

MINUTES OF THE BISLEY-WITH-LYPIATT PARISH COUNCIL MEETING HELD at
7.30 p.m. on WEDNESDAY 2nd June 2004 at BISLEY WOMEN'S INSTITUTE
HALL

Mr N S Rogers		Chairman
Ms L Greene	}	
Mr J P L Perkins	}	Bisley Ward
Mrs J W Russell	}	
Mrs O M Turner	}	
Mr R N Budgeon	}	Oakridge Ward
Mr A E Davis	}	
Mr P Dawes		
Mrs T A Howes		Clerk

In attendance: District Cllr D Le Fleming

1 member of the public was present

04.06 1. **Apologies for Absence**

R Bryant, D Workman, N Carter, B Brooks, Cllr Fellows

04.06 2. **Public Participation**

a) Mr J Parsons – Public Rights of Way, GCC

The chairman welcomed Mr John Parsons, Principle Public Rights of Way Officer from GCC. He gave an informative discussion on public rights of way generally, with a question and answer session on paths within Bisley-with-Lypiatt Parish. He indicated that within the Parish there are 169 designated public rights of way equating to 51.6 miles of paths.

b) Mr Dickens asked about progress with the use of the mobile speed sign in his capacity as a volunteer helper.

04.06 3. **Declaration of Interests**

There were no declarations of interests

04.06 4. **Minutes of Previous Meeting**

The draft minutes of the meeting held on 5th May 2004 having been circulated were approved and the chairman signed the minute book.

04.06 5. **Matters Arising**

a) **Mobile Speed Sign – update BB**

In the absence of Mr Brooks the clerk indicated that a response in relation to the draft contract had been received from Painswick Parish Council which would be forwarded to Mr Brooks for further comment

b) **Standing Orders**

The draft amendments to the Standing Orders were adopted with the added inclusion of a clause to cover the fact that decisions on planning are approved by the full meeting.

c) **Rural and Village Hall Grant Scheme 2004/5**

Mr Davis gave a brief report on the information session held at SDC, the main changes being that applications no longer require endorsement by the Parish Council. The clerk reminded everybody of the closing date for applications as 30th June.

d) **Sports and Social Club - Chalford**

In response to concerns expressed about the new floodlights at Chalford Sports Club the clerk had contacted Mr Lees who indicated that the floodlights conformed to planning regulations and would be switched off by 10.30pm.

04.06 6. **District Council Matters**

Mr Le Fleming reported that the planning applications for developments at Aston Down had been withdrawn at the present time due to an unfavourable report from the Highways Authority.

04.06 7. **County Council Matters**

In the absence of the County Councillor nothing was discussed under this heading.

04.06 8. **Matters for Discussion**

a) **RoSPA Inspection Reports**

Mr Dawes was interested in the interpretation of “medium risk” as described by the reports, and this was to be discussed, and repairs made as necessary at ward level.

The clerk was asked to send a copy of the Eastcombe Report to Mr Steer at Thomas Keble School indicating that the fencing to the school was damaged.

b) **Windyridge – report of public meeting LG.**

Ms Greene reported on a well-attended meeting to discuss planning applications by Westbury Homes at Windyridge. Mr Le Fleming indicated that Westbury were mindful to make changes to the design and privacy aspect of the scheme but that the density of houses came within the range recommended by government guidelines.

Ms Greene informed the meeting that the houses built by Sovereign Housing Group had received a “Commended” award in the “Best Rural Scheme” at the Affordable Home Ownership Awards.

c) **Cotswold Conservation Board – appointment of Parish Council Nominees**

Mr Budgeon agreed that his name be forwarded as a nominee for the Parish Council to serve on the Cotswolds AONB Conservation Board as soon as the Order for the establishment of the Board is approved by Parliament.

d) **GCC – Fire & Rescue Service**

The members unanimously agreed to send a letter in support of The Fire and Rescue Service Control Room at Quedgley being retained under government proposals to regionalise services.

Mr Le Fleming indicated that the District Council are strongly opposed to closing the Quedgley Control Centre which would probably result in services being run from Exeter.

e) **Parish Plan – Application Form**

The clerk asked for input to complete the application and would arrange a meeting with LG, R Budgeon, NR and DW.

04.06 9. Finance

Receipts May 2004

£

Allotment Rent	25.00
Bank Interest	<u>39.46</u>
	64.46

<u>Payments – June 2004</u>	<u>£</u>	<u>VAT</u>	<u>Total</u>
British Telecom	82.63	14.46	97.09
Bisley WI Hall Hire	28.00		28.00
I Bullimore	244.50		244.50
Keith Amos (allotment gate repair)	158.00		158.00
TW Hawkin & Son (grass)	600.00	105.00	705.00
AE Smith & Son (solicitor – Windyridge play area)	310.00	43.75	353.75
JSM Signs (speed sign)	15.00	2.63	17.63
Allianz Cornhill (insurance speed sign)	23.94		23.94
Corinium Care Ltd (Bisley Pavilion)	521.36		521.36
T Howes (May salary)	461.71		461.71
Inland Revenue	28.87		28.87
Petty Cash	50.00		50.00
B Bryant	50.00		50.00
Total			2739.85

Petty Cash Payments	£25.00
Cash Balance as at 31 st May 2004	£32523.23
Bisley Gift Balance	£6,436.87
Bisley Lock Up Balance	£1,919.59

Planning

The following applications have been received during the past month and the Council's responses indicated where received:

S04/0775/REM – Land at Windyridge, Bisley – Approval of reserved matters for erection of 26 dwellings with associated parking & access _ OBJECT

1.1. GENERAL: Westbury Housing must be obliged to remedy the damage that will be caused to the local and wider environment through construction, building and long term living of 26 new dwellings. In an area with poor public transport and no local jobs, amenities and facilities, efforts must be made to counteract the environmental impact within the framework of sustainability. The larger context of global warming and climate change created by poor construction, transport and energy efficiency standards must be addressed.

1.2. TRANSPORT: 26 dwellings in Bisley will create at least 50 new car journeys per day in respect of residents reaching the workplace, major shopping, leisure facilities etc. Stroud District Council espouses sustainability in the Local Plan; this development contravenes this unless steps are taken to ensure that unnecessary car journeys will NOT be made and more local jobs, retail, amenities are encouraged and created

1.3. ENERGY EFFICIENCY: Westbury Homes must be obliged to ensure the highest standards of energy efficiency in their new buildings on Windyridge. Stroud District Council calls for standard standards – we request the highest possible standards which can easily be achieved at little additional cost through increased insulation, solar panels for water heating, maximising solar gain through careful alignment of glazing.

1.4. WATER ISSUES: Flooding and drains are a real problem in Bisley already. Storm drainage should be dealt with on site, permeable surfaces in the car park areas and car parks could have soak aways under them so not dumping or adding to this local problem elsewhere. The affordable housing could have a joint rainwater harvesting system without huge cost implications.

2. DESIGN AND LANDSCAPE

1.1. OVERALL QUALITY: The overall design reflects neither the traditional village patterns or details, nor the local Windyridge simplicity of form and design.

1.2. DENSITY: The site is too crammed. Major problem with number of houses and proximity to existing dwellings, especially for example those backing onto Bearsfield., the 2 backing onto existing Windyridge sheltered homes etc.

1.3. PATTERNS: The layout is an urban form that does not enhance the site and its impact. There is too little green space, adding to its dreariness, and gardens are too tiny.

1.4. SOME DETAILS: No Georgian porches please, no white plastic windows please, address apparent confusion in variations of angles of roof slopes, tiles

should be plain concrete granular finish which weathers sympathetically. Keep it simple.

1.5. RECREATION: The design is so dense it does not allow for any recreation space especially for older children

1.6. TRAFFIC: Traffic volume through Bisley very high. The density of the design brings more cars to Bisley and hence more dangers to pedestrians and cyclists and other drivers on already dangerous roads. Locals walk to the shop/PO – using the Cheltenham Road – that is already dangerous. No pavements. Mares Lane is very dangerous because of “Bathurst House” wall and more cars will create more potential for accidents. Traffic reduction is an issue because there is currently no viable bus alternative

1.6. ACCESS: The design is so dense it does not allow for footpath access from Windyridge residents who, for safety reasons should be allowed to use traditional footpath routes from the site into the village to access services. In particular dwellings on the Stroud Road should be allowed footpath access and the east end of the new application should be unblocked to allow footpath access onto the existing right of way between WindyRidge and Bearsfield.

3. RECREATION AND AMENITY: Critical lack for children between 8-15 because of safety issues and major dangers crossing Cheltenham Road to access existing playing fields which are not overlooked. No covered facilities in Bisley. Most teenagers live on Windyridge already.

4. SPECIFIC RESIDENTS CONCERN IN ADDITION TO ABOVE:

4.1. 3 storey dwellings

4.2. Back access from Windyridge gardens to footpaths

4.3. Sewerage: already have problems of seeping into people’s gardens – what will be done to address this?

4.4. Power: Lots of power cuts on Windyridge – will additional power be installed to cope with dwellings?

4.5. No 49 still would like to walk alongside home so need a kerb to prevent cars encroaching against their proposed new wall

4.6. Bungalows at back of 19-22 Windyridge

4.7. Who owns the allotment hedge, will it be maintained properly and how can we ensure it is not cut down

4.8. Pavements needed especially on Cheltenham Road – very dangerous

4.9. Where will these people work – there is no local work

S04/0750/FUL – Head First Hair Salon, Eastcombe – erection of extension - Support

S04/0746/FUL – Manor Corner, 1 Hampstead Buildings, Bisley – Reinstatement of window to north elevation - Support

S04/0780/FUL – Penn House, Oakridge Lynch – 2-storey extension - Support

S04/0781/LBC – Penn House – Listed building consent for above - Support

S04/0787/FUL – The Frith, Far Oakridge – Erection of sheep shelter with garden room above – Support

S04/0798/FUL – Bathurst House, Bisley – Erection of porch – OBJECT - Reasons / Comments: The style and design is not sympathetic with the construction of the existing building.

S04/0826 –Hazel Cottage, Iles Green – removal of garage & erection of extensions - OBJECT:- Reasons / Comments: We are not happy about extending towards the road beyond the building line. All the other properties along the row have been extended to the rear.

S04/0846 – Osborne Cottage, Far Oakridge – Erection of extension – Support - Reasons / Comments: This does not affect the "cottage" appearance of the property.

S04/0856 – 2 The Laurels, Dr Couch's Rd – renewal of S99/341 for erection of porch & replace flat roof of garage with pitched roof - Comments only - Reasons / Comments: There should be a condition that separate occupation of the garage should not be allowed so as to prevent the creation of a second dwelling on this restricted space.

S04/0874 – Applebanks, Dr Couch's Rd – Erection of 2 storey extension -

S04/0916 – Land at Limekiln Lane, Waterlane – Exercise track for horses – Support - Reasons / Comments: Conditional on no commercial use.

S04/0943 – Rodborough Cottage, Oakridge Lynch – Erection of extensions & porch & re-roof lean to - Support

S04/0944 – The Forge, Waterlane, - Installation of bay window - Support

S04/0949 – Parsons Cottage, Bisley - Replace dormer window with uPVC – OBJECT - Reasons / Comments: We are totally opposed to the use of uPVC in Listed buildings and in buildings within the Conservation Area. This would contravene your own planning guidelines.

S04/0998 – Lower Nashend Cottage, Bisley – Retrospective application for erection of hazel hurdles & reinforced grass area - Support

S04/1001 – Keepers Cottage, Bismore - 2 storey extension - Comments: The foundations for this extension will have to be dug close to the Toadsmoor stream that flows through the property.

It is likely that deep excavation might be necessary to meet building requirements. We understand that this stream and its banks are designated as being of special importance to wildlife and it is therefore important that this work is carried out in a way that does not cause pollution to the stream - by mud or by any building materials.

S04/0965 – Frith House, Far Oakridge – Certificate of lawfulness for proposed new vehicular access onto unclassified road - Support

S04/1050 – The Cottage, Holloway Rd, Oakridge Lynch- Erection of extension – Support - Reasons / Comments: There should be no plastic windows.

Parking in this area is a problem, we should like to make sure that there is adequate provision for two cars in the space allocated.

S04/0980 – Iles Green House, Far Oakridge – Listed building consent for internal & external alterations for new kitchen & bathrooms – OBJECT - Reasons / Comments: We strongly object to the external alterations. This building is an important Arts and Crafts Movement building and the external alterations to the north facing, the main approach to the building, are not in keeping. This is an insensitive proposal.

We would definitely not like to see this application passed.

We cannot comment on the internal alteration because we don't know the specific important details of the house.

S04/1054 – Land adjacent Butcher;s Arms, Oakridge Lynch – variation of condition to install window in garage of S04/359 - Support

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The planning sub committee decisions were approved by the full meeting.

04.06 11.

Correspondence

The following correspondence has been received during the last month and was on the table for inspection.

SDC	The News May 2004
GCC	Bus Shelters Grants Information
SDC	Community Well-being Portfolio May 2004
Environment Agency	Local Environment Focus
SDCVS	AGM 14 th June, Newsletter
SDC	European & Local Elections info
CPRE	AGM 10 th July at Ruskin Mill]
D Drew MP	Consultation on fly tipping

Glos Strategic Partnership Community Strategy for Gloucestershire 2004-2014

04.06 12.

Co Agency CROW Act 2000 – Draft map feedback (Bisley Ward)

Ward Matters

a) **Bisley**

Ms Greene reported that initial response to a decision on a nameplate for Van der Breen Street had been poor, but showed a majority in favour.

Therefore consultation was sought with the residents of the street who were overwhelmingly in support of a nameplate.

The clerk was asked to contact SDC with regard to lopping conifers at Windyridge, and to tackle the Japanese Knotweed at the Saxon Cross with environmentally friendly methods if possible.

b) **Eastcombe**

Mrs Russell indicated that a further 6 requests for allotments had been received and asked for the PC's approval to plough any remaining ground subject to a satisfactory quotation. This was approved.

The clerk was asked to contact GCC Highways with regard to repairing the handrail from The Street to Wells Lane, which was damaged.

c) **Oakridge**

Nothing was raised

04.06 13.

Date and Place of Next Meeting

The next meeting will take place on Wednesday July 7th at Bisley WI Hall.

There being no further business the meeting closed at 21.10