

North Nibley Parish Council Meeting - Minutes

Recorded by: Clerk

Date: 4th March 2024

Meeting Commenced: 19:30

Meeting ended: 21:00

Present:

Parish Councillors:	Dave Palmer (Chair) John Hay Keith Larkin James Smith (from item 8 onwards) Liesl Smith (from item 8 onwards)
District Councillors:	Ken Tucker, Catherine Braun
County Councillor:	Linda Cohen
Clerk:	Mandy Rossiter
Other:	6 members of public

Agenda Items

1. To receive and accept any apologies for absence
Apologies were accepted from Councillor Lisa Carr and District Councillor George James
2. To invite and receive any declarations of interest
There were none
3. To receive and accept resignation from Cllr Smitherman
Formal recognition of Councillor Smitherman's resignation was received and thanks were noted of his support to the Parish and the Parish Council
4. To receive and approve the minutes of the council's March 2024 meeting
The minutes were agreed by all and signed by the chairman
5. Meeting for public discussion and questions
Although there were six members of public in attendance, there were no discussions or questions raised.
6. The Council to receive the following reports:
 - Written report from district councillors
 - The PC enquired after the reasons for SDC's decision to refuse the application for the Sharpness development. Cllr Braun summarised the review meeting for the PC, but noted the main element was that there was no affordable housing within the application.
 - Cllr Braun updated the PC on the Local Plan, noting that it may be December before it is progressed
 - Written report from county councillor
 - Cllr Cohen requested that clerk circulates information on the Build Back Better Scheme, School Placement and Budgets on the Council Facebook page, website and On The Edge article.

The council thanked the County and District Councillors for their reports

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

There were no additions or comments on the report which will be shared on the PC Website

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

- S.24/0080/FUL | Creation of a new access and alterations to the existing residential driveway. | The Bungalow Bournstream Wotton-Under-Edge Gloucestershire GL12 7PA
Cllr Larkin and Cllr Palmer summarised the application for all present at the meeting and showed copies of the plans. After a full discussion, the PC resolved to make no comment
- S.24/0278/FUL | Change of use of an agricultural building to a single dwelling (class c3) and associated works. | Isle Of Rhe Nibley Green North Nibley Gloucestershire GL11 6DH
The Parish Council considered the application and highlighted that Proposals for the provision of new dwellings outside the settlement development limits have been the subject of a number of planning appeals which have been dismissed over recent years. The PC referred in particular to the appeal on land to the east of Stumpwell Lane for the conversion of a barn to a live/work unit which was dismissed by the Inspector in March 2021.

The PC agreed that this is a similar case relating to a barn on agricultural land situated in an isolated position outside the settlement boundary with poor pedestrian and public transport links and noted that the case inspector was unequivocal in dismissing the appeal.

Following a full discussion, the Parish Council resolved to object to the application on the following grounds:

1. Contravention of Local Plan CP15

CP15 states that in order to protect the separate identity of settlements and the quality of the countryside, proposals outside of the identified settlement development limits will not be permitted unless certain criteria are complied with. These are that the proposal is:

essential to the maintenance or enhancement of a sustainable farming or forestry enterprise;

essential for the promotion of public enjoyment of the countryside;

it is a replacement dwelling or rural exception site (as defined in delivery policies HC4 and HC5;

or:

it involves essential community facilities.

The Parish Council agree that as the proposal fails to meet any of these requirements it is in clear conflict with the Local Plan.

2. The application contravenes Local Plan CP14

CP14 relates to High Quality Sustainable Development. This requires a location which is near to essential services and good transport links to services other than by

motor car, AND safe, convenient and attractive accesses with suitable connections to existing footways, bridleways, local facilities and public transport.

Because of its isolated position and poor and inadequate links the proposal fails to meet these sustainability requirements and is contrary to policy CP 14.

3. In addition to these key Core Policies other relevant considerations included:

a) The application does not form part of a farm diversification scheme or meet the detailed requirements of Local Plan delivery policy E 15

b) It does not conserve or enhance the landscape quality or character of the AONB as required by Local Policy ES 7, as the location, materials scale and use would not complement the landscape character. In particular the proposed design of the dwelling incorporating a glass curtain wall would be out of character with the surroundings.

c) No assessment has been made on the potential impact on nearby heritage assets including Burleigh Court and The Chantry listed buildings as required by Local Plan Policy ES 10 (para 6.57)

d) The impact on nearby residential properties also needs to be assessed in relation to visual impact and affect on amenities. eg. Access, traffic noise, light spillage, outlook

- S.24/0091/FUL | Erection of a polytunnel (6.7m (wide) x 12.8m (long) x 2.92m (tall)). | The Old Vicarage Frog Lane North Nibley Dursley Gloucestershire GL11 6DJ
The Council discussed the application and resolved to remain neutral, but submit the following comments to the planning case officer for consideration:

The site of application adjoins the edge of the settlement boundary as defined in the local Plan additionally, the site adjoins important heritage buildings including the Church and churchyard and The Chantry. The likely impact on these buildings and the adjoining area is therefore an important consideration.

The applicants state that the polytunnel has been sited so as not to be visible from these buildings or Frog Lane. However, there is no independent report by a heritage expert to verify this, and the planning authority would normally require this.

The visual impact on views from the bottom of the escarpment at Nibley Green and from Church Lane are also important. Some mixed hedge planting along the Frog Lane and Netherfields boundaries has already taken place and the application proposes further planting along the southern and western boundaries. This is welcomed and in order to ensure early screening, the PC suggest should be planted before the polytunnel is erected. The use of fast-growing whips would also be appropriate.

The application is required to support the applicant's local business, however consideration should be given to the additional traffic and parking problems the business will create. The applicants, who attended the PC meeting on the 7th March, suggested a time slot agreement for its customers to alleviate these concerns and the PC would appreciate the case officers considerations on this.

Some parking is shown off Frog Lane adjoining The Old Vicarage. Parking currently takes place on the opposite side of Frog Lane (East side) and this could intensify with the business use. Due to the narrow width of the road, vehicles either have to reverse on or off the site which is potentially a traffic hazard due to poor visibility close to the bend. It is also visually unsightly.

As a side matter, in this connection, it should be noted that when planning permission was granted for the change of use of agricultural land to garden at the Old Vicarage in 1999, a condition was imposed requiring the access and parking on the east side of Frog Lane to cease and the land restored, including the demolition of the garage. This condition has not been satisfied and requires rectification. The Parish Council would like this to be brought to the attention of Stroud District Council as the current application represents an opportunity to secure compliance.

The PC also discussed the known deterioration of polytunnels and agreed that a request should be made that if the case officer is minded to approve the application, that a time limited approval should be put in place so that the planning committee can review after a period to assess the deterioration of the structure.

In summary, the PC is supportive of the development of local business enterprises, compliant with planning policies and orders. However, consideration should be given to

the adjoining heritage buildings and the wider landscape within the AONB which should be independently assessed to ensure it complies with the Local Plan policies and the deterioration periods of polytunnels.

If approved, additional screen hedge planting along the southern and western boundaries using fast growing native whip plants should be implemented before the polytunnel is erected and first brought into use.

SDC planning officers should investigate the unauthorised use of land opposite on the east side of Frog lane for car parking and require

- S.24/0266/HHOLD | Erection of a replacement single storey rear extension. External wall insulation and cladding to existing walls. Replacement windows. Air source heat pump. | 26 Barrs Lane North Nibley Dursley Gloucestershire GL11 6DT
The Council considered the application and resolved to make no comment

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

Item for information only. The report will be uploaded to the PC website

10. To review and make decisions on items deferred from the February 2024 meeting

a. Item 10 - To discuss plans to install more defibrillators in North Nibley and agree next steps
Cllr Smith gave a progress update on the project and noted that a volunteer had submitted an application on behalf of the PC to receive a government subsidised defib and cabinet. It was noted that the opportunity would be missed if the PC don't act quickly. The PC resolved to purchase the discounted defib and cabinet and delegate authority to the clerk to issue payment for the items and its installation. Cllr Smith to discuss with the Village Shop Association to see if the cabinet can be placed at their site, alternatively, Cllr L Smith to ask permission from the Trustees of the Congregational Chapel.

11. To review and agree Parish Council Policies

Equality & Diversity, Complaints Procedure and Health and Safety Policies were reviewed and adopted on the basis that clerk work on documents referenced within these. It was that the PC's electrical assets could be PAT tested as part of the Village Hall equipment testing, Cllr L Smith to find out when this will be happening and if the Village Hall Association would be willing to accommodate our request.

12. To discuss progress on plans for new play area and agree any actions

Cllr J Smith noted that conversations had taken place with both covenant holders and that the PC have preliminary permission from the covenant holders to progress with the Play Area plans. Cllr J Smith will approach at least three solicitor firms for quotes to have a release form prepared and report back to PC.

It was suggested that the Annual Parish Meeting could be used to hold a public consultation on the plans.

13. To discuss the condition of the SDC owned land on Barrs Lane and agree next steps

A discussion took place which outlined the history of the upkeep responsibilities of the land and previous arrangements. It was noted that the situation had changed and there was now a need for

SDC to intervene and tidy up the strip of land which joins Barrs Lane and Tyndale Close. District Cllr Tucker volunteered to report this to The Community Services Team on the PC's behalf

14. To review quotes for maintenance contracts and agree appointment of contractor

The clerk had requested three quotes for the ongoing grass maintenance at the Cemetery and the Churchyard. One of the contractors was unable to supply a quote, so the PC considered the two which had been received. After review, the PC resolved to remain with the current contractor for another year.

15. To note revised date of May general meeting due to elections

The PC resolved to hold their meeting on 13th May 2024

16. To agree date for Annual Parish Meeting

The PC resolved to hold the meeting on Wednesday 24th April at 7:30pm. Clerk to book hall, assist chair with agenda and promote the meeting on website, Facebook and Noticeboards

17. To agree date for Annual General Meeting of the council

The PC resolved for this meeting to be combined with the May general meeting on the above date of 13th May 2024

18. Parish council finances

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

The PC agreed to make the following payments totalling £X

b. To note any receipts

No receipts to note

c. To agree appointment of internal auditor for 2024

The PC resolved to instruct GAPTC to carry out an internal audit of the Parish Council. Clerk to send instruction form

19. Parish Council Cemetery

• To consider and approve an honorarium payment to the burial clerk

The PC resolved to pay £250 and give many thanks to burial clerk for her hard work

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

The PC agreed headstone and plaque as per report

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

• Clerk confirmed that Defib cabinet has been assessed

• Cllr L Smith noted that she will be attending the Village Hall Meeting on the 14th March

• Cllr J Smith noted he will be attending the Young Councillors Online Networking Meeting

• Cllr Palmer informed the PC that he has had a conversation with a member of public who has offered to use their motorcross networking contacts to spread word that motor vehicles should not be entering Westridge Woods. Chairman has thanked him for his support

Prepared by: Mandy Rossiter, Clerk

Date: 4th March 2024

Approved Date:

Signed: