

**MINUTES OF THE BISLEY-WITH-LYPIATT PARISH COUNCIL MEETING HELD at 7.00
p.m. on WEDNESDAY 6th October 2004 at BISLEY VILLAGE W I HALL**

Mr N S Rogers		Chairman
Ms L Greene	}	
Mr J P L Perkins	}	Bisley Ward
Mr D W Workman	}	
Mr T G Carter	}	
Mr R K Brooks	}	Eastcombe Ward
Mrs J Russell	}	
Mr R N Budgeon	}	Oakridge Ward
Mr P Dawes	}	
Mrs T A Howes		Clerk

In attendance: District Cllr D Le Fleming

0 members of the public were present

04.10 1 **Apologies for Absence**

Mr A Davis (holiday), Mrs O Turner (illness), Mr R Bryant, Cllr C Fellows

04.10 2 **Public Participation**

There were no members of the public present

04.10 3 **Declaration of Interests**

There were no declarations of interests.

04.10 4 **Minutes of Previous Meeting**

The draft minutes of the meeting held on 1st September 2004 having been circulated were approved and the chairman signed the minute book.

04.10 5 **Matters Arising**

a) **Aston Down**

A report on the meeting between Parish Councils about the future of sites at Aston Down was circulated and the members agreed that in the absence of Mr Davis and given that the issues were as raised at previous meetings that the matter be deferred until they were any further developments to report.

b) **RoSPA –Inspections 2005**

The clerk had received a quotation from RoSPA for the inclusion of a risk assessment in the 2005 play area inspections. The chairman proposed this be carried out and the meeting agreed. It was also agreed that representatives to be present at the inspections where possible.

c) **NALC – planning procedures**

A letter had been circulated from NALC responding to a request for advice on procedure to deal with planning applications. The members were all happy with the response in that the council's procedures were adequate.

04.10 6 **District Council Matters**

Item 8a) was discussed at this point. Cllr Le Fleming had received a copy of the letter from Westbury indicating that there would be a "goodwill payment" to be used for sports and leisure facilities in the village. The clerk still had not received a reply from Westbury on how and when the payments were to be made, or any feedback from SDC on the request for a copy of the legal agreement being drafted.

04.10 7 **County Council Matters**

Nothing was raised under this heading.

04.10 8 **Matters for Discussion**

a) **Oakridge Play Area**

Mr Dawes reported that three quotes had now been received to upgrade the play area surfacing. The company of choice was B J Leisure and he asked for an additional £1,500 from reserves to make up the shortfall in the total cost of approximately £3,000, the rest to be funded from the Oakridge Ward. The members agreed. Mr Dawes also suggested that money be precepted next financial year in all wards for continuing maintenance of all play areas.

After consideration of the implications Mr Dawes also suggested that putting signs up on all items of play equipment might be seen as acceptance of liability by the council. It was therefore decided not to erect signs at this time.

b) **Windyridge**

This item was discussed under heading 6.

c) **Tunley Footpath**

The clerk indicated that a modification order for the addition of a footpath at Tunley had been recommended by the Commons & Rights of Way Committee on 23rd September.

d) **Taxi- Bus Service - GCC**

The clerk had obtained information from GCC on the running of the Taxi-Bus service, which would include Bisley-with-Lypiatt Parish. It was thought that the best way of ensuring local people had knowledge of this was to put up notices and ask village shops to display information.

e) **Draft Code of Conduct – ODPM**

This was deferred until the next meeting as the documents were still in circulation.

f) **Gloucestershire Structure Plan – 3rd alteration**

Due to the short time scale the meeting agreed that Mr Budgeon and Ms Greene liaise on this and make any comments on behalf of the Parish Council.

g) **Parish Plan**

Mr Budgeon reported that the next meeting of the Parish Plan group had been arranged for 14th October where it was hoped to identify a leader for each village in Bisley-with-Lypiatt Parish and a leader for Miserden. A timetable would be clearly set out and a date for the first public meeting arranged.

4.1 9 **Finance**

Receipts September 2004

£

SDC ½ precept	17,290.00
RDS Football	520.00
Bank Interest	<u>46.65</u>
	17,856.65

<u>Payments – October 2004</u>	<u>£</u>	<u>VAT</u>	<u>Total</u>
Bisley village WI Hall	14.00		14.00
T Banyard	87.50		87.50
I Bullimore	75.00		75.00
JNC Fire Protection (Oak Pav)	35.25	6.17	41.42
Npower (Bisley Pav)	38.56	1.93	40.49
Electronic imaging (photocopies)	15.59	2.73	18.32
James & Owen	7.15	1.25	8.40
Frith Youth Centre	300.0 0		300.00
E F Pike (Audit)	60.00		60.00
NPFA (book)	15.00		15.00
GPFA (subs)	50.00		50.00
T W Hawkins (grass)	600.0 0	105.0 0	705.00
Stroud Sign Centre	42.14	7.34	49.51
M J Dickenson	120.0 0		120.00
T Howes (Sept salary)	492.1 5		492.15
Inland Revenue	33.17		33.17
Petty Cash	50.00		50.00
Total			2,159.96

Petty Cash Payments	£72.79
Cash Balance as at 30 th September 2004	£37,184.97
Bisley Gift Balance	£6,436.87
Bisley Lock Up Balance	£1,932.52

04.10 10.

Planning

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

Planning Applications – August/September 2004

S04/1669/FUL – Stable Cottage, far Oakridge – 2-storey extension-
Support

S04/1676/FUL – Stancombe Farm, Bisley – Extension to farmhouse-
Support

S04/1683/FUL – Frampton Cottage, Oakridge Lynch – Retrospective for
erection of 1st floor extension and garden room-Support

S04/1716/FUL – Badgers Brook, Bismore – Erection of extension over
garden store to form garden room-OBJECT - Reasons / Comments:
Badgers Brook is within the Eastcombe conservation area but outside
the building line for the village. It is a new dwelling built in place of a
small single-story artist's studio which was demolished, and should
therefore have been subject to policy H21 which states that any such
replacement dwelling should be smaller or of a similar size to the
existing dwelling. Despite this, permission was given for a replacement
dwelling that was significantly larger than the original. Subsequently,
permission was sought for an even larger dwelling (an 'extension' to the
new 'existing' but only half-built house) which was originally refused but
granted on appeal. At that time, the planning inspector ruled that
although the application was in breach of policies H23, B4 and B5,
because consent had already been given for a larger building than the
original it must be the case that a larger building was acceptable on this
site and the test must be whether the proposed extension would have a
detrimental visual effect on the area. Because the proposed extension
was at the back of the 'existing' building, he held that it had minimal
visual effect and should therefore be allowed.

The existing 'garden store' - which would actually seem to be in use as a
double garage - was originally proposed as a largely underground
structure which would not have been visible to any significant extent
outside the immediate area of the existing house and the Parish Council
did not object to that application. Subsequently, the structure was found
to have been built larger than the approved plans and a revised
application was made for this change, as well as the use of highly
visible and unsightly iron railings in place of the original low stone
parapet.

The current proposal is to further extend this 'garden store' into what
would be a substantial and highly visible building which will give the
visual effect of a second house close to the existing dwelling. This is not
in keeping with its surroundings and is not sympathetic to the character
and appearance of the Conservation Area and should not be allowed.

The Parish Council and local residents are concerned about many
aspects of the continuing development at this site, which has been the
subject of multiple planning applications since 1999 and has been - and
still is - a building site for the last four years. In particular, the failure to
complete the rebuilding of the dry stone boundary wall, and the large,
desolate, rubble-stone car parking area by the lower garage that seems
to have replaced what was - four years ago - garden lawn and trees in
the centre of the what is supposed to be a conservation area.

Should the current application be considered for acceptance, despite the objection set out above, we would consider the following conditions as essential:

- the new building not to be used for habitation either together with or separately from the existing house
- that the existing hedge facing the proposed new building and providing privacy to the neighbouring property (Little Orchard) be maintained at the height existing as the time of this application
- the dry stone boundary wall (as shown in the plans) be completed within a defined timescale
- the beech hedge as shown in the plans be planted within a defined timescale and subsequently maintained with a mature minimum height of 4 metres
- the building materials and toilet building near the lower garage be removed within a defined timescale
- the 'drive and turning area' be restricted to the area shown on the plans, and the surface material to be Cotswold chippings as shown on the plans.

These last four points are essential if at least some of the character of the conservation area lost over the last four years is to be restored.

Further points to note about the plans submitted with this application:

- the plan showing the complete site shows many trees that do not exist (having been removed)
- the detail plans incorrectly give the impression that the existing structure has been built with quoin stones
- the scale given (1:200) for the detail plans of the new building would appear to be incorrect.

S04/1721/COU – Barn at New House, Bisley – COU from B1(office) to residential (B&B) – Support

S04/1807/LBC – Iles Green House – Internal & external alterations to form new kitchen, bathroom & porch-Support

S04/1801/LBC – The Coach House, The Old Vicarage, Oakridge Lynch – Erection of extension-Support

S04/1800/FUL – The Coach House – Planning as above-Support

S04/1686/FUL – Land adjacent to Holloway Road, Nashend, Bisley – New level terrace to provide more practical land use (partially retrospective)- No Observations

S04/1788/FUL – Priest Hollow, Bisley – 2-storey extension & alterations- Support

S04/1836/FUL – Copesgrove Farm , Bisley – Excavation of improved grassland for 3 ponds with linking streams-Support

S04/1855/COU – Wellclose, Oakridge Lynch – COU of outbuildings to holiday accommodation & construction of new vehicular access-
OBJECT - Reasons / Comments: We would like to see the use of these buildings remain ancillary to the main dwelling.

We would not like to see this building becoming a completely separate property.

S04/1904/FUL – The Paddocks, St Elizabeths, Eastcombe – Erection of extensions, replacement dormer & new detached garage – No Observations

S04/1946/LBC – Britannia Cottage, Bisley – Repointing front elevation – Support subject to S.D.C.s Conservation Officer's acceptance and approval of materials and method of pointing

S04/1945/LBC – Eversley, Bisley – Roof repairs to rear & internal alterations – Support

The plans for Bisley Bluecoat School were on display at the meeting and Mr Perkins informed the Parish Council that the County and District Councils and the governing body were all supportive of the plans. The village also were generally in favour of retention of a school on the current site, and had had an opportunity to view the plans at the school as well as prior to the Parish Council meeting. Mr Perkins thought that the plans would probably be approved in principle by the County and District but some questions remained about funding and when the new school was likely to be built.

The Parish Council also in principle supported the plans for a school on the current site but agreed to write to the governors to ask them to consider alternative technologies eg solar heating panels for which funding was available.

All other planning decisions where indicated were ratified by the meeting.

04.10 11.

Correspondence

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

Stroud & District CVS comments	Disability Discrimination Act – Annual Report
GCC	Fire Control Centre update
South West Regional Assembly	Regional Spatial Strategy
Cotswold AONB Partnership	Management Plan
SDC	The News September 2004
Glos Freight Quality Partnership	Questionnaire
GPFA	Newsletter
Cotswold Vale NHS Trust	Investing in Excellence
GCC	Grass Routes
David Drew MP	Notes from 2 nd Bus Conference
GCC	Vehicle amnesty
D Drew MP	Meeting 30 th Oct – affordable housing
SDC	Public meetings timetable
GAPTC	AGM 16 th October, annual report

Mr Workman would attend the meeting on behalf of the Parish Council on affordable housing on 30th October.

04.10 12.

Ward Matters

a) **Bisley**

Ms Greene reported that the problems over the turning point in Van der Breen Street had been referred to the County Highways department.

A meeting had taken place between Mr Marriott of SDC and a village representative to discuss the erection of a sign for Van der Breen Street.

Ms Greene had received a response to the letter sent to the editor of Bisley News merely indicating that the reply would be a public one in the next edition.

b) **Eastcombe**

Mrs Russell asked that any individuals requiring assistance under the Charity for the Ancient Parish of Bisley be made known before the annual meeting in November.

The clerk was asked to order two grit bins for Eastcombe Ward.

c) **Oakridge**

Nothing further was raised

04.10 13. **Date and Place of Next Meeting**

The next meeting will take place on Wednesday 3rd November at Bisley WI VillageHall.

There being no further business the meeting closed at 21.00