

5. **Meeting for Public Discussion and Questions.**

Meeting opened to public

No comment from public

Meeting Closed to public

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

**a S.20/0799/FUL | Provision of a small stable block for the accommodation of horses and associated equipment required at the holding for their welfare Land Opposite New Inn Waterley Bottom North Nibley Gloucestershire**

The Parish Council discussed this planning application in some detail. After due consideration and taking into account all relevant planning matters and objections submitted by the Cotswolds Conservation Board and parishioners it resolved to OBJECT to this application for the following reasons.

1. The proposal, together with other structures on this small site would create a concentration and cluster of buildings in an otherwise open character landscape and would be visually prominent and detrimental to that character. The site is within Landscape Character Type LCT 3 in the Cotswolds AONB Landscape Character Assessment which is particularly sensitive to change.

The proposal is therefore contrary to Local Plan Policy ES 7 and CP 14 (5) as it fails to protect or enhance the landscape quality of the Waterley Bottom valley within the Cotswolds AONB. It is also contrary to paragraphs 170 and 172 of the NPPF.

2. The proposal is contrary to Local Plan Policy ES 9 which requires equestrian proposals through their environmental impact to either enhance or not diminish the environmental quality of those rural areas in which they are to take place. In addition to the adverse visual impact of the building the changes in landform required to accommodate the building and access to it adversely impact upon the landscape quality of the site and surroundings contrary to this policy.

3. The parcel of land associated with the proposed building and other structures is small in size. The proposal fails to demonstrate the building is essential to the maintenance or enhancement of a sustainable farming or forestry enterprise within the District and would represent an excessive encroachment or expansion into open countryside contrary to Local Plan policy CP 15.

4. The proposed building 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 change the open character and landscape of this high quality landscape within the AONB.

5. The proposed intensified use of the site will result in additional traffic along the local narrow country lanes to the detriment of road safety contrary to Local Plan policy CP 13.

The Parish Council also considered the following points on the Design and Access Statement and plans submitted with the application;

1. Some of the essential information submitted with the application is misleading and inconsistent. For example the photograph shows the site prior to any works being undertaken and not as it is today. Also there are inconsistencies between the site layout plan and the sections which cast doubt on the proposals.

2. The Statement refers to 4 other stables granted permission. Again this is misleading as 3 of these are not in the Parish and are some distance away and are totally unrelated to the special landscape character of this part of the AONB. The approval to the south granted consent in 2015 has not been built and related to a small stable building only with no other barns/structures involved and is not therefore directly comparable.

3. The proposed stable building cannot be regarded as agricultural and it is incorrect to suggest it could be Permitted Development under the GDPO.

4. The Statement refers to economic, social and employment benefits to the local area. However no details are given of what these alleged benefits are and it is difficult to see how any benefits spread beyond the owners themselves.

5. The Statement fails to provide information on the biodiversity implications of the proposal and in particular any ecological enhancements as required by Local Plan policy.

Finally the Parish Council discussed the two very recent decisions within the valley involving the refusal of a small storage shed at Penfolds land at Millend (S.20/0587/FUL) dated 12th June and revised barn at Five

Acres Millend (S.20/0566/FUL) refused on 25th June refused on Local Plan Policy grounds CP 15, ES 7 and EI 5 which are grounds which apply equally to this application.

The Parish Council therefore concluded to request that the planning authority take these objections and comments fully into account and duly refuse planning permission.

b. ***S.20/1172/HHOLD|Proposed construction of an observatory building.|Nibley Bottom Forthay North Nibley Dursley Gloucestershire GL11 6EA***

Following a discussion on this application, including the visibility of the structure from the adjoining footpath, a proposal was put forward to "make no comments". The Council agreed to the proposal by voting three votes for, with two abstentions.

**7. Council to discuss and decide next steps for filling the current vacancy for North Nibley Parish Councillor.**

Council noted that no request for election had been received and that the Council were in a position to Co Opt. Council agreed that the response deadline should be three weeks into August 2020.

**8. To review a request from a member of National Council of Metal Detecting to detect on Parish land and agree a decision**

The Council discussed what land was actually owned by the Council and the concerns of setting a precedent due to the public location. A unanimous decision was made to turn down this request.

**9. To receive an update on the parking situation at the bottom of Wood lane and agree a decision on any further action.**

The council has written to highways and the police and has also taken guidance from the District Council.

After discussing the responses received, it was proposed that a trial of placing cones would be implemented and reviewed at the August meeting. This proposal was unanimously **agreed**.

**10. To discuss and make a decision on placing a sign at the bottom of Highlands Drive advising "No access to Monument".**

The council has received complaints from residents that visitors drive and walk up Highlands Drive in an attempt to get access to the

monument and are sometimes rude when told there is no access that way. They also turn around in private drives

It was proposed that the Council look into placing a sign at the bottom of the road for review in August meeting.

#### **11. Parish Council Finances.**

##### **a. To approve quote for engineer to report on the churchyard wall**

Two Councillors visited the vicarage and took photographs of the wall to send to a Structural Surveyor. The quote for structural survey will cost £500 +VAT. It was agreed that the Council should obtain a professional structural report to cover any liability issues.

##### **b. To approve quote and authorise purchase of new notice board for site outside of the village hub**

In lieu of availability from local contractors, it was agreed to instruct Greenbarnes (on recommendations from other Parish Councils) to produce a front opening, lockable, man-made timber Notice Board at a cost of £1,348.99 +VAT (incl. Posts).

##### **c. To approve and pay invoice to for grass cutting in cemetery and churchyard**

Council agreed to pay current invoice of £1,125.96.

##### **d. To approve invoice from GAPT for Clerks Training - £20** Council agreed payment.

##### **e. To approve and pay clerk's wages for period 1st June - 4th July 2020 (£570.35)** Council agreed payment.

##### **f. To approve reimbursement to Cllr Palmer for the Council's Zoom licence invoice ( £14.39)** Council agreed payment.

##### **g. To approve and pay previous acting clerk's expenses. £109.02**

Council agreed payment.

Chair took this opportunity to formally thank Councillor Symons for his support as acting Clerk and noted that GAPT have spoken very highly of him.

#### **12. The Council to receive the following reports from Councillors.**

##### **a. Verbal reports from Parish Councillors**

None

**b. Written report from District Councillors**

No questions or comment

**c. Written report from County Councillor**

No questions or comment

Chair thanked the District and County Councillors for their reports and presence at the meeting

**13. The Council noted the following Planning Application decisions:**

**a.** S.20/0566/FUL | Erection of agricultural storage building (revised size and design following permission S.17/2527/FUL) | Five Acres Millend Lane North Nibley Dursley Gloucestershire GL11 6ED - **Refused**

**b.** S.20/0587/FUL | Re-submission of withdrawn application S.19/0820/AGR - Erection of a storage shed storage (retrospective) | Barn To East Of Pitt Court North Nibley Gloucestershire - **Refused**

**14. The Council noted the following decisions of the Planning Inspectorate:**

**a.** Appeal A: APP/C1625/C/20/3247582 Land at Lot 1 and 2, Brookside Farm, Waterley Bottom, North Nibley, Glos, GL11 6ED - **Appeal Dismissed**

**b.** Appeal B: APP/C1625/W/20/3244956 Land at Lot 1 and 2, Brookside Farm, Waterley Bottom, North Nibley, Glos, GL11 6ED - **Appeal Dismissed**

**15. The Council to receive and approve a written Cemetery Report.**

Written Report was submitted by Burial Clerk.

In addition to the report, the Burial Clerk has written to advise that a request has been received for a Bronze Plaque.

All items of report and addendums were **agreed** by the Council.

**16. To receive for information, details of any correspondence received.**

Councillors confirmed that they had received and read Clerk's written report detailing correspondence.

It was noted that the next Meeting of the Parish Council will be on Monday 3rd August 2020, at 7.30 pm and not the 10th as previously advertised.

Meeting Closed at 20:37