

NORTH NIBLEY PARISH COUNCIL MEETING MINUTES

Parish Council Meeting - Minutes

Recorded by: Mandy Rossiter - Clerk

Date: 1st August 2022

Meeting Commenced: 19:15

Meeting ended: 20:15

Present:	Dave Palmer (Elected as Chair for meeting) Keith Larkin John Hay
District Councillors:	Catherine Braun, Ken Tucker, George James
County Councillor:	Linda Cohen
Clerk:	Mandy Rossiter
Other:	Two members of the public
NOTE:	The zoom recording failed to connect, therefore there is no recording of this meeting to share

Items

1. To elect a chairman

Clerk announced that there were no councillors currently willing to stand as chairman, however the council had discussed and agreed to have a rolling chairman month by month until the vacant seats on the council are filled. It was proposed and agreed by vote that Cllr Palmer would chair the August meeting.

2. To receive chairman's declaration

Signed by chair

3. To receive and accept any apologies for absence

Apologies from Cllr Andews accepted

4. To invite and receive any declarations of interest

None received

5. To receive and approve the minutes of the council's July 2022 meeting (Previous minutes are available to view on the Parish Council website)

No further comments

6. To review any applications for the casual vacancy created by the resignation of David Purnell and co-opt a councillor following confirmation from Stroud District Council that no election has been called.

Application has been received from Les Smitherman, who was unable to attend the meeting but requested that the application was considered in his absence. The council considered the application and agreed to co-opt Les Smitherman. Clerk to inform new Councillor Smitherman.

7. To receive declarations from co-opted councillor

a. Declaration of acceptance of office

b. Declaration of Pecuniary Interest

c. Declaration to abide by Council's Code of Conduct

Items 7 a, b & c are deferred to September as new Councillor Smitherman was not present to sign

8. Meeting for public discussion and questions

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

MoP Requested an update on the play area, clerk read from her report to council and advised that discussions were still taking place with covenant holders and solicitors. Once this has been finalised a community meeting will be arranged to put forward a proposal.

MoP volunteered to continue to act as a snow plough operator as per item 15. Council thanked MoP for his 4 years service so far and offer to continue. Clerk to liaise with MoP and Highways to clarify boundaries and support for repairs to plough.

9. The Council to receive the following reports:

a. *Written report from district councillors*

Cllr Braun highlighted the following points from her report:

1. Stroud District Council now have set service standards. These can be viewed on the SDC website
2. A new monitoring officer has been recruited to start on 21st October
3. Anti-Social Behaviour information update

b. *Written report from county councillor*

Cllr Cohen highlighted the following points from her report:

1. Availability of Lengthsman work. Cllr Cohen requested that the council report back by week end to list any requirements.
2. Fuel Allowance - Can council help make prepaid meter users aware that the process for claiming fuel allowance will differ to those not on pre-paid meters. Clerk confirmed that social media posts have been shared.

10. To note any matters arising from previous meetings and details of any correspondence received/sent which are not covered by agenda items *(item for information only - covered in clerk's written update)*

The council had no further comments on the report

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

a. *S.22/1604/FUL | Thermal upgrading works with re-rendering and repair to existing walls, with the replacement of casement windows; demolition of modern extension and replacement with timber clad extension of similar footprint. Internal rearrangements to the Ground floor and First floor | 3 Old Yew Tree Cottage Pitt Court North Nibley Dursley Gloucestershire GL11 6EB*

b. *S.22/1605/LBC | Thermal upgrading works with re-rendering and repair to existing walls, with the replacement of casement windows; demolition of modern extension and replacement with timber clad extension of similar footprint. Internal rearrangements to the Ground floor and First floor | 3 Old Yew Tree Cottage Pitt Court North Nibley Dursley Gloucestershire GL11 6EB*

The Council considered 11a and 11b at the same time and resolved to object to the applications on the following grounds:

- The proposal fails to meet Local Plan Policy HC8 (2) as it is not in keeping with the scale and character and fails to complement the existing property which is a prominent Listed Building. The proposed timber cladding material is considered wholly inappropriate and in view of its prominence would detract from the character and setting of the Listed Building and the street scene.
- The planned adaptations to the existing parking space would reduce its size significantly and therefore result in a loss of useable parking area

- The application makes no reference to the impact on other listed buildings nearby. Specifically, Millend House which is directly across the valley from the property
- Potential drainage concerns if gutters are not maintained

The council noted the positive point that the applicants have spoken to neighbours and sought advice from SDC

c. S.22/1582/HHOLD | Extension to garage & home office to provide a secure cleaning area & new dormer to roof. | 2 Burleigh Cottage Nibley Green North Nibley Dursley Gloucestershire GL11 6DH

The council discussed the application and made the following comments: The council considered and commented upon this application in June 2021 and noted their concerns over the size of the extensions and height of the roof. The council noted that the application had the appearance of a dwelling. These views were shared by SDC and SDC suggested that the plans were changed to reduce the roof height and remove dormer. SDC set terms that no dwelling was to be created.

The Council considered the above and commented that there is a contradiction on reasons for extension in the new plans. The council believe that the plans are indicative of that of a living arrangement and resolved to reaffirm their previous concerns and object to the application.

12. To note response sent to planning inspectorate following consultation on appeal:

a. S.22/020/APPREF | Erection of fodder store | Streamleaze Farm Canons Court Bradley Green Wotton-Under-Edge Gloucestershire GL12 7PN

Due to notification of this appeal arriving after the agenda was issued for the July meeting and with a deadline of the 1st August the council discussed the matter via email to the clerk, who compiled the responses and sent the following to the inspectorate:

“At the time of making initial comments on the application in March it was felt the proposal was possibly Permitted Development and the Parish Council took a neutral view subject to additional comments on external materials. However, the Stroud Case Officer's subsequent Review Report casts doubt on this interpretation and in the section of the report headed "Part 6" it indicates that the LPA “ is not satisfied the building would be Permitted Development “. In the circumstances and following the submission of the appeal it is appropriate for the Parish Council to review the application taking into account Stroud’s Report and Decision Notice. Based on this, there appears to be strong Local Plan policy reasons for objecting to the application which are clearly set out in Stroud’s reasons for refusal. The Parish Council are in agreement to support Stroud’s decision. The Parish Council also wish to highlight their original comments regarding external materials which still apply.”

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

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

Noted

b. S.22/1136/FUL | Erection of agricultural barn/sheep pen and extension to existing agricultural hay barn. Installation of 4 shipping containers (Retrospective) | Swinhay Small Holding North Nibley Gloucestershire - Refused

Noted

c. S.22/1081/HHOLD | First floor extension | Brackenbury Cottage Bournstream Wotton-Under-Edge Gloucestershire GL12 7PA - Application Withdrawn

Noted

d. S.22/1004/LBC | Installation of 2 CCTV cameras and satellite dish | Bed And Breakfast Accommodation Forthay Forthay North Nibley Dursley Gloucestershire GL11 6EA - Approved

Noted

14. To receive request for a memorial bench on the knoll and;

a. Review and approve the position of the bench

It was agreed for the placement of a bench on PC land to the south of the monument along edge towards Wotton. Cllrs Hay and Palmer to discuss this with the applicant

b. Review and approve the design of the bench

Councillors Hay and Palmer visited the Knoll with reps from the Knoll trust to review this request.

The council voted and agreed for the traditional style bench with a carved inscription.

15. To review and agree Winter Action Plan including:

a. Snow Plough Operator

MoP volunteered to continue working as operator, but commented that some guidance on boundaries would be appreciated and also noted that there was damage to the plough. Clerk to liaise with SDC and MoP to get this resolved.

b. Snow Wardens

Clerk to get a "role description" for the snow warden volunteers from SDC and advertise for volunteers

16. To agree a new timeline for review of council policies

Due to the vacancies and turnover of councillors, it was agreed that policy reviews would be postponed until November when there will (hopefully) be a full council.

17. To receive update reports / agree or approve actions on ongoing matters from previous meetings

No agreements required or new updates

18. Parish council finances

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

All agreed

b. To note receipt of any payments in

Cemetery payments received, as detailed in Burial Clerk Report

c. To note that North Nibley United Charities funding is currently being held in the PC account due to problems with Lloyds bank account opening services and that this funding is not to be included in any audit

Noted

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

Clerk's report has been received. 6" x 4" Plaque and inscription wording was agreed as per report.

Cllr Palmer highlighted the grass cuts, and the damaged gate

20. To receive verbal reports from parish councillors

Cllr Hay reported on the assessment of installing a Kissing Gate on the footpath at Ashen Plains, it was agreed that the location was not appropriate. Despite calls to public for suggestions, there have been none and therefore it was agreed to take no further action on kissing gate installations within the parish.

The next General Meeting of the council will be on the 5th September 2022

Signed: Mandy Rossiter, Clerk

Date: 1st August 2022

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