

**MINUTES OF THE BISLEY-WITH-LYPIATT PARISH COUNCIL MEETING HELD
ON WEDNESDAY 8th JUNE 2005 at BISLEY WI VILLAGE HALL**

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| Mr N S Rogers | | Chairman |
| Ms L Greene | } | Bisley Ward |
| Mr T G Carter | } | Eastcombe Ward |
| Mr R K Brooks | } | |
| Mrs O M Turner | } | |
| Mrs J Russell | } | |
| Mr R Bryant | } | Oakridge Ward |
| Mr R N Budgeon | } | |
| Mrs T A Howes | | Clerk |

In attendance: District Cllr D Le Fleming
County Cllr Mrs J Nash

10 members of the public were present

The chairman asked that a minutes silence be observed in memory of Mr Gilbert Martin.

- 05.06 1. **Apologies for Absence**
Mr A Davis(holiday), Mr P Dawes (work)
- 05.06 2. **Public Participation**

10 members of the public were present to air grievances concerning the Windyridge housing development. The main issues were the lack of play space which was causing considerable problems which would be exacerbated during school summer holidays, the building works were causing distress due to early morning starts at 7.00am, the height and design of the houses causing intrusion of privacy, and the general mess and disruption. There was also concern about the increase in traffic when the houses become occupied.

In response Ms Greene reiterated previous assurances that the Parish Council had campaigned tirelessly since the incept of the development, and despite continually alerting SDC about the obvious pitfalls the plans had been passed.

Regarding play space Ms Greene continued to say that all avenues were being pursued, the one of choice being that the Feofees would allow some of the field behind the village hall to be used as a play area.

She asked that the Parish Council support a scheme of activities for young people throughout the summer as an alternative for the time being, pending further details. This was accepted in principle.

She had met with the Safety Officer from SDC and District Cllr Le Fleming to assess all aspects of the site. Cllr Le Fleming responded to a query about the site where 2 bungalows had been planned and said that Westbury were being denied access at present to this site by Sovereign Housing, but he hoped this matter could be resolved and the 2 bungalows would be built with 1 of these being an affordable home.

Mr Budgeon suggested a residents meeting to raise all the points in a letter to SDC and Westbury and subsequently to arrange a meeting with a representative from SDC to answer these. This was agreed to be held on Wednesday 15th June.

The clerk was asked to write meanwhile to Westbury to ask that the fenced off area was cleaned up and maintained.

05.06 3. **Declaration of Interests**

Mr Bryant under item 9, Ms Greene as chair of the Frith Youth Centre

05.06 4. **Minutes of Previous Meeting**

The draft minutes of the meeting held on 4th May 2005 were amended as follows: item 9 delete "printer belonging to the Parish Council". These were then approved and the chairman signed the minute book.

05.06 5. **Matters Arising**

a) **Van Der Breen Street**

Mr Budgeon agreed to pursue this on behalf of the Parish Council. The application for Certificate of Lawful Use had yet to be accepted by SDC.

There was also a query over whether the Parish Council were exempt from the planning fee and the clerk was asked to look into this.

b) Windyridge – play area, fence quotations, Evans field

Ms Greene reported that 2 quotations had been received for the fence renewal and was awaiting one more. She asked for approval to go ahead when one of these quotations had been accepted. Mr Bryant seconded this saying that this should be an extraordinary item paid out of reserve funds, but that maintenance should be precepted for on an annual basis.

Expanding on play activities Ms Greene said that 3 weeks of special trips and activities organised by Frith Youth Centre and the County Youth Service were available at Wotten-under-Edge and asked for support from the Parish Council in funding part of this should there be interest from Bisley residents. This was agreed.

Ms Greene said that the Parish Council were extremely grateful to the Feofees for their support in the request to use part of Evans field, and for their understanding of the problems for the villages young people due to lack of play space. This avenue was still being explored.

c) SDC – pre-committee sites panel meetings

A second letter had been received from Ian Gobey. Cllr LE Fleming asked the clerk for copies of the letters so that he could comment on the ambiguity at the next meeting.

d) Community Composting Scheme

MS Greene said that details of the scheme were now being arranged. The Charities for the Ancient Parish of Bisley has been approached for approval and comment. There was some worry over recent Government legislation concerning waste handling and if the scheme was not exempt from related fees then it would almost certainly not go ahead. Ms Green would report on this as soon as the information was available.

e) Clutter campaign

The clerk had written to GCC but had not yet received a reply.

0.06 6. **District Council Matters**

Disrtict Councillor D le Fleming reported that planning permission (in the form of a resolution not to refuse) had been granted for the two additional bungalows at Windyridge, Bisley, subject to a condition that one of them be affordable, but that a problem between Sovereign and Westbury was holding up further progress at the present time.

On the new liquor licensing regime, he reminded members about the approaching deadline of 7 August for applications to be submitted (applications so far had been few), and agreed to check the position on the village halls. He also advised members that the Local (Development) Plan, revised following the Inspector's report, was now being sent out for consultation, so comments should be lodged within the six week consultation period.

05.06 7. **County Council Matters**

County Councillor Joan Nash was welcomed to the Parish. She explained that she had special responsibility within the Cabinet for schools and reported that GCC were looking at special educational needs in the district and that a department of children's services would join social and educational services under one directorate to care for children up to the age of 18. She also said that scrutiny of NHS services was now a County Council responsibility with specialist care for children being provided at Gloucester Hospital.

Regarding the estimates meeting schedule from County Highways the clerk was asked to confirm that road repairs in Oakridge (due 2006-7) would include the shop road.

Mr Brookes asked for information as to why the planned mezzanine floor at Eastcombe Primary School was now on hold and Mrs Nash did comment that the primary schools review currently underway was involved in decisions of this nature but would look into this particular application in detail.

Mr Budgeon asked if there was any information on how local development frameworks would fit in to the regional spatial strategy.

Matters for Discussion

a) RoSPA inspection reports

The clerk was asked to contact SMP play equipment to ascertain the cost of repairing the spring mobile at Windyridge. Mrs Turner reported on 3 items for repair at Eastcombe which would be dealt with in Ward.

b) Parish Plan Update

Mr Budgeon had attended the Parish Forum meeting at SDC and indicated that the Parish Plan was on track for completion in October, the last public meeting being due tomorrow.

c) Traffic Control – Dr Crouch’s Road

Mr Carter commented on the letter which had been forwarded via Mr Roberts on behalf of County Highways and expressed his dismay that the Parish Council had been bypassed as part of the consultation process involving possible change to traffic control outside Eastcombe Primary School.

County Cllr Joan Nash said she would take the matter up with Mr Lindsay of GCC and remind him of the process for consultation.

d) Handyman Services

Mr Carter and Mrs Russell reported that a meeting with Mr Trueman to ask if he would reduce his hourly rate had not been successful. Mrs Russell suggested that a more detailed breakdown of work done was called for and that, excepting upkeep of the village green, all other work was to be done only upon request by a councillor. All expressed satisfaction in Mr Trueman’s work but the need to keep an eye on rising costs for maintenance was recognised.

It was also suggested that advertisements be carried in the local newsletters indicating the need for handymen to carry out seasonal and other tasks.

e) Clerk vacancy

Mr Rogers reported that interviews had taken place and a new clerk would be appointed shortly.

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|---|---------------------------------|-----------------|
| 9 | <u>Finance</u> | |
| | <u>Receipts May 2005</u> | <u>£</u> |
| | Bank Interest | 60.13 |
| | S Reading (pavilion hire) | 50.00 |
| | Allotment rent – Bisley | <u>45.00</u> |
| | | 155.13 |

| <u>Payments – June 2005</u> | <u>£</u> | <u>VAT</u> | <u>Total</u> |
|------------------------------------|-----------------|-------------------|---------------------|
| P Lorenzen (Oakridge rec ground) | 147.50 | 25.81 | 173.31 |
| John Miller (Oakridge lawn mower) | 89.38 | 15.65 | 105.03 |
| Severn Trent (Bisley allotments) | 19.90 | | 19.90 |
| P Hayward-Berry (grass Oakridge) | 40.00 | | 40.00 |
| SDC (dog bin Bisley) | 55.92 | 9.79 | 65.71 |
| Ian Trueman (Eastcombe & Bisley) | 428.00 | | 428.00 |
| James& Owen | 24.10 | 4.21 | 28.31 |
| The Consortium(paper) | 15.55 | 2.72 | 18.27 |
| JSM Signs Bisley allotments | 20.00 | 3.50 | 23.50 |
| Bisley WI Hall (Parish Plan) | 19.00 | | 19.00 |
| BT Phone bill | 81.26 | 14.22 | 95.48 |
| Playground Management (RoSPA) | 424.00 | 74.20 | 498.20 |
| T W Hawkins (grass) | 630.00 | 110.25 | 740.25 |
| T Howes (May salary) | 503.96 | | 503.96 |
| Inland Revenue | 41.21 | | 41.21 |
| Petty Cash | 50.00 | | 50.00 |
| GLProbert (notice board Oakridge) | 129.00 | | 129.00 |
| R Bryant (strimming etc) | 107.50 | | 107.50 |
| TOTAL | | | 3,086.63 |

| | |
|--|-------------------|
| Petty Cash Payments | £74.72 |
| Cash Balance as at 31 st May 2005 | £36,700.08 |
| Bisley Gift Balance | £4057.49 |
| Bisley Lock Up Balance | £1,957.53 |

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

S05/0023/STREG/0745/FUL – Eastcombe Primary School – extensions and alterations to create mezzanine floor – OBJECT - Reasons / Comments: Response as submitted to Gavin Jones, Case Officer, Gloucestershire County Council
Glos CC Planning reference: 05/0023/STREG3/CAPS

This is a formal objection to the proposed application as it is currently submitted for the reasons set out below.

We heartily support the existence and location of this school, which fulfils an essential role in the life of the village. We would, therefore, wish to support in principle any proposal put forward by the governors to provide the facilities deemed necessary to maintain the school's excellent record and ensure its continued success. However, we would like to see certain elements of the current scheme re-considered and a suitably revised application re-submitted.

We do not object in principle to the construction of a mezzanine floor. The school building itself is a significant part of the visual appearance of the village, together with the Manse, the Baptist chapel, and Lamb Inn, and is within the conservation area of the village.

We are aware that there is some local concern about the proposed plans and have taken these concerns into account, where relevant, when considering the application. We note that this application is not to accommodate, nor would result in an increase in the current number of pupils. Some points raised with us are not planning issues and/or do not relate to this particular application and we will pass these on to the governors for their consideration.

Our comments and specific areas of concern over this application are as follows:

1. Front elevation - facing Dr Crouch's Road.

The use of Velux style windows - so-called 'conservation' grade or not - would adversely affect the appearance of the building. Given the need for both ventilation and light, one or two dormer style windows would be in keeping and would give the added advantage of increased headroom. There is also some concern about the possible visual effect from outside of the mezzanine floor line crossing below the tops of the existing handsome stone and iron framed windows, particularly after dark when internal lighting is on.

2. Rear elevation - windows (design).

There is concern that the windows in the new staircase are out of keeping with the existing windows in size, style and positioning. The windows in the west side would form an obvious part of the view of the school building from a distance across the valley. Apart from the side windows (see below) they would not however in our opinion seriously overlook surrounding properties because of the fall away in the land behind the school, and their position relative to the stairs. It is worth noting that the rear elevation of the school is only visible at close quarters from a few properties in the village itself.

3. Rear elevation - windows (overlooking)

The windows in the south side of the new staircase would overlook the neighbouring property Baptist Cottage. Being alongside the staircase, they would allow direct overlooking of both garden and upstairs windows of this property. This problem could perhaps be answered by a requirement for opaque glazing.

4. Rear elevation - materials.

Our preference would be that this was built entirely of real stone to match the existing building; however we recognise that the cost of this could prove prohibitive to the whole scheme. Given the choice between the proposed cement render and reconstituted stone, we would prefer the use of render as this is also a traditional finish for buildings in this area. The render should be of a slightly 'rough' finish and painted a suitable 'off-white' colour. There are some houses in the village which provide examples. The problem with using even good quality reconstituted stone is matching both the block size and shapes of existing stonework, as well as the colour of the stone work particularly after weathering.

5. Rear elevation - design.

The new staircase should either match - similar frontage - or be clearly subordinate to the existing west facing wing of the building. The current design is neither, and the proposed roof lines in particular are both awkward and ugly.

S05/0802/FUL – The Knoll, Bournes Green – erection of 2 storey & single storey extensions - Support

S05/0811/FUL – St Francis, Oakridge Lynch – erection of first floor extension, new pitch roof over utility & car port - Support

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

- 05.06 11 **Correspondence**
 The following correspondence has been received during the last month and was on the table for inspection.
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|------------------------------|---------------------------------------|
| Cotswolds Conservation Board | Minutes AGM 28 th Jan 2005 |
| Stroud & District CVS | Newsletter AGM 28 th June |
| GCC | Advisory Freight Route Map |
| CPRE | Annual Report 2004-5 |
| | Countryside Voice |
| Shaws | Book sales |
| GCC | Changes to bus services |
| Frith Youth Centre | Annual Report 2004-5 |
| Environment Agency | Abstraction Management |
| Strategy | |
| SDC | Meetings timetable June |
| | Scrutiny Committee Report |
| GCC | Schools Review meetings |
| CPRE | Fieldwork |
| Glos Conservation Trust | Information |
| SDC | Affordable Housing Need Assessment |

- 05.06 12 **Ward Matters**
- a) **Bisley**
 Ms Greene reported that there had been 2 applicants for the vacancy of ward councillor to replace Mr Workman and hoped to approach both of these if no election was called once the current vacancy notice had expired on July 1st.
 She also said that a student from the University of Gloucestershire was carrying out a study on holiday and second homes within the Parish with support from the GRCC. She hoped to obtain a project brief.
 The clerk was asked by Mr Rogers to contact County Highways to ask them to assess the damage to verges on the Stroud Road side of Windyridge. Mr Rogers reported that the boundary between Teeds Rise and the steps would need fence replacement next year and asked if the Parish Council could precept a sum of £1,000 towards this project. This was agreed.
- b) **Eastcombe**
 Mr Carter asked if a one off payment could be made to have refuse and rubbish removed from the allotments and asked the clerk to organise a notice to indicate that dumping was not allowed.
- c) **Oakridge**
 Mr Bryant asked that the clerk write to thank County Highways for the considerate job done cutting the verges in the village.

- 05.06 13 **Date and Place of Next Meeting**
 The next meeting will take place on Wednesday 6th July 2005 at Bisley WI Village Hall.

There being no further business the meeting closed at 21.45