

NORTH NIBLEY PARISH COUNCIL MEETING MINUTES

Parish Council Meeting - Minutes

Recorded by: Cllr Jane Burton
Date: 5th April 2022
Meeting Commenced: 19:15
Meeting ended: 21:45

Present:	Rex Symons (Chair) Dave Palmer Dave Purnell Jane Burton John Hay Tim Andrews
District Councillors:	Catherine Braun, Ken Tucker
County Councillor:	Linda Cohen
Clerk:	Mandy Rossiter
Other:	Five members of the public
NOTE:	Item 26 minutes not shared with public The meeting was informally recorded and broadcast via Zoom

Items

1. To receive and accept any apologies for absence

Apologies received and accepted from Cllr Keith Larkin and District Cllr George James

2. To invite and receive any declarations of interest

No DPis. Cllrs Purnell and Palmer are to abstain from voting on Grant Applications and Cllrs Hay and Andrews opted to abstain from voting on item 7b due to close connections

3. To receive and approve the minutes of the council's March 2022 meeting *(A draft of the previous minutes is available to view on the Parish Council website)*

It was agreed that the April minutes should note that there was an interruption by a member of the public but was not minuted due to the comments being made outside of the public session.

4. Meeting for public discussion and questions

(Open to members of the public (MoP) to raise issues)

Member of the public wished to have their comments recorded from April's meeting and has emailed the clerk. The MoP commented that they felt the PC were being vindictive towards the applicants of planning application reference S.22/0071/FUL. The PC noted that this was a perception.

There were no other comments from public and the public session was closed.

5. The Council to receive the following reports:

a. Written report from district councillors

A councillor discussed dog walking on fields and requested that North Nibley recreation field could be covered by a Public Spaces Protection Order. Cllr Braun to investigate.

Cllr Braun mentioned the Ukraine work being done in the background.

b. Written report from county councillor

Chair suggested that public sessions could be held in the Chapel instead. Clerk and County Cllr to work together on arranging.

Highways meeting took place with County Cllr Cohen and PC rep Cllr Burton. Highways have committed to fixing the potholes along Road Green in 2023. The council expressed disappointment that members of the public should be encouraged to repeatedly report the same pot holes. County Cllr Cohen suggested that individuals send photos (where possible and when safe) to Cllr Cohen as well as reporting online in order for her to chase action. The council thanked County Councillor Cohen for her support on the matter but expressed concerns that the system was broken. Other topics picked up from the report were the agreement to have the Wood Lane gullies cleared more frequently and the repairs to the footpath following the Gigaclear works. County Councillor also highlighted the Childrens services improvements, the approval of grants for the play area. It was noted that the council were disappointed that SDC did not approve the play area grant request and Cllr Braun agreed to help the council find alternative schemes.

It was suggested that the play area working group obtain a covering letter of support from the district and council councillors when applying for grants.

6. To note any matters arising from the meeting held in March and not covered by agenda items and details of any correspondence received/sent (item for information only - covered in clerk's written update)

No additional Comments - Summary will be uploaded to website.

7. To consider and comment upon the following planning application(s) / appeal(s):

a. S.22/0599/HHOLD | Erection of rear timber extension, including windows, entrance and replacement of roof covering to the rear section | Crowell Brook Mill Forthay North Nibley Dursley Gloucestershire GL11 6EA

The council viewed the plans for the extension and voted to make no comment on the application

b. S.22/0566/FUL | Erection of a stable barn | Land To The East Of Berkeley Cottage North Nibley Gloucestershire

The council viewed the plans and discussed this application and resolved to object to the application on the following grounds:

1. Delivery Policy ES9 - Equestrian development

There is increasing concern that the cumulative impact of equestrian development and the management of land for horses may adversely change the character of the landscape and hence affect the natural beauty of the District.

In several areas the presence of an equine activity is apparent due to the visible signs of development e.g. outdoor exercise arenas/ménages, buildings, field divisions, overgrazing, field shelters, jumps and other equine use related equipment, etc. The potential impacts (including cumulative impacts) of all scales of development need to be considered:

- Introduction of uncharacteristic new buildings to the landscape and settlements would affect landscape character and natural beauty
- Changes in landform to accommodate new buildings and exercise areas may adversely impact upon landscape character
- Changes in grazing regime may affect ecological diversity of grassland and subdivision of fields may affect landscape character
- Paraphernalia related to equestrian development e.g. horse boxes, jumps, manure heaps, and temporary structures may become more visible in the landscape
- Potential erosion of bridleways and roadside verges as a result of intensive use
- Horse manure heaps can be unsightly and cause problems

The application has not addressed these policy issues.

2. CP15

The proposal does not meet any of the criteria under this policy

3. Delivery Policy ES10 - Valuing our historic environment and assets

- a) This proposal does not meet these criteria and notably is a common field and part of a well documented medieval three-field system
- b) No heritage assessment has been provided.
- c) No mention is made of other nearby listed buildings (heritage assets) [St Martin's Church and The Chantry].

4. Delivery Policy ES4 - Water resources, quality and flood risk

"New developments shall incorporate appropriate Sustainable Drainage Measures (SuDs) in accordance with National Standards for Sustainable Drainage Systems."

The application has not addressed this policy issue.

5. Delivery Policy ES3

This application would be contrary to policy ES3 criteria 4 & 5.

There are concerns that run-off water has no where to go but onto the crossroads where there is already a drainage problem.

6. Delivery Policy E15 - Farm enterprises and diversification

This application would be contrary to policy E15 criterion 4.

The proposal is likely to give rise to traffic safety concerns both in terms of extra traffic generated and extra horse riding on the adjoining country lanes. There are several other stable blocks in the surrounding area which already share the same lanes and the two bridleways, which are both dead ends. NNPC previously objected to a similar scheme only a few hundred metres away.

The application does not meet this criterion.

7. CP14 (High Quality Sustainable Development) Item 3

- There is no mention of a water supply and there is no readily available public supply. The sale particulars when the land was sold recently stated that the existing supply from Nibley House Farm will be disconnected. There are small private water supply pipes running along the north and part of the west boundary of the field which supply local dwellings. To the best of the council's knowledge, the owners of those supplies have not been contacted and their approval to a new connection is by no means guaranteed.

- There is also no information regarding an electricity supply to the site

8. CP14 Item 9

Particularly noting that this application is for a development within the AONB, it does not 'contribute to a sense of place or integrate with the surroundings'. It is a very large and tall structure which will be extremely prominent as one comes down Church Lane. The stable the other side of the road, as referred to in the application, is, by contrast, significantly smaller, lower and well shielded by hedging such that it is not very noticeable.

The PC added that if the officers are minded to permit this development then it should have a strict condition linking it to private use only, no commercial use, no livery and for a maximum of 7 horses only.

8. To note considerations and comments made upon the following planning applications which had a response deadline prior to the PC meeting. (Summary of email discussion will be made available on the PC website.)

a. S.22/0528/AFP | Erection of fodder store | Streamleaze Farm Canons Court Bradley Green Wotton-Under-Edge Gloucestershire GL12 7PN (See appendix 2)

A Cllr who was not able to respond in time made a note for the district council to be aware of:

"Firstly, the location plan is very poor. As far as I can tell, the 'farm' is in Wotton Parish but the proposed store is in Nibley.

I feel that as a general principle, all claims under agricultural permission should be accompanied by some kind of business plan to show that it is part of a genuine farming enterprise and not just hobby farming.

I was very surprised to see that Wotton Town Council supported this application giving any reasons for their support especially as it appears not to be in their parish"

9. To note the following decisions on planning applications, enforcement notices and appeals:

a. S.22/0071/FUL | Retrospective application for the retention of an agricultural barn, existing access and associated minor works. | Land Opposite New Inn Waterley Bottom North Nibley Gloucestershire - Decline to Determine Section 70C

Noted

10. To note council's request to refer the following planning application to DCC:

a. S.22/0071/FUL. Retrospective application for the retention of an agricultural barn, existing access and associated minor works. Land Opposite New Inn, Waterley Bottom, North Nibley, Gloucestershire

Noted

11. To review and agree webcasting equipment requirements and spending

The council agreed to reimburse Cllr Andrews for the video and sound equipment purchased for broadcasting the council meetings. Cllr Andrews was excluded from voting.

12. To review and approve 2022 community grant requests

The council agreed to make the following grant payments:

Cotswold Vale Talking Newspaper - £50

North Nibley Website - £60

North Nibley Chapel - £300

North Nibley School - £300

Tyndale Monument Trust - £300

On The Edge - £300

Citizens Advice - £100

North Nibley Preschool - £390

Cllrs Palmer, Andrews and Purnell were excluded from voting

It was suggested that the services of Cotswold Vale Talking Newspaper are promoted more in the the village. Clerk to suggest to OTE that they could consider a talking version.

13. To discuss the Proposed Play Area (Community Project) and;

a. Receive an update on play area proposals and funding

Meeting was held by working group, £13,000 in funding has been agreed so far. Survey results will be reviewed and then a site proposal will be made

- b. *Consider and agree a donation from North Nibley Parish Council towards the funding of the project*

It was agreed that the Parish Council will contribute £10,000 to the play area. The funding will come from a legacy fund.

- c. *Consider and agree the future ownership of the proposed play area*

It was agreed that the council will be the owners of the play area

- d. *Consider and agree the Maintenance and future management of the proposed play area*

It was agreed that the council will be responsible for the management and ongoing maintenance of the play area. It was noted that the rec field lease would need to be considered along with relevant insurance

14. *To receive update reports / agree actions on ongoing matters:*

- a. *Churchyard Wall*

A meeting has taken place between the PC, the building contractors and church. The PC are now awaiting further comment from the builders in order to respond to Churchwardens enquiries around ecclesiastical exemption from permissions required for listed buildings. Councillors aired their grievances that the churchyard was passed to them following a survey which did not raise the issues they are now correcting.

It was agreed that the clerk will write to householder and advise that the works has been delayed due to church authority.

- b. *Audit Action Plan and Progress*

Clerk confirmed that the internal audit was taking place

- c. *Road Safety / Highways*

This was discussed during item 5b

15. *To review and approve Gateway Quotes*

This item was deferred to May or June

16. *To review and approve Grounds Maintenance Quote(s)*

Clerk to get revised quotes for both churchyard and cemetery from usual contractors and also from other contractors for comparison

17. *To agree training costs for councillor(s)*

Approved

18. *To consider GAPTC invitation to call for resolutions and agree any actions*

The council agreed that they had no comments

19. *To note comment made on the Boundary Commission for England review of parliamentary boundaries*

Clerk has completed an online response confirming the council's support for the changes

20. *To update Councillor DPI records*

One councillor will need to update DPI pending a change in employment

21. *To review and adopt Internal Controls Document*

The council agreed the new document.

22. *To agree review date of Risk Management document and action list*

The council agreed that the clerk and Cllr Hay will review the document over the summer months and report back to the council

23. *Parish council finances*

a. To review and agree payments on the attached payment schedule (appendix 1)

Miss A Rossiter - Backpay from 1st April 2021 to 1st April 2022 following NALC Pay and Benefits review 2021-2022 (599.5hrs* at £0.19 increase) *inclusive of hours worked and paid at 4th April meeting paid calculated at old rate	LGA 1972 s112
Miss A Rossiter Salary (inclusive of 9 hours overtime)	LGA 1972 s112
Miss A Rossiter Expenses	LGA 1972 s112
Payment to Cole Builders for repair works to Flowerbeds on the Barrs Lane Triangle - £345	LGA 1972, s137
GAPTC Renewal Fee - £230.78	LG Act 1972 s111 & LG Act 1972 s112

All agreed

b. To note receipt of any payments in

Noted £920 cemetery fees

c. To review and approve bank reconciliation

All agreed. Statements have been checked by Cllr Burton

d. To review and approve updated Asset List

Agreed - Updated to include new council laptop

24. To receive and approve written cemetery report from Burial Clerk and agree any actions/requests

Receipt of report noted and burial clerk thanked for her work. It was agreed that a local farmer would be contacted to remove pile of sticks on behalf of the council.

25. To receive verbal reports from parish councillors

Cllr Burton - Noted following information from Village Hall APM.

- Chairman role handed to Alan Shrimpton.
- Going forward, there are fewer bookings for exercise classes, but increase in private party bookings.
- CO2 monitoring continues and is reported centrally.

Cllr Andrews - Noted that there had been working party meetings on the play area and the NDP projects. Cllr Andrews thanked the members of public involved for their work on these projects. Cllr Andrews also mentioned a recent community evening at the village hall, repair café and commented on its success.

Cllr Symons - Discussed funding held in "North Nibley Charities" fund. The charity was set up historically to help the poor in the village. During a recent telephone meeting with trustees it was suggested that they close the charity and divide the funds of £253.19 to local organisations supporting disadvantaged members of the community.

No reports from Cllrs Purnell, Palmer and Hay

26. Staff Matter in confidence - Closed to public and press
Private Minutes recorded

The Annual Parish Meeting will be on the 6th April 2022

The next General (and Annual) Meeting of the council will be on the 9th May 2022

Signed: Amanda Rossiter, Parish Clerk

Date: 5th April 2022