

MEETING OF NORTH NIBLEY PARISH COUNCIL WAS HELD ON MONDAY 2 AUGUST 2021, AT 7.45 PM.

Present: Mr R Symons (Chair), Mr D Purnell, Mr K Larkin & Mr D Palmer.

District Councillors: Mr K Tucker, Mrs C Braun & Mr G James.

The Acting Clerk: Mr. R Symons.

Two members of the public attended the meeting.

The Chairman opened the Council Meeting.

1. The Chairman invited apologies.

Apologies were received from Cllr. J Burton, Cllr. J Hay & Cllr. T Andrews.

After the meeting an email, containing her apologies for not attending, was received from County Cllr. Cohen.

The Chairman announced that due to NHS “ping” the Clerk Amanda Rossiter was unable to attend the Meeting. The Chair would undertake the Clerk role.

2. The Chairman invited any **Declarations of Interest**. There were none.

3. The Council approved the Minutes of the Council’s July 2021 Meeting as a true record. Arrangements will be made for the Chairman to sign-off the Minutes as a true record, at a later date. .

4. The Chairman opened the Meeting for Public Discussion and Questions.

A member of the public asked about progress on the Council’s proposed development of a children’s recreation area on the Jubilee Field. The Chairman explained that the Council were still awaiting legal advice on the covenant on the field, but were still committed to the proposal. Dist. Cllr. James advised the meeting that he had approached “One Legal” at Stroud DC for advice. He was also, along with Nick Riddiford, planning to meet with a covenant holder to discuss her concerns about the proposal.

There being no other matters from parishioners the Chairman closed the Meeting.

5 (a) The Council received a written District Council Report from District Councillors. (see annexed to these Minutes). It was noted that two parish councils had recently received SDC approval for their Neighbourhood Development Plans. The Chair reminded the meeting that the Council would be holding an exploratory public meeting on 23 September to consider if North Nibley would also produce a NDP.

The Chairman thanked District Councillors for their report.

(b) The Council had not received a report from County Councillor Cohen.

6. Due to the Clerk’s last minute absence there was no Clerk’s written update.

7. The Council considered and commented upon the following planning applications:

a. S.21/1698/HHOLD. Erection of first floor extension. The Cottage, Smarts Green, North Nibley, Dursley, Gloucestershire. GL11 6EQ

Following discussion the Council agreed to make “No Comments”.

b. S.21/1661/HHOLD. Erection of single storey extensions, alterations to existing dormers and additional dormer, internal alterations and installation of ground source heat pump system. The Grange, Park Lane, Stancombe, Dursley, Gloucestershire. GL11 6AY

Following discussion the Council agreed to make “No Comments”.

c. S.21/1662/LBC. Erection of single storey extensions, alterations to existing dormers and additional dormer, internal alterations and installation of ground source heat pump system. The Grange, Park Lane, Stancombe, Dursley, Gloucestershire. GL11 6AY.

Following discussion the Council agreed to make “No Comments”.

d. S.21/1404/FUL. Conversion of redundant rural buildings to a single residential dwelling house. Land adjacent to Forthay Farm, Forthay, North Nibley, Gloucestershire.

Following discussion the Council agreed to Object to this application on the following grounds:

Delivery Policy EI5

The holding comprises of 3 or 4 fields and two large barns, which since the purchase of the property appear to be used for storage, repair and purchase/sale of mainly second hand agricultural equipment and for other engineering purposes. The business being transacted here has also included the import and distribution of considerable quantities of building materials.

The holding is too small to be classified as a farm. Consequently this application cannot be classified as farm diversification under local plan policy E15.

Core Policy CP15

The Council opinion is that this application does not meet the requirements of Policy CP15. The property lies outside of the North Nibley settlement development limits and it has not been proven that it is essential to the maintenance or enhancement of a sustainable farming enterprise. Nor is it proven that any such enterprise is sustainable.

CP15 sub paras. 2 to 5 do not apply. Therefore the proposal fails to comply with Local Plan Policy CP15.

Furthermore Policy CP15 states that where development accords with any of the principles listed under 1 to 6, it will only be permitted in the countryside if:

(iii) re-use of an existing building is capable and worthy of conversion. Any such conversion will involve a building that positively contributes to an established local character and sense of place. In the case of replacement buildings they must bring about environmental improvement

One of the barns appears to be little more than a wooden shed; and much of the second barn has been allowed to fall down by neglect. In the Council's opinion the existing buildings do not positively contribute to the established local character and sense of place and so cannot be justified by Local Plan Policy CP15(iii) and is in conflict with it.

Delivery Policy ES1

Sustainable Construction and Design. In the opinion of the Council the applicant has shown no evidence that items 1 to 7 of this Policy has been addressed.

Delivery Policy HC4

The proposed development is some distance from and not adjacent to the North Nibley Settlement Limit.

Delivery Policy ES10

This site is immediately adjacent to English Heritage Grade II listed 'House at Forthay' and approximately 225 metres from English Heritage Grade II listed Forthay House. Yet no heritage assessment of the impact on their setting has been submitted. This application fails Local Plan Policy ES10.

Delivery Policy ES6

Insufficient information has been provided to adequately assess the impact on biodiversity in accordance with Policy ES6.

Furthermore one barn seems to be little more than a wooden shed and the other is in a poor state. There appears to have been no professional evaluation of whether the barns are sufficiently stable as to be retained and repaired. The Council is concerned that the whole lot will be demolished and a new building erected.

8. The Council noted the following decisions on planning applications, enforcement notices and appeals:

a. Appeal A Ref: APP/C1625/C/21/3272045 Appeal B Ref: APP/C1625/C/21/3272046
Land Opposite the New Inn, Waterley Bottom, North Nibley, Gloucestershire GL11 6EF –

Summary Decision: The appeal is dismissed and the enforcement notice is upheld with corrections and a variation in the terms set out within the Formal Decision

b. S.20/2557/FUL. Retrospective consent for works to existing vehicle access, extension to access track and erection of agricultural building. Hunts Court, Forthay, North Nibley, Dursley, Gloucestershire. GL11 6DZ - Permitted

c. S.21/1436/CPE. Certificate of Existing Lawfulness for use of land for domestic (C3 Dwelling houses) purposes. Greenbanks, Wotton Road, North Nibley, Dursley, Gloucestershire. GL11 6DS – Permitted

d. S.21/1462/P3. Conversion of agricultural building, to form 1 dwelling and associated building operations. Agricultural building, at Corner Farm, North Nibley, Gloucestershire. Prior approval refused.

9. The Chairman provided a verbal update on the Audit. The AGAR has been submitted to PKF and an acknowledgement has been received by the Clerk.

10. Update on the Churchyard. The Chairman reported that the preferred tender has been seen and approved by Don Hughes (Surveyor) and the contractor has been instructed to take forward the project. The unsuccessful contractor has been advised by the Clerk.

It was agreed that the Clerk would write to the owners of The Old Vicarage and invite them to make a contribution towards the works.

The Chairman reported that St Martin's Church PCC has awarded the Parish Council £10,000 from a legacy received to be used by the Council "solely for meeting the ongoing costs of maintaining the churchyard of St Martin's Church, North Nibley and not for any other purpose".

It was proposed and agreed that the Council would use half of this donation towards the cost of maintaining the Churchyard wall. The other half would be earmarked against future churchyard maintenance.

11. The Chairman had provided a written update on road safety matters (see attached) following further discussions. Following discussion it was agreed that a date needed to be set for monitoring vehicle speed in The Street. Date to be agreed with County Cllr. Cohen, who has agreed to fund this work.

It was also agreed that at a cost of approximately £300 plus installation costs it was poor value for taxpayers' money to install verge markers along Wotton Road on the Wood Lane side.

12. The Council approved a quote on repairs to triangle at Barrs Lane crossroads and agree to instruct the contractor.

13. The Council received a written report from Cllr. Andrews on the management of vermin in the Cemetery. The Chairman reported that he had arranged to meet a contractor to spray the nettles and ivy in the Cemetery.

14. The Council received and approved a written cemetery report from Burial Clerk.

15. It was agreed that this item to Review Risk Management Policy; Review and agree North Nibley Parish Council asset register; and Review and adopt a Reserves Policy, would be deferred until the September meeting when clerk and more council members are present.

16. a The Council approved the following payments:

- £150 to GAPTC for the Internal Audit;
- £477.84 Clerk's salary.

b. It was noted that the cheque from St Martin's PCC has been deposited in the bank.

c. It was agreed that this item should be deferred until the September meeting.

17. Parish Councillors were invited to provide verbal reports.

- Cllr. Palmer reported that two footpaths required attention in so far as one lacked a signpost and a gate was locked; whilst another required attention to the steps. Cllr. Palmer agreed to contact PROW and Cotswold Way wardens about these matters.
- The Chairman reported that a footpath adjoining Warren Croft was heavily overgrown. Following discussion it was agreed the Council should write to the householder.
- Cllr Purnell reported that he and Cllr. Palmer had cleared the 30 mph signs at either end of the Village on the B4060.
- Cllr. Palmer reported he had cleared ivy from the School crossing warning sign in New Road.

18. The item to receive written report on risk assessments carried out and agree any actions required was deferred until the September meeting.

19. There was no report from the Clerk to review.

There being no other business the Chairman thanked the meeting and closed the meeting at 9.00pm.

The next Meeting of the Parish Council will be on 6th September 2021 at 7.45 pm.

Minutes prepared by Councillor Rex Symons in absence of clerk.