

**MINUTES OF THE MEETING OF THE BISLEY-WITH-LYPIATT PARISH
COUNCIL HELD ON WEDNESDAY 3 DECEMBER 2014 AT CHALFORD
PARISH COUNCIL HALL**

Present:	Mr Roger Utley	Chairman
	John Mulligan	} Bisley Ward
	Jane Walker	
	Shelagh Utley	
	Mr R K Brooks	} Eastcombe Ward
	Rachel Wright	
	Mike Bell	} Oakridge Ward
	Dennis Robbins	
	Roger Budgeon	
	Sarah Maingot	
	Mr P M Morris	Clerk

14. 12 1. **Apologies for Absence**
Apologies for absence were received from Peter Nairn and District Councillor Tim Williams.
14. 12 2. **Declaration of Interests**
There were no declarations of interests.
14. 12 3. **Public Participation**
There were four members of the public in attendance.

Concerns were raised regarding the Planning Application S,14/2275/FUL.
The Chairman acknowledged the issues raised and explained that this was due for discussion under item 6e on the Agenda.

Q. Do Neighbourhood Plans apply to Parishes that have a Village Plan?
A. Yes
14. 12 4. **Approval of the Minutes of the Meeting held on Wednesday 5 November 2014**
The Minutes of the previous meeting held on Wednesday 5 November 2014 having been circulated to all councillors were approved unanimously and the Chairman signed the Minute Book.
14. 12 5. **Matters arising from the Minutes of the Previous Meeting**
There were no matters arising from the Minutes

14. 12 6. **Agree Parish Council response to the following Planning Applications**

a) S.14/2570/HHOLD

Rodborough Cottage, Oakridge Lynch, Stroud, Gloucestershire,
GL6 7NR

Description: Oak framed orangery extension to rear.

Decision: **3 Support**

Reasons / Comments: We see no reason to refuse this application

b) S.14/2571/HHOLD

The Old Cottage, Oakridge Lynch, Stroud, Gloucestershire, GL6 7NR

Description: Erection of a single storey extension

Decision: **3 Support**

Reasons / Comments: We support this application

c) S.14/2478/FUL

Birds Frith Farm, Far Oakridge, Stroud, Gloucestershire

Description: Erection of a new dwelling in association with the retention of Birds Frith Farmhouse.

Decision: **2 Object**

d) S.14/2419/FUL

Fennells Farm, Lypiatt, Stroud, Gloucestershire

Description: Use of agricultural barn as a circus operating base with associated alterations.

Decision: **3 Support**

Reasons / Comments: We can see no policy grounds on which to object to this application. Although clearly visible from the nearby highway, there will be no deleterious effect on the AONB from the alterations to the barn. We welcome the low-key establishment of a significant commercial undertaking in the Parish and the economic benefits it will bring to the locality.

e) S.14/2275/FUL

Cattle Trough, Holloway Road, Bisley, STROUD, GL6 7AD

Description: Retrospective application for single dwelling house

Decision: **2 Object**

Reasons / Comments: In 2006 the applicant was granted planning permission for a barn at the property (now known as Cattle Trough) to be used only for agricultural purposes. At some stage between then and 2009 the applicant converted the barn into a residential dwelling and has lived there since 2009. Between 2009 and 2013 he did not register for the electoral roll or for Council Tax. In 2013 he applied for a Certificate of Lawfulness of Existing Use to regularise the existence of the dwelling. This application was refused by SDC, who subsequently applied to the Magistrates' Court for a Planning Enforcement Order.

The magistrates found that the occupier of the property had deliberately concealed the change of use of the barn at Cattle Trough from an agricultural building to a dwelling and that it would be just to make a Planning Enforcement Order so as to maintain the integrity of the planning system, particularly in an Area of Outstanding Natural Beauty. They therefore made the order.

The current application seeks retrospective planning permission for the residential dwelling on the site.

Parish Council Comments

The site in question lies outside the defined settlement boundary of Bisley village. Policy HN10 of the adopted Local Plan (November 2005) states that “Outside the defined settlement boundaries, residential development will not be permitted unless it is essential to the efficient operation of agriculture or forestry.”

A Stroud District Council Enforcement Report dated 15 Sep 2014 (S.13-0237-DNAA) states “Given the limited scale and scope of the agricultural activity on the land it is Officer’s view [sic] that it is not essential to have someone living on site permanently.” The proposed use of the building as a dwelling would therefore be contrary to Policy HN10, a conclusion with which the Parish Council agrees. By the same logic the proposed use of the building as a dwelling would be contrary to Policy CP15 of the Emerging Local Plan (currently at the submission stage).

The isolated location of the site means it does not minimise the need to travel, nor does it have access to the necessary facilities for day to day living, public transport or a wide choice of other transport modes, contrary to the requirements of Policy TR1 of the adopted Local Plan and Policy EI12 of the Emerging Local Plan.

None of these policies is inconsistent with the core principles of the National Planning Policy Framework that seek to protect the natural environment and secure development in sustainable locations. The Parish Council also notes the statement at para 207 of the National Planning Policy Framework that “Effective enforcement is important as a means of maintaining public confidence in the planning system”. It appears to the Parish Council that this application is designed principally to frustrate the operation of the enforcement order granted by the Court. If it is approved then the Parish Council believes that public confidence in the planning system will be badly damaged.

The Parish Council objects to the application.

f) S.14/2569/FUL

Mugswell Nursery, Hayhedge Lane, Bisley, Stroud

Description: Erection of agricultural / horticultural storage building

Decision: **4 Comments only**

Reasons / Comments: We have no objection in principle to this application, indeed we wholeheartedly support the restoration of commercial operations at this site. We have some concerns, however, about the height of the proposed building given that the site lies within the Bisley Village Conservation Area. Because of this we would prefer a lower and less obtrusive roof line.

g) S.2564/TCA

St Just, Dr Crouch's Road, Eastcombe, Stroud GL6 7 EA

Application Description: T1: Alder covered with ivy. Remove ivy and fell. T2: Pear tree stump covered with ivy, remove ivy and fell. The garden is very well stocked, there is no intention to replant.

Decision: **No observations**

h) S.14/2560/TCA

Pretoria Villa Wells Road, Eastcombe, Stroud, GL6 7EE

Application Description: T1 - Cherry Crown reduce by 50% to approx. final height of 8.5m & crown width of 10m. Tree has become too large and is taking light from the house and garden as well as interfering with low voltage power lines over the road.

Decision: **No observations**

14. 12 7. **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. 12 8 **District Council Matters – (Councillor Tim Williams)**

No report this month.

14. 12 9. **Matters for Discussion**

a) **Neighbourhood Plan**

It was agreed to invite GRCC to attend a future Parish Council Meeting and advise on how best to approach the task of drawing up a Neighbourhood Plan. Clerk to initialise.

b) **Green Spaces Registration**

As a first step in the process of identifying and registering all those parcels of land in the Parish that – although owned by the Parish Council - were currently unregistered, it was agreed to apply to the Land Registry for the land surrounding the War Memorial in Oakridge to be registered as being in Parish Council ownership.

c) **Parish Budget FY2015/16**

The Finance Sub-Committee had recommended that the Parish

Council Budget for FY2015-16 be set at £58,723, an increase of 0.24%

over FY2014-15. As the change in CPI for the 12 months ending in

September 2014 had been 1.2%, this recommendation represented a decrease in real terms. It was noted, however, that the percentage change in the actual Parish Precept might differ significantly from this figure as a result of variations in the Tax Base and the Local Council Tax Support Grant. Information on these variations was not likely to be available from Stroud District Council until January 2015. The Budget for FY2015/16 was approved.

d) Section 137 Payments FY2015/16

Section 137 Payments for FY2015/16 were approved. A summary of the awards is included in Annex B of these minutes. It was further agreed that the Parish Council would discuss the process of soliciting applications for, and subsequently recommending, s137 payments at the start of FY2015/16.

e) Install Water Tanks – Eastcombe Allotments

Consideration was given to two quotes received for this work and it was agreed to appoint J Sutton as the contractor. Funds for this contract will be requested from SDC as part of the S106 payment received from the Woodlands Close development..

f) Allocation of Payments Received

It had for some time been the practice of the Parish Council to allocate any funds received from payments (such as allotment rents) to the Admin budget for the purpose of increasing reserves. A proposal to credit these funds to the relevant Ward budgets with effect from the beginning of FY 2015/16 was approved.

g) Appointment of Trustee to Bisley WI Village Hall

A proposal that Jane Walker should remain in this role was approved.

h) Appointment of Trustee to John Taylor Foundation

It was agreed unanimously to nominate Mr Keith Watson for this vacancy.

i) **Grass Cutting Playing Fields 2015/16**

Due to time constraints it was agreed to postpone this item and place on the Agenda for January 2015 meeting.

j) **Bisley WI Village Hall Booking Procedures**

Due to time constraints it was agreed to postpone this item and place on the Agenda for January 2015 meeting.

14. 12 10 **Finance**

Payments for December 2014

The following payments were approved by the Parish Council

Cost code	<u>Details</u>	£	VAT	<u>Total</u>
4020	BT – Telephone	76.66	15.33	91.99
4016	Graduate Gardeners – Oakridge Churchyard	468.00	93.60	561.60
4000	Clerk's Salary	819.77		819.77
4000	HMRC – Tax & NI	239.22		239.22
4037	Viking – Stationery	16.26	3.25	19.51
4040	Eastcombe Village Hall – Archive storage	25.00		25.00
4201	K Harris – Cleaning Bisley Pavilion	159.00		159.00
4050	R H Attwood – Clear scrub Oakridge Allot's	420.00		
4405	Cut grass Waterlane Play Area	370.00		
4405	Remove waste from Burial Ground	165.00		
4405	Cut Grass Oakridge Village Green	70.00	205.00	1,230.00
4047	ST Water – Application fee for quote to change connection at Eastcombe allotments	114.90	22.98	137.88
	Totals	2,943.81	340.16	3,283.97

14. 12 11. **Correspondence**

There was one item of correspondence from GCC Highway Records Department thanking the Parish Council for the information it had been able to provide regarding the consultation over the claimed byway open to all traffic from Bismore to Ferris Court.

14. 12 12 **Ward Matters**

Due to time constraints it was agreed to postpone this item until the next Parish Meeting in January 2015

14. 12 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 January 2015** commencing at 7.30pm.

There being no further business the meeting closed at 9.30pm.

ANNEX A TO PARISH COUNCIL MINUTES DECEMBER 2014

County Councillors Monthly Report - November 2014

County Roads Ready For Winter Weather

Gloucestershire County Council is preparing for winter following a summer of priority road repairs. With the festive season nearly upon us, highway crews are preparing for winter. Gritter's have already been out on a dummy run to test the vehicles, and for drivers to learn the routes. Plans are in place to salt all major routes when the winter weather arrives including roads leading to emergency services such as hospitals and fire stations, as well as many of the most frequent bus routes.

This year Gloucestershire has just over 12,000 tonnes of salt in store, treble the amount held six years ago, with covered salt domes based in Stroudwater, Cannop, Moreton and Cirencester. Local snow plough operators and snow wardens are out in the community to help clear snow off local roads so that the county council can concentrate on keeping the main roads open. There are over 100 salt hand-spreaders out with the communities ready for the colder spells and the council has delivered over 1000 bags of salt to local parish councils for this coming winter season.

Between April and October more than 58,000 tonnes of new material was laid to fix worn out roads across the county, with 42km of new road surface, 66km of roads resurfaced with micro and surface dressing and further areas equivalent to 56 football pitches* have been patched. (**Figure based on approximate depth of 50mm and a 4050m² football pitch*).

As well as planned resurfacing, surface dressing and patching over the summer, more than 15,000 potholes have been filled since April, and more than 4350 miles of grass verges have been cut to make sure drivers can see safely at junctions and roundabouts. In addition, highway crews emptied more than 20,000 gullies so that water can freely drain away from roads and footpaths, helping to prevent future flooding.

When bad weather hits, latest updates are available via @GlosRoads on Twitter using #glosprepared. You can also visit www.gloucestershire.gov.uk/winter and listen out for updates in local media.

New Era For Partnership Working

A new working partnership for Gloucester City Council and Gloucestershire County Council is being considered. Following the departure of two senior managers at Gloucester City Council, officers and councillors have been looking into a number of options to continue to provide senior management support at the same time as making savings.

The city council already works closely with the county council and several back office functions are already shared. To continue this joint working, it is being proposed that a shared post of managing director and joint strategic commissioning Director for Gloucester City Council and Gloucestershire

County Council is created. The dual role would be the managing director (MD) – head of paid service - for Gloucester City Council and would be accountable to the city's leader and cabinet. It would also report into the chief executive of Gloucestershire County Council as a commissioning director.

What is proposed is not a merger of the two organisations, but a stronger way of working together that is expected to save in the region of £100,000. The city council's total budget is £17million whereas the county council spends at least £80million each year within Gloucester. A single post holder with insight and influence over this combined investment offers huge opportunities for both organisations.

Cllr Mark Hawthorne, Leader of Gloucestershire County Council said: *"We already work closely together - this new way of working is simply the next step on this journey. "The main differences will be behind the scenes where we can explore all the opportunities for joint working to improve services or make savings. "There won't be any immediate changes, either for residents or companies who do business with either council. "For us, this is part of our effort to work smarter wherever we can so more of your tax payers' money can go to supporting essential frontline services people in this county rely on."*

Cllr Paul James, Leader of Gloucester City Council added: *"This new way of working will help Gloucester to 'punch its weight' at a senior level and enhance the city's influence within the county council. By harnessing the city council's community links with the county council's services, we can ensure the best possible outcomes for people in Gloucester, particularly those in greatest need. "The city and county council already have a proven track record of working together with many back office functions already being delivered jointly and I am excited about the opportunities this new role can bring."*

If Gloucester City Council's members agree to the appointment, recruitment for the dual post will begin in December with a view to the successful candidate starting in the New Year.

Cllr. Jason Bullingham - Phone 01453 822023
Email: jasonbullingham@hotmail.co.uk

ANNEX B TO PARISH COUNCIL MINUTES DECEMBER 2014

Finance and Personnel Sub-Committee Report to Bisley-with-Lypiatt

Parish Council: Recommendations for s137 Payments in 2015-16

1. The Finance and Personnel Sub-Committee met on 10 November 2014 to

consider s137 payments for the financial year 2015-16. The Sub-Committee's recommendations are set out below.

2. Requests for Financial Support

a) **Parish Newsletters.** Requests for support had been received from the Bisley and Eastcombe Newsletters. By contrast, the Oakridge "What's On" editor had specifically asked the Parish Council not to make a payment. The

Sub-Committee continues to believe that the Newsletters perform an essential

function in the Parish, and one that would fall to the Parish Council (at greater expense) if they did not exist. Thus any future request from the "What's On"

newsletter for assistance with one-off costs would merit support.

Recommendation: payment of £150 each to the Bisley News/Eastcombe Newsletter.

b) **Eastcombe Scouts & Guides.** No specific sum requested.

Recommendation: payment of £250.

c) **Royal British Legion.** No specific sum requested. Recommendation: payment of £100.

d) **Cotswold Care Hospice.** No specific sum requested. Recommendation: payment of £300.

e) **Stroud Valleys Project.** No specific amount requested. In addition to soliciting donations the SV Project gave examples of work it had undertaken

for Parish Councils on a repayment basis during the last year. The Sub-

Committee felt that there was scope to support the SV Project by engaging them to carry out local environmental improvement projects, particularly as the option to use supervised work teams from local prisons was no longer available. Recommendation: no s137 payment.

f) **The Cobalt Unit.** No specific amount requested. Recommendation: payment of £100.

g) **Personal Request – Malawi Expedition.** A sixth-form student at Stroud

High School had asked for a contribution to personal costs associated with an

expedition to Malawi in 2015. The Sub-Committee noted that the applicant

was not resident in the Parish and that s137 does not permit a Parish Council to make grants to individuals. Recommendation: No payment.

3. Applications Invited but not Received.

a) **The Frith Youth Club.** The Club had once again failed to submit a formal request for funding. In view of the fact that the Club is now operating under

the aegis of Chalford Parish Council, the Sub-Committee does not

recommend an unsolicited grant.

b) **Sue Ryder – Leckhampton Court Hospice.** Although the Sue Ryder

Hospice did not request a grant, the Sub-Committee noted that it continues to

provide a valuable service to Parish residents. Recommendation: payment of £300.

c) **Stroud Citizens Advice Bureau.** Recommendation: no payment.

4. **Total Expenditure.** The total of these recommendations is £1350. The

2015/16 budgetary provision for s137 payments is £1500, and the Sub-

Committee recommends that the remaining £150 be retained to meet any in-

year requests for support.

R Utley
Chairman

Finance and Personnel Sub-Committee