

# NORTH NIBLEY PARISH COUNCIL 2022

**THE ANNUAL MEETING OF NORTH NIBLEY PARISH COUNCIL WAS HELD ON MONDAY 9 MAY 2022, AT THE VILLAGE HALL, NORTH NIBLEY, AT 7.15 PM.**

**Present:** Mr R Symons (Chair), Mrs J Burton (Vice-Chair & note taker) Mr K Larkin, Mr D Palmer, Mr J Hay & Mr T Andrews.

Five members of the public attended the meeting.

**District Councillors:** Mr G James.

**The Chairman opened** the Parish Council Meeting.

- 1. The Chairman invited apologies.** Apologies were received from. District Councillors Mrs C Braun, & Mr K Tucker & County Councillor Mrs L Cohen.
- 2. The Chairman invited any Declarations of Interest.** There were none.
- 3. The Council approved the Minutes of the Council's April 2022 Meeting.** The Chairman duly signed the Minutes as a true record.
4. The Chairman announced that after the April Meeting of the Council Cllr. Purnell had sent his written resignation from the Council. The Chairman recorded his personal gratitude and thanks on behalf of the Council, for all the hard work and commitment of Councillor Purnell, a former Chairman of the Council on which he served for around 25 years.

Councillor Symons announced that he did not want to stand as Chairman for 2022/23 because for personal reasons he had decided to stand down from the Council following the July 2022 meeting.

Councillor Burton read out a statement, announcing her intention to also stand down from the Council, following the July 2022 meeting.

## **5. Election of Councillors into Council responsibilities for 2022/23**

a) Following a failure to elect a Chair for the 2022/23 year Cllr. Symons agreed to continue as Chair until the July 2022 meeting.

b) Following a failure to elect a Vice-Chair, Cllr. Burton agreed to continue as Vice-Chair until the July 2022 meeting.

c) The Council agreed on the following roles and responsibilities:

- Keith Larkin – William Purnell Education Charity
- Rex Symons - Stinchcombe Hill Trust and Speedwatch
- Tim Andrews - Stroud Joint Cluster Group
- Jane Burton - Village Hall Management Committee

# NORTH NIBLEY PARISH COUNCIL 2022

- Dave Palmer - Tyndale Monument Trust & Recreation Field Trust.
- John Hay - Parish Footpaths

d) The Chair and Vice Chair completed declarations of acceptance of office.

6. The Meeting was opened for public discussion and questions. One member of the public voiced support for the planning application at Millend (S.22/0751/FUL). The chairman explained that the Council would be discussing this application under item 9a of the agenda. He encouraged the mop to submit her comments to Stroud LPA. Another mop expressed disappointment at the standard of the repairs to the road at Road Green. The Chair read from County Cllr. Cohen's report to the Council explaining Cllr. Cohen's intended further involvement. The Chair recorded thanks to County Cllr. Cohen for her continued efforts to seek improvements to that stretch of road.

There being no further comments the Chair closed the meeting.

7. The Council received the following written reports:

a. The Council received a written report from district councillors. Following a brief discussion the Chair thanked District Cllrs. for their report.

b. The Council received a written report from County Councillor Cohen. The Chair read out the report. The District & County Cllr reports will be posted onto the Council website.

8. The Council noted any matters arising from the meeting held in April and not covered by agenda items and details set out in the Clerk's Report to Council.

Cllr Hay mentioned that there had been no response to the request for parishioners to suggest possible sites for new kissing-gates. Following discussion Cllrs. Hay & Palmer agreed to further examine the site at Ashen Planes, previously discussed at Council.

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

a. **S.22/0751/FUL. Removal of existing agricultural building and provision of 2.no dwelling houses. Land At Millend Lane, North Nibley, Gloucestershire.**

Following discussion and careful consideration of the Stroud Local Plan Policies the Council agreed to Object on the following grounds:

The site is outside of the settlement boundary for North Nibley and does not meet the criteria for Local Plan Policy CP15.and Local Plan Policy HC 4 as it is not a rural exception site.

## NORTH NIBLEY PARISH COUNCIL 2022

In addition the Council agreed that because the site is not near to essential services and good transport links other than by motor vehicle it is therefore contrary to Local Plan Policy CP 14 (14).

**b. S.22/0792/HHOLD. Demolition of rear lean to extension & erection of single storey rear extension. Stoneleigh, New Road, North Nibley, Dursley, Gloucestershire. GL11 6DR.**

Following discussion the Council agreed to make No Comments.

**c. S.22/0891/AFP. New agricultural barn and extension to existing agricultural barn. Swinhay Small Holding, North Nibley, Gloucestershire.**

It was noted that earlier that day the application had been shown as Withdrawn on the Stroud LPA website.

**d. S.22/0949/CPE. Certificate of Lawfulness for existing use of former dairy and occupation as a dwelling house (Resubmission of refusal of S.21/0033/CPE). Former Dairy at Church Farm, Frog Lane, North Nibley, Gloucestershire.**

Following discussion the Council had no evidence to either support or disagree with the application and agreed to make No Comments.

**e. S.22/0749/CPE. Certificate of Lawfulness for existing use of land. Land Opposite New Inn, Waterley Bottom, North Nibley, Gloucestershire.**

Following a full discussion of the application the Council agreed to object to the application on the following grounds:

The unauthorised works and buildings have been in place for less than the requisite 4 year period. The land is currently subject to an active Enforcement Order, following an appeal which was dismissed by the Planning Inspectorate. In reaching this decision the Inspector had determined the works and building were not Permitted Development and were therefore unlawful.

In such circumstances the Council consider the case has not been made for a Certificate of Lawful use

**f. S.22/0890/AFP. Agricultural barn. Land Opposite New Inn, Waterley Bottom, North Nibley, Gloucestershire.**

The Council discussed this application for Prior approval of a barn on the site. The applicant identified that the second building shown on the drawings was for a building (stable) for which planning permission had been rejected on appeal in September 2021. This building did not form part of this application. The Parish Council considered the application on the basis of an agricultural building only.

# NORTH NIBLEY PARISH COUNCIL 2022

During consideration of this application the applicant brought to the Council's attention that the application was not for the existing barn, which is currently subject to an enforcement order. Their expressed intention is to demolish the existing barn and replace it with one of similar construction and size on the same site.

Following discussion **the Council agreed to make comments to Stroud LPA** that:

- the unauthorised excavation, levelling, access and building works are still subject to an Enforcement Notice, which has not been complied with.
- the applicants had previously applied for retrospective planning permission for an agricultural barn of similar size and design. The Council had objected to that application in March 2022 (S.22/0071/FUL) on the grounds that:

“(1) The application for retrospective approval of the agricultural barn and associated works and existing access should be refused in so far as it conflicts with Local Plan ES7. In that it fails to conserve and enhance the natural and scenic beauty of the AONB.

(2) It does not meet the requirements of Local Plan CP14 (5) as it is not of an appropriate design and appearance, which is respectful of the surroundings, including the local topography, built environment and heritage.

(3) It does not meet the requirements of Local Plan CP15 (1). The applicant hasn't demonstrated that it is essential to the maintenance or enhancement of a sustainable farming or forestry enterprise.

(4) The matters within this application are already subject to an Enforcement Order, which the applicants have unsuccessfully appealed against. The unauthorised development is not Permitted Development and there are no justifiable grounds for overturning the Inspectors' appeal decisions dated 21st July and 30th September 2021.”

- The Parish Council noted that the Inspector had considered detailed evidence relating to security of tenure on other land outside the application site, as well as other matters, in concluding the unauthorised works and building were not Permitted Development.

**10.** The Council noted the following decision on planning application:

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 – **Permitted**

**11.** The Council received update reports on ongoing matters:

# NORTH NIBLEY PARISH COUNCIL 2022

a. **Churchyard Wall.** There was no further update on the proposed works on the wall. However it was brought to the Council's attention that the Churchyard wall adjoining Church Lane has some need of attention. It was agreed that ivy on both that wall and the wall adjoining Frog Lane would benefit from treatment of the ivy growing on it. Cllrs. Palmer and Symons agreed to identify the contractor who had previously worked on the churchyard walls. The Council thanked Cllr. Palmer for his continued work on both the Cemetery and closed Churchyard.

b. **Road Safety / Highways.** There was no further news on either topic.

c. **Gateway Quotes.** This had been deferred until the June Meeting due to other priorities.

d. **Grounds Maintenance Quotes.** This had been deferred until the June Meeting due to other priorities.

e. **Audit actions.** The Internal auditor has requested a large amount of documents to be prepared and sent for review. The clerk has sent these and will talk to auditor once they've had chance to review the information. AGAR is due to be signed off in June meeting and sent to PKF by end of June deadline. Clerk has all of this in hand.

## 12. Parish council finances:

a. The Council agreed the payments on the attached payment schedule (appendix 1)

- Severn Printing- Chairs Annual Report Insert in OTE. (LGA 1972 s111) £50.00
- GAPTC - Councillor Training Fees (Planning in Plain English) Cllr. T Andrews. (LGA 1972 s111 & LG Act 1972 s112). £35.00
- D Palmer – Reimbursement for grass seed for cemetery. (LGA 1972 s214 & s215) £19.60
- Village Hall Hire February to April 2022. (LGA 1972 s111). £60.00
- It was also noted that a direct debit payment has been made to PWBL - Pavillion Loan repayments. (LGA 2003 Sch.1). £1068.74
- A Rossiter. Salary (LGA 1972, S112 (2) (2A)). £893.75
- It was noted that the WaterPlus bill is due, as they have switched billing to monthly. However their system is down so will need to be paid next month.

b. The Council noted receipt of following payments in:

- Precept. £9,200
- Cemetery Fees. £1,260

13. The Council received and approved a written cemetery report from Burial Clerk. The Council discussed the need to take action on moles. It was agreed we should seek a suitable contractor. Mop suggested we approach Goldinghams of

## **NORTH NIBLEY PARISH COUNCIL 2022**

Whitminster. The Chairman thanked Mrs Palmer for her Report and her continued work as Burial Clerk.

14. The Council received the following verbal reports from parish councillors:

- **Cllr Burton** reported that the play area Project had made some progress on identifying how it could proceed and issues to take into account in the area to the rear of the School.
- **Cllr Palmer** reported that there had been some discussions with the Recreation Field Trust about where to plant the Jubilee Tree.

**There being no further business the Chairman closed the Meeting at 9.10 pm**

**The next Meeting of the Parish Council will be held in the Village Hall on Monday 6<sup>th</sup> June.**

DRAFT