

North Nibley Parish Council Meeting - Minutes

Recorded by: Clerk

Date: 5th February 2024

Meeting Commenced: 19:30

Meeting ended: 21:45

Present:

Parish Councillors:	Dave Palmer (Chair) Lisa Carr John Hay James Smith
District Councillors:	Ken Tucker, Catherine Braun, George James
County Councillor:	Linda Cohen
Clerk:	Mandy Rossiter
Other:	7 members of public

Agenda Items

1. To receive and accept any apologies for absence

Apologies were received and accepted from Cllr Keith Larkin, Cllr Liesl Smith and Cllr Smitherman

2. To invite and receive any declarations of interest

Cllr Carr noted that although there was no pecuniary interest, she would be directly affected by item 7c

3. To receive and approve the minutes of the council's January 2024 and December 2023 meeting (Previous minutes are made available to view on the Parish Council website)

PC noted the amendments made to December 2023 minutes and agreed both January 2024 and December 2023 minutes. Hard copies to be signed by chair.

4. Meeting for public discussion and questions

There were seven members of public present at the meeting. Six members of the public noted that they were in attendance to put to the council their objections to the planning application reference S.24/0045/FUL (agenda item 7c). Two members of the public gave presentations on their objections.

The main points of objection to the application were based on Public Nuisance, Intrusive noise, an increase in dangerous traffic and danger to local community. The views provided by members of public present were that the application in a rural setting within an AONB was wholly inappropriate.

A member of public also noted that they had concerns re planning reference S.24/0092/FUL (item 7b) and would be writing to SDC accordingly.

The councillors thanked the public for their attendance and comments and advised all present to put their comments in writing to Stroud District Council should they wish their views to be counted.

There were no further comments from the public and the chair closed public session.

5. The Council to receive the following reports:

a. Written report from district councillors

A discussion took place in relation to the proposed plans to increase council tax on empty properties and second homes. Cllr Braun noted that the proposal would most likely include exemptions for consideration and that there will be a 12-month notice period from the council. PC thanked DC for their report.

Cllr Tucker thanked the clerk and Cllr Carr for their pre work and provisions of documents for the meeting.

Cllr Braun highlighted the update on the SDC local plan postponement.

Clerk will add the DC report to the PC website

b. Written report from County Councillor

Cllr Cohen highlighted the following from her report:

- Misuse of Grit bins (i.e using them as bins). Clerk will share info online
- Highways Local priority following Road Green improvements is to improve the pavement on New Road near the phone box
- Wotton Buses update

PC thanked Cllr Cohen for her report

6. To note receipt of Clerk's written report on correspondence and ongoing matters from previous meetings and agree any further actions (Appendix 1)

PC noted receipt and thanked clerk for her report. Any further updates will be emailed to clerk. Clerk added to her report that formal resignation had been received from Cllr Les Smitherman. Clerk will follow correct process, taking into account changes to usual legislative timelines due to upcoming elections. The PC thanked Cllr Smitherman for his support to the PC.

7. To review and comment on the following planning applications, enforcement notices and appeals:

a. S.24/0112/AFPA | Erection of a livestock building. | Ashen Plains Golf Course Road Dursley GL11 6AD

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

(1) There is no report/evidence submitted to demonstrate that the additional barn is essential for the farming business. 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.

(2) There are already a number of barns and other structures on the site. Given that the barn approved by the Inspector last year was also intended for livestock can the extra space be justified? If the livestock are moved to the new proposed barn what will existing barn be used for?

(3) The proposed barn would add to the existing proliferation of buildings on site to the detriment of the character and visual amenities of this area of high landscape value within the Cotswolds AONB. It would therefore be contrary to Local Plan policies designed to protect and enhance the character and visual quality of the AONB.

b. S.24/0092/FUL | New access and storage barn | Land East Of Stumpwell Lane Southend Wotton-Under-Edge Gloucestershire

Following discussion and careful consideration of the Stroud Local Plan Policies the Council agreed to make no comment on this application.

The PC noted the improved vehicular access to the site which overcomes previous concerns.

c. S.24/0045/FUL | Change of use from agricultural to commercial use - indoor training facility for off road motor cycles. | Barn At Howley Farm Howley Wotton-Under-Edge Gloucestershire GL12 7PL

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

(1) This is an inappropriate location for this proposed use and will cause noise and disturbance over the adjoining area within the AONB as well as nearby residential

properties. It will generate a significant increase in traffic adding to the noise and disturbance contrary to CP15 (2).

No case has been made for the need for it to be located here.

(2) 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.

(3) No mention is made of the impact on the thirty or more nearby listed buildings (heritage assets).

The application fails to comply with the NPPF Para 194 which requires the applicant to describe the significance of any heritage assets affected, including contributions made by their setting, and as a minimum, consult the relevant historic environment record.

It also fails to comply with Para 195 which requires LPAs to identify and assess the particular significance of any heritage asset that may be affected by a proposal.

Historic England's The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3 explains that 'Setting is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage.'

(4) No apparent mitigation measures are proposed by the applicant to minimise noise from the facility if permitted. The large door on the NW of the barn would be left open when in use and the additional ventilation provided on the opposite side would allow the noise of the bikes to carry into the surrounding countryside. The roof and walls are also thin without any noise abatement/insulation materials.

Within approximately half a mile of the application site there are around 13 footpaths and a bridleway from which the noise of the bikes at the indoor training facility will more than likely be noticeable.

Many tens of thousands of visitors walk the Cotswold Way National Trail which at points is less than 1 kilometre from this site and at a higher level where the sound will travel and disturb the peace of this tranquil path. In addition, many residents of the local area and beyond come here to get away from the pressures of normal life. It is an extremely important area for the health and well-being of all these people.

As can be seen from the letters of objections from local residents there is great concern about noise levels. The applicant's noise assessment is totally inadequate.

(5) It does not meet the requirements of Local Plan CP15 (2). The applicant hasn't demonstrated that it is essential to be located there in order to promote public enjoyment of the countryside.

(6) The proposal is likely to give rise to traffic safety concerns in terms of extra traffic generated

There are 44 car parking spaces allocated. These may be used several times each day. How many journeys will be created? The application says that the site will be operational 08.30-16.30 every day of the week, presumably all year round.

The noise from this facility would be distressing for horses passing by and could result in riders, especially children being thrown from their mounts into the road and oncoming traffic.

Stumpwell Lane is a small unclassified country road and is normally quiet except certain hours of the day when vehicles are travelling from/to school/work.

(7) It does not meet the requirements of Local Plan E15 (1). The applicant hasn't demonstrated that the proposed development will stimulate new economic activity with a use compatible with its location,

The Council notes that only one of the messages of support are from the parish. All the others are from people outside the locality and who are unlikely to be affected by the disruption to their everyday life. However, there are several objections from local people within the Parish who will be directly affected by the proposals which should carry more weight.

What provision has been made for onlookers, medics, toilets, refreshment, and health & safety?

The PC politely ask that should the case handler be minded to approve the application, that the case should be put to the planning committee before a final decision is made.

8. To note decisions on planning applications, enforcement notices and appeals notified to PC since last meeting of the council (Appendix 2)

Noted receipt of report, no additional comment

9. To review and make decisions on items deferred from the January 2024 meeting

a. Item 9 - To review and agree draft budget for 2024-25

The draft budget was agreed, clerk to finalise line by line presentation and upload to website.

b. Item 10 - To agree the precept for 2024-25

Precept agreed of £20,500 clerk to send request to SDC and add copy to website

c. Item 11 - To agree transfer of earmarked reserves funds to saving account. In the Clerk's

PC agreed to issue a cheque for the transfer of funds into the PC's higher interest earning savings account. Clerk to prepare easy to read list of earmarked reserves to send to PC and prepare cheque for signature

d. Item 12 - To review bank signatories and agree next steps

It was agreed that each council member should be made a signatory and that clerk should have online administrative access. This has been requested of Lloyds previously, however the information has not been updated. Chair and clerk will try to make a face to face appointment at branch to resolve the issues.

e. Item 14 - To review and agree Parish Council Policies

Grants Policy – Agreed

Finance Regulations – Agreed subject to 11,h. increase £100 to £600. Clerk to amend and upload to website

Social Media – Clerk and Cllr Hay to pick up as a new project to alter to a “communications policy”

f. Item 16 - To consider Parish Council objectives for 2024

The PC spoke about their commitments to engage with residents and preserve the appeal of North Nibley Parish.

- Cllr Liesl Smith has embarked on a project to increase the number of defibrillators in village
- Cllr James Smith is picking up from previous council members and working towards having the children's play area built
- Cllrs Palmer and Carr are continuing their work to increase Road Safety in the Village. As part of this, Cllr Carr is beginning a project to request a reduction in the speed limit from Wotton-Under-Edge to Stumpwell Lane as well as finalising the installation of the Village Gateways.

- Cllrs Hay and Palmer will be working with the clerk to improve the digital function of the council and its communications

g. Item 17 - To discuss Parish Council Website and consider next steps

A discussion took place about the function and value of the PC website. It was agreed that all members of the council should email Cllr Palmer with their ideas for the website and document sharing processes. Chair will then compile for further discussion.

10. To discuss plans to install more defibrillators in North Nibley and agree next steps

In the absence of Cllr Liesl Smith, this item was deferred.

11. Parish council finances

- a. To review and agree payments on the attached payment schedule (appendix 3)

Agreed

- b. To note any receipts

Expected payment from Knoll trust, amount unknown. Burial clerk has paid in cemetery fees

- c. To agree renewal fee for Microsoft 365 package and add to pay schedule accordingly

It was agreed to renew the contract but, if possible, the clerk should downgrade the package

12. Parish Council Cemetery

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

PC thanked the burial clerk for her report. No actions to approve.

- b. To discuss removal of branches on Oak Trees and agree any expenditure and actions

It was agreed that Cllr Palmer should instruct previously used local contractor to remove the dangerous branches

13. To receive verbal reports from parish councillors (including risk assessments)

Cllr Palmer noted risk assessment had been undertaken on the adult exercise equipment and also the cemetery. Cemetery issues discussed in item 12b. No issues to report on exercise equipment.

Clerk has carried out checks on Village Hall defib.

Prepared by: Mandy Rossiter, Clerk

Date: 7th February 2024

Approved Date:

Signed: