

NORTH NIBLEY PARISH COUNCIL MEETING MINUTES

Parish Council Meeting - Minutes

Recorded by: Mandy Rossiter - Clerk

Date: 6th June 2022

Meeting Commenced: 19:15

Meeting ended: 21:20

Present:	Rex Symons (Chair) Dave Palmer Keith Larkin John Hay Tim Andrews
District Councillors:	Catherine Braun, Ken Tucker, George James
County Councillor:	Linda Cohen
Clerk:	Mandy Rossiter
Other:	Three members of the public
NOTE:	The recording of the meeting was unfortunately unsuccessful due to a technical issue

Items

1. Presentation to former Councillor David Purnell

Chair gave a speech recognising all of the work that David Purnell has carried out on behalf of the council and former Cllr Purnell provided a word of thanks. Former Cllr Purnell was presented with a leaving gift from the individual council members and thanked once again for his near 25 years service and contribution.

2. To receive and accept any apologies for absence

Apologies were accepted from Cllr Burton

3. To invite and receive any declarations of interest

None received

4. To receive and approve the minutes of the council's May 2022 meeting

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

Minutes were approved by all and signed by chairman

5. Meeting for public discussion and questions

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

Member of public (MoP) commented on lack of action to resolve the pothole problem along Road Green and commented that a better fix had been done for a less used road in nearby area of Tumpy Green.

Cllr Cohen believed those works for paid for with 'local highways' funding, but will look into it.

MoP asked if item 8d and 8e should state "retrospective" as the cameras and satellite dish were already in situ, council advised that the wording had been taken from the SDC planning portal.

Another MoP requested sight of the District and County Cllr reports and was advised that they are uploaded with the minutes on the PC website in "other documents".

6. The Council to receive the following reports:

a. Written report from district councillors

Cllr Braun wanted to highlight the sections of her report that detailed about dogs and levelling up fund bid and the shared prosperities fund.

Council asked if they could apply for funding toward the play area, but were advised that the project doesn't fit criteria, however there is a play area upgrade project running at present. Cllr Tucker suggested that PC write to Officer in Charge to highlight the importance and the need for equipment for older children. Cllr Ken Tucker has agreed to endorse the letter.

A discussion took place around the control of dogs in the recreation field but resulted in no actions which could be taken.

Chair thanked the councillors for their reports

b. Written report from county councillor

Cllr Cohen highlighted section of the report where Highways issues are raised.

Highways onsite visit is being planned and the pavement along The Street/B4060 and the parking outside the shop will be visited. Cllr Cohen mentioned that there is a small car park off of Tyndale close which is "mixed" ownership, part private and part SDC. Cllr Tucker has asked the officers of the asset team to look at the ownership and Cllr Tucker will report back.

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

No further comment from council

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

a. 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

The PC viewed and considered this application and resolved to object to the application on the following grounds:

1. The Parish Council is mindful that planning permission exists for a large stable block for 12 horses which has been "started" and is therefore extant. This current proposal for additional structures, when taken with those already existing and the 12 horse stable block, will result in an unacceptable proliferation of buildings on site and an over development of the site. This would be to the detriment of the landscape quality and character of the area within the countryside and adjoining the Cotswolds AONB and in conflict with Local Plan Policy ES 7.

2. The application fails to make a justifiable case that the additional buildings/structures are essential for the maintenance and enhancement of a sustainable farming or forestry enterprise as required by Local Plan Policy CP 15. The proposal is therefore in conflict with and contrary to Policy CP 15.

3. The use of shipping containers for which there is no justification is wholly inappropriate in this countryside location and are detrimental to the character and amenities of the area close to the AONB.

4. Based on the information submitted the application site appears to be a mixed use of equestrian and agriculture. In these circumstances there is insufficient grazing land available on site to adequately support and sustain both activities taking into account the permitted stables and number of horses under previous planning permissions. This will result in the need to bring onto the site fodder and other supplies and services thereby leading to increase traffic movements, including large vehicles, along the adjoining substandard narrow country lanes to the detriment of road safety and the local environment.

- b. S.22/0941/CPE | Certificate of Lawful Use in relation to the parking & garage at the front of the property | Bush Street Farm North Nibley Dursley Gloucestershire GL11 6DQ**

After a review of the plans the PC resolved to make no comment on this application

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

After a review of the plans the PC resolved to make no comment on this application

- d. S.22/1003/HHOLD | Installation of 2 CCTV cameras and satellite dish | Bed And Breakfast Accommodation Forthay Forthay North Nibley Dursley Gloucestershire GL11 6EA**

After a review of the application the PC resolved to make a comment due to the listed building aspect that while there is no objection from the PC in principle, the design and construction of the cameras are not in keeping and should be there for a temporary period. No comment on satellite dish.

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

Items 8d and 8e were considered together and therefore comments repeat item 8d

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

- a. 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 - Permitted**

Noted

- b. S.22/0924/DISCON | Discharge of Condition 3 (Bird & Bat boxes) of permission S.21/2897/HHOLD | Netherfields Frog Lane North Nibley Dursley Gloucestershire GL11 6DJ - Permitted**

Noted

- c. S.22/0589/MINAM | Minor Amendment to S.21/2088/FUL - Extension rotated by 3 degrees and bay removed to avoid gas main easement. | Greenbanks Wotton Road North Nibley Dursley Gloucestershire GL11 6DS - Application Approved**

Noted

- d. APP/C1625/W/21/3284309 Corner Farm, 41648 The Street to Bus Street, North Nibley GL11 6DQ - conversion of agricultural building to one dwelling. Appeal Allowed and Prior Approval granted.**

Noted

10. To review and agree insurance policy quotes

Council agreed to delegate to clerk who will instruct brokers accordingly

11. To receive update reports / agree or approve actions on ongoing matters

An update on the Churchyard wall repairs was provided by Cllr Hay who has met with surveyor who will photograph the section of the wall and detail what can be repointed and not taken down. The quote will cost approx. £1k, PC would then submit that to the diocese and request revised quote from builders.

As this is within the curtilage of a Grade 2* listed building the council would need to get a form of historic buildings consent.

Chair expressed his concern that there were assurances at handover from the church that everything was in good condition. Since then, the council has spent quite a lot of time and money on this wall alone and noted that there could be 'add ons' to the surveyor cost.

It was suggested that the council write a letter to the diocese giving the background to see what consideration they would be willing to give to the situation. It was clarified that the PC is responsible for the wall's upkeep. The Parochial Church Council has informed the PC that there are procedures to follow before the works can be completed. The following next steps were agreed:

- Stage 1 - Cllr Hay to get quotes for comparison in line with financial regs
- Stage 2 - Inform Householder of progress (and repeat to update as things progress)
- Stage 3 - Inform builders (and repeat to update as things progress)
- Stage 4 - Agree quotes and obtain report
- Stage 5 - Return to DCC with report
- Stage 6 - Obtain updated quotes from builders
- Stage 7 - Write to PCC and request further contribution

12. To agree payments for cemetery

It was proposed that the council pay an honorarium to burial clerk, Jean Palmer. A sum of £250 was agreed. Cllr Palmer abstained from the vote.

13. Parish council finances

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

All agreed

477.84	A Rossiter - Reissue of cheque no. 1211 which failed to process - Clerks Salary November 2021	Local Government Act 1972, S112 (2) (2A)
250	Payment to Burial Clerk	LGA 1972 s214
32.48	Water Plus for water supply to cemetery	Local Government Act 1972, S214
195	GAPTC Internal Audit Fee	Accounts & Audit Regulations 2003

b. To note receipt of any payments in

The following payments were noted:

April - £8000 - Grant Award for Play Area Project

April - £322.50 - Interest received from Nationwide account

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 2022 audit

Noted. The Trustees have decided that the charities constituting North Nibley United Charities, are no longer relevant. The Trustees have decided to close the charity following the disbursement of the funds. An article will go in OTE requesting nominations for recipients.

d. To review and approve bank reconciliation and agree accuracy via review of bank statements by council

All agreed

e. To review spend against 2022/23 budget

Reviewed and Agreed

f. To note review of monthly control document

Noted that clerk and Chair reviewed document

g. To review and agree Direct Debits and other regular contractual payments 2022/23

The following regular payments were considered and agreed:

Village Hall Hire

GAPTC membership subscription

PWLB (via Direct Debit)

Grounds Maintenance

Insurance Brokers

Employee Salary and Expenses

Website Running Costs

14. To receive and note receipt of internal audit and agree any necessary actions

Internal audit received and noted. Clerk to go back to internal auditor re section L being incomplete and receive corrected copy.

15. To review and approve section 1 of the AGAR

All agreed - Chair and Clerk signed the AGAR documents

16. To review and approve section 2 of the AGAR

All agreed - Chair and Clerk signed the AGAR documents

17. To review and approve explanation of variances

Agreed - Chair signed the document

18. To agree confirmation of the dates of the period for the exercise of public rights

Agreed 13th June to Friday 22nd July - Clerk signed the document for the AGAR

19. To agree notice date of Notice of public rights and publication of unaudited annual governance and accountability return

Agreed 9th June

20. To review and note inspection of assets in line with risk management document

Cemetery - Grave digger has topped up some soil and the headstone

Churchyard - Headstone is beginning to lean, Cllr Hay looking into getting fixed

Visual inspections on exercise equipment being done this week

Knoll reviewed

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

Written report received, no actions to be agreed.

22. To receive verbal reports from parish councillors

Cllr Andrews commented on the success of the community jubilee picnic and congratulated Cllr Palmer on receipt of the Alan Ball award for “best historical communications” for the Stroudwaterhistory.org.uk website.

Cllr Palmer provided an update on the maintenance of the cemetery. Grass seed has taken and is looking much better in cemetery. Filled in hollows in graves. Also noted that the recreation field committee has suggested top corner near the adult exercise equipment would be a good place to plant the memorial tree. Clerk to find out where we can get tree donated from.

There were no other councillor reports.

The next General Meeting of the council will be on the 4th July 2022

Signed: Mandy Rossiter, Parish Clerk

Date: 6th June 2022