

**MINUTES OF THE MEETING OF THE BISLEY-WITH-LYPIATT PARISH
COUNCIL HELD ON WEDNESDAY 2 APRIL 2014 AT BISLEY WI VILLAGE
HALL**

Present:	Mr R Utleby		Chairman
	Lesley Greene	}	
	Mr P Thorp	}	Bisley Ward
	Jane Walker	}	
	Mr R Brooks	}	
	Val Nairn	}	Eastcombe Ward
	Mr P Nairn	}	
	Mr J Ellis	}	
	Mr R N Budgeon	}	
	Mr M Bell	}	Oakridge Ward
	Mr C Stoker	}	
	Mr P M Morris)	Clerk

14. 04 1. **Apologies for Absence**
Apologies for absence were received from Mr G Newton
14. 04 2. **Declaration of Interests**
There were no declarations of interest.
14. 04 3. **Public Participation**
Six members of the public attended.
Concerns were raised regarding the planning application S.14/0686/COU at Sydenhams Farm, Bisley. Having acknowledged the concerns raised, the Chairman explained that this planning application was on the Agenda for discussion later.
14. 04 4. **Approval of the Minutes of the Meeting held on 5 March 2014**
The Minutes of the previous meeting held on Wednesday 5 March 2014 having been circulated to all councillors were approved unanimously and the Chairman signed the Minute Book.
14. 04 5 **Matters Arising from Minutes of the Previous Meeting**
Lesley Greene enquired if Tim Williams had declared he was going to stand for election in May prior to addressing the Parish Council?
The Chairman informed the meeting that Tim Williams had not made that declaration.

14. 04 6. **Planning Applications_**

S14/0503/FUL

Property_Address: Gleann Fionn, Eastcombe
Description: Agricultural Building
Decision: 3 **Support**

S14/0569/TCA

Property_Address: Normandie Cottage, Fidges Lane,
Eastcombe, Stroud GL6 7DW
Description: Tree height reduction
Decision: 3 **Support**

S.14/0565/FUL – Application withdrawn

S.14/0658/LBC

Property_Address: Jaynes Court Back Lane, Bisley, Stroud,
Gloucestershire, GL6 7BG
Description: Remove existing slate roof and replace with a
matching slate roof, install solar panels and matching roof lights
Decision: 3 **Support**

S.14/0686/COU

Barns At Sydenhams Farm Bisley, Gloucestershire
Description: Change of use to provide 4 no. holiday lets
Decision: 4 **Comments only**

Reasons / Comments: This application is in a very beautiful part of the Parish in the Cotswolds AONB. We believe that the main concerns of conservation and enhancement of the landscape are of prime importance when considering this application (NPPF para 109/115) and that any development here has to be sympathetic in design and must cause minimum conflict and disruption. (SDC Local Plan para 10.5.6). It is therefore of concern to the Parish Council that there is apparently 100% local opposition to this development.

The Parish Council has concerns about the change of use for holiday lets for the following reasons:

1. Access is difficult: We believe, given six parking spaces in the proposed CoU that the cumulative impact on a small single track road already serving over a dozen local households could be severe (NPPF para 32). The single-track road has no passing places and (contrary to the D&A statement) there is limited visibility on a steep hill with bends, and is potentially detrimental to highway safety contrary to SDC draft Local Plan Policy ES3 (para 5) . If CoU permission is granted then we request that passing places be put into the road to ensure “safe and suitable access to site” (NPPF para 32).

2 .Sustainability: Local public transport is poor. There are 4 buses a day from Bisley to Stroud but none in the evenings or on Sundays. Buses to Cheltenham, Gloucester or Cirencester are even more infrequent. The nearest bus stop is a mile away and does not provide easy access to the local pubs and the shop in the village. We feel it is unlikely that most visitors will plan to use local public transport, and they will come by and use cars. For these reasons we feel that a CoU to holiday lets is not compatible with the sustainability principles of the NPPF.

3.Flooding: We are aware of and draw your attention to local concerns about drainage and flooding impacting on dwellings further down the hill.

4 Visual Impact on the countryside: The Parish Council tries to protect the dark night skies, so any intrusive or excessive lighting will be of great concern in an area that currently has no lighting and is close to a protected SSSI.(NPPF para 125)

5.Noise and Disturbance: Experience over many years of a holiday let complex in another part of the Parish has shown that this type of development has the potential to cause considerable problems with noise and disturbance (NPPF para. 123) .

Whilst commending the recommendations of the initial bat strategy that the applicant has commissioned we are cognisant of the threats to biodiversity and recommend that in line with the NPPF (and emerging Local Plan) that this re-use of old farm buildings does not simply replace but integrates “net gains” for biodiversity (NPPS para 109) not only conserves but “enhances” (SDC Policy CP14 para 9)

S.14/0678/P3M

Property_Address: Oakridge Farm, Far Oakridge, Stroud, Gloucestershire, GL6 7PF

Description: Notification of change of use of 2 agricultural buildings: Office accommodation and Joiner's workshop.

Decision: **3 Support**

Reasons / Comments: This application complies with the policies that allow and promote the change of use of farm buildings to alternative uses to promote economic activity. This will bring more activity to this rural village.

We support this application.

S.14/0326/FUL

Property_Address: Honey Way Bisley Road, Stancombe, Bisley, Stroud, Gloucestershire, GL6 7NF

Description: Equestrian riding arena

Decision: **3 Support**

Reasons / Comments: Parish Council support is subject to the Planning Authority's recommended condition that mobile lighting does not affect the darkness of the night skies, is sited on the

long side of the arena away from the main road, and only lit in accordance with the details and timings submitted.

14. 04 7. **District Council Matters – (Councillor Daniel le Fleming)**
No report submitted

14. 04 8. **County Council Matters- (Councillor Jason Bullingham)**
A copy of County Councillor Mr J Bullingham’s report to the meeting is at Annex A to these Minutes

14. 04 9. **Matters for Discussion**

a) Acquisition of a Geographic Information System

It was agreed unanimously to purchase the system as demonstrated by Pear Technology to the Chairman and the Clerk at a cost of £1,300 maximum with consideration to increase the options available at a future date. It was also agreed to pay in a single instalment and not spread the cost over a five year period. The funds would be taken from the Capital expenditure reserve.

b) Development Control Committee Meeting – 8 April 2014

The planning application S.13/2664/ land at Bourne’s Green had been withdrawn leaving no reason for a member of the Council to attend.

c) Chairman’s Report to the Annual Parish Meeting

Report approved subject to the insertion of a paragraph dealing with allotments.

d) Community Infrastructure Levy Preliminary Draft Charging Schedule

Response to the District Council consultation agreed

14. 04 10 **Finance**

The following payments were approved by the Parish Council

<u>Cost code</u>		£	VAT	Total
4040	GAPTC – Annual Subscription	487.60		487.60
4020	BT Telephone	67.35	13.47	80.82
4000	Clerk’s Salary – February 2014	840.97		840.97
4030	AVG – Computer security system	28.33	5.67	34.00
4000	HMRC – Tax & NI	221.05		221.05
4230	Peter Thorp – Grit shovels Bisley	11.96		11.96
4230	GCC – Traffic survey Bisley	140.00	28.00	168.00
4200	Severn Trent Water – Bisley Pavilion	92.26		92.26

4045	S137 Payments Bisley News	150.00		150.00
	What's On Oakridge Newsletter	150.00		150.00
	Eastcombe Village Newsletter	150.00		150.00
	Eastcombe Scouts & Guides	250.00		250.00
	Royal British Legion	100.00		100.00
	Stroud Citizens Advice Bureau	200.00		200.00
	Cotswold Care Hospice	200.00		200.00
	Sue Ryder – Leckhampton Care Hospice	200.00		200.00
	The Frith Youth Club	400.00		400.00
4221	I Trueman – Strimming Bisley	120.00		120.00
4210	Allotments	10.00		10.00
4320	Bisley Sports Field Grass cutting Eastcombe	248.00		248.00
4200	Npower – Bisley Pavilion	384.55	19.23	403.78
	Total	4,452.07	66.37	4,518.44
	s			

14. 04 11 **Correspondence**

The following items of correspondence had been received since the last meeting:

CPRE – Countryside Voice & Fieldwork

SDC increase in Garage rent

Persimmon – acknowledgement of receipt of letter from Chairman regarding land at Windyridge

14. 04 12 **Ward Matters**

There were no Ward matters to report that were not covered elsewhere in the meeting

14. 04 13 **Date and Place of Next Meeting**

The next Meeting of the Parish Council will be held in Bisley WI Village Hall on Wednesday 7th **May 2014** commencing at 7.30pm. There being no further business, the meeting closed at 9.00pm

**ANNEX A TO
PARISH COUNCIL MINUTES APRIL 2014**

County Councillor's Monthly Report – March 2014

Concessionary Bus Pass - Review

Gloucestershire County Council recently renegotiated a concessionary fare agreement with Stagecoach. The arrangement allows elderly people, or people with a physical or learning disability, to travel for free on Stagecoach buses after 9:30am.

Members were told that time restraints had posed problems for some people when attending medical appointments or getting into work on time so the council has resolved to look into the issues that are affecting the elderly and disabled.

Following the full council meeting, held on Wednesday 19th March 2014, it was unanimously decided to review this arrangement.

Extra Funding - Gloucestershire Schools

GCC have warmly welcomed the Government announcement today of extra funding for Gloucestershire schools. The announcement in the House of Commons will mean an extra £9.6m in funding for schools in our county, as part of a package of measures announced to boost cash for poorly funded areas. Gloucestershire County Council has been lobbying for many years for extra funding for county schools.

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