

15. 03 5. **Matters arising from the Minutes of the Previous Meeting**

The chairman reported that he had attended a meeting at SDC and was impressed with a presentation on Neighbourhood Plans given by Mr Ricardo Rios. Mr Rios had accepted an invitation to repeat the presentation for the benefit of Councillors at the April Parish Council meeting.

Correspondence from Harlequin regarding the pre-consultation response to the proposed mobile phone mast had been received and included a map indicating the area of coverage when the mast is installed. For technical reasons, the height of the mast might have to be increased; if so, the pre-application consultation exercise would be repeated.

15. 03 6. **Agree Parish Council response to the following Planning Applications**

S.15/0202/LBC

Property Address: Rectory Barn, Holloway Road, Bisley, Stroud.

Description: Window maintenance and thermal improvement. No significant removals or demolition, but glazing upgrade.

Decision: **3 Support**

S.15/0214/HHOLD

Property Address: Rectory Barn, Holloway Road, Bisley, Stroud.

Description: Re-roofing of existing flat roofed garage with pitched and tiled alternative.

Decision: **3 Support**

Reasons / Comments: We entirely agree with the applicant's assertion that the present garage is of 'no architectural merit whatsoever'. In our view the proposed alterations will be a significant improvement.

S.15/0318/HHOLD

Property Address: 3 Little Close Stroud Road, Bisley, Stroud, Gloucestershire, GL6 7BH

Description: New single storey garden room to rear elevation

Decision: **3 Support**

S.15/0136/HHOLD

Property Address: Claerwen Cheltenham Road, Bisley, Stroud, Gloucestershire, GL6 7BJ

Description: Replacement of existing velux windows with two dormer windows and new conservatory in lieu of existing.

Decision: **3 Support**

S.14/2275/FUL

Property Address: Cattletrough, Holloway Road, Bisley

An appeal had been made to the Secretary of State relating to the refusal of planning permission by Stroud District Council and the Parish Council had been invited to submit additional comments. The following response was agreed:

“S.14/2275/FUL – APPEAL AGAINST STROUD DISTRICT COUNCIL’S DECISION TO REFUSE PLANNING PERMISSION FOR THE CONVERSION OF CATTLE TROUGH BARN TO A DWELLING

COMMENTS BY BISLEY-WITH-LYPIATT PARISH COUNCIL

The appellant seeks to secure a retrospective change of use of what he describes as ‘an existing agricultural barn’ to residential use. The ‘barn’ in question was originally constructed under planning reference 06/0821/FUL. In a subsequent planning application, S.13/1607/CPE, the appellant applied for a Certificate of Lawfulness for the use of the barn as a residential dwelling. In his report on the latter application the Case Officer stated:

‘I have, therefore, concluded from the Applicant’s conduct that:

- he originally formed the intention to reside on the Site in 2002;
- he never intended to construct or use the permitted agricultural barn as such;
- application 06/0821/FUL was submitted with the intention of misleading the Council as to his true intentions for the Building;
- work on the Building was commenced very shortly after the grant of 06/0821/FUL and was constructed from the outset as a dwelling house;
- the Applicant’s subsequent conduct was ancillary to this initial deception.’

In the light of this the Parish Council questions whether it can be correct to regard this matter as a question of the change of use of an existing building.

In the case of *Secretary of State for Communities and Local Government and another v Welwyn Hatfield Borough Council [2011] UKSC 15* the Supreme Court considered the question of whether a building that had been granted planning permission as a barn, although the owner always intended to use it as a dwelling-house, could ever be said to have existed as a barn, or whether it should in fact be regarded as always having existed as a dwelling-house. The

Court held that:

‘Aside from its appearance, the present building was in every respect designed and built as a house. This is a case where it would, taking Lord Hope’s words in *Sage (Sage v Secretary of State for the Environment, Transport and the Regions [2003] UKHL 22)*, para 7, “be wrong to treat it as having a character which the person who erected it never intended it to have”.’

Applying this judgement to the present case, the Parish Council believes that it is wrong to attempt to characterise the dwelling house currently in existence at the Cattle Trough as a conversion of a redundant barn. The building was constructed as a dwelling house in breach of a planning permission allowing the construction of a barn and the Local Planning Authority subsequently applied for, and was granted, a Planning Enforcement Order by the Magistrates’ Court.

Para 207 of the National Planning Policy Framework states that:

‘Effective enforcement is important as a means of maintaining public confidence in the planning system’.

It appears to the Parish Council that this appeal is designed principally to frustrate the operation of the Planning Enforcement Order granted by the Court. If it is allowed then the Parish Council believes that public confidence in the planning system will be badly damaged.”

15. 03 7. **County Council Matters - (Councillor Jason Bullingham)**
Councillor Bullingham was not present at the meeting but submitted a written report which is at Annex A to these Minutes.

15. 03 8 **District Council Matters – (Councillor Tim Williams)**
Councillor Williams’s written report is at Annex B to these Minutes.

15. 03 9 **Matters for Discussion**

a) **Electoral Review of Stroud District**

Clerk to email Boundary Commission confirming that the Parish Council supported the draft recommendations of the Review.

b) **Stroud District Local Plan: Post-Submission Proposed Changes**

Councillors agreed a response indicating Parish Council support for 18 of the proposed changes.

c) **Community Grant Policy**

The wording was agreed as follows:

“Community Grant Policy for Bisley-with-Lypiatt Parish

The objective is to support and encourage a diverse range of

community (inc Youth) projects, initiatives or events within the Parish, which includes the villages of Bisley, Eastcombe and Oakridge.

The Parish Council is particularly interested in activities that build the capacity of local community groups to support the Parish's needs.

Applications must be made on the official application form through the Parish Clerk and will be considered by the Parish Council twice a year on the following basis:

- The organisation/group must be a formally recognised or known organisation.
- Preference will be given to local organisations or organisations that provide services to local residents.
- A specific sum of money must be requested (not an open-ended agreement).
- Grants to purchase specific items will require proof of purchase.
- Only one application may be made per year.
- The application will have to show:
 - How the grant meets the needs of the local community.
 - How effectively the group will use the grant.
 - Costings that are appropriate and realistic.
 - The governance of the group.

The Council will not make grants to:

- Individuals.
- Animal charities.
- Lobby groups.

Organisations that are awarded grants will be required to:

- Credit the Council for its support.
- Attend the Annual Parish Meeting to report their achievements.”

d) Cherry Piece: Damage to Car by Falling Tree

It was agreed that the claim for damage should be forwarded to the Parish Council's Insurance Company.

e) Grass Cutting in Bisley Closed Churchyard

The contract was awarded to Graduate Gardeners who had submitted the most competitive quote.

f) Development of Graduate Gardeners Site

The Council agreed to oppose the proposal on the grounds that the site was outside the settlement boundary and there was currently no identified local need for a further 26 dwellings in Bisley village. The potential loss of an employment site in the village was also a significant concern. In addition, it was noted that the proposed development incorporated new public and private accesses to the King George V Playing Field. There had

been no prior discussion of these access arrangements with the Parish Council, which owned the Playing Field, and it was agreed that the Architects should be requested to remove all references to such access until the proposed arrangements had been discussed with, and agreed by, the Council. Clerk to write to the Architects accordingly.

g) Infringement of Allotment Tenancy Agreement

The Clerk reported the outcome of the request to seek legal advice as instructed by the Council at the February meeting. As a result of this advice, it was agreed that the Clerk write to the Tenant instructing him to remove any remaining Christmas trees and all of the roots from the allotment by 31 March 2015, failure to do so would result in a contractor being appointed and the full cost would have to be met by the Tenant. It was agreed that the same terms be applied to the manure heap at Oakridge Allotment site.

15.03.10 **Finance**

Payments for March 2015

The following payments were approved by the Parish Council

Cost code	Details	£	VAT	Total
4020	BT - Telephone	82.36	16.47	98.83
4047	J Sutton – Install water troughs – Eastcombe Allotments – Part Payment	5,000.00		5,000.00
4000	Clerk's Salary	837.44		837.44
4000	HMRC – Tax & NI	243.82		243.82
4230	All Saints Parochial Church Council – Room hire Bisley Ward meetings	56.00		
4015	Grass Cutting	600.00		656.00
4030	CIX Online – Web Domain Registration	29.00	5.80	34.80
4201	JNC Fire Protection Ltd – Bisley Pavilion	27.90	5.58	33.48
4201	K Harris – Cleaning Bisley Pavilion	138.75		138.75
4008	R Utley – Mileage	10.00		
4037	Stationery	7.98		17.98
4470	RH Attwood – Remove waste from Far Oakridge Allotments & install new gate	2,070.00	414.00	2484.00
4055	Tree Maintenance – Tree Survey, Cherry Piece, Waterlane	220.00	44.00	264.00
4200	Severn Trent Water – Bisley Pavilion	95.18		95.18
4201	Joe Reed Plumbing – Repair leaking valve – Bisley Pavilion	60.00		60.00
4325	Eastcombe Pavilion Committee – Cleaning	350.00		350.00
4310	Rob Hunt – Repair Bench in Play Area	45.00		45.00

4320	I Trueman – Chipping branches' Eastcombe Graveyard	60.00		60.00
4222	DSG Skip Hire – Bisley Allotments	165.00	33.00	198.00
	Totals	10,098.43	518.85	10,617.28

15. 03 11 **Correspondence**

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

Tree Maintenance Survey – Cherry Piece
CPRE – Gloucestershire Views
GCC – Waterside living leaflets
Allotment & Gardener – Quarterly Magazine
Rural Housing Alliance – A Practical Guide to Affordable Homes

15. 03 12 **Ward Matters**

This item was deferred to next Parish meeting due to time constraint.

15. 02 13 **Date and Place of Next Meeting**

The next Meeting of the Parish Council will be held in Bisley WI Village Hall on Wednesday **1st April 2015** commencing at 7.00pm.

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

ANNEX A TO PARISH COUNCIL MINUTES JANUARY 2015

County Councillors Monthly Report - February 2015

Budget for 2015/16 agreed

Gloucestershire County Council has set its budget for 2015/16 with extra investment for rural transport, Wifi in libraries and the Highways Local scheme.

At its full council meeting on 18th February 2015, members agreed to set a budget of £420.03million with £598,000 more targeted investment than originally recommended.

The extra investments put forward by the Liberal Democrat, Labour and Green councillors will be mostly funded instead of paying off some of the council's debt.

Some of the investments are:

- An extra £132,500 into the Highways Local scheme, giving each councillor an extra £2,500 per year to spend on highways maintenance (total £22,500);
- £100,000 to carry out feasibility studies and prep work for future cycling schemes;
- £100,000 to invest in transport;
- £100,000 to install free Wifi in all county and community libraries;
- £36,000 ongoing cost to implement the Living Wage;
- £30,000 into the Rural Sustainable Drainage Scheme for the Frome catchment area.

In addition to the extra investments, members agreed a council tax freeze for the fifth year in a row.

The budget is in line with the council's strategy and its savings programme Meeting the Challenge - Together We Can which looks to make savings of around £75million over the next three years 2015-2018 to meet the cost of Gloucestershire's ageing population, and expected reductions in central government grant.

Cllr Ray Theodoulou, Deputy Leader of the Conservative group, said: *"This is a responsible budget that ensures we're focussing our money where we need to be and that's on supporting the most vulnerable people in Gloucestershire without putting up council tax."*

Cllr Jeremy Hilton, Leader of the Liberal Democrat group, said: *"I am proud that eight of our nine proposals were accepted. They will make a big difference across Gloucestershire. From introducing free WiFi to all county libraries, to helping the Red Cross Fire Emergency Support Service and improving cycle routes in the county."*

Cllr Lesley Williams, Leader of the Labour group, said: *"I feel very strongly that people should be paid fairly so I am delighted that our proposal to invest in paying the Living Wage was agreed."*

Cllr Alan Preest, Leader of the UKIP group, said: *"This is a tough budget and we know things are going to keep getting tougher, but I am pleased that we have been able to agree a budget that doesn't put any more financial burden*

on council tax payers.”

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ANNEX B TO PARISH COUNCIL MINUTES March 2015

District Councillors Monthly Report - March 2015

Buses

The Bus issue in Eastcombe has still not been rectified. I spoke to our MP and he has told me that **Stagecoach refuses** to acknowledge the importance of this missing bus route. It was for that reason I have put a petition in Eastcombe Village shop and would urge you all to sign it.

Dog fouling

Over the last month I have been receiving news of dog fouling issues that have predominantly been in Oakridge. I have been in contact with the dog warden about these matters and highlighted the importance of rectifying this issue long term. The entire ward has these issues so if you have any issues relating to dog fouling please get in contact with me.

Road Name signs

I have been in touch with the officer at Stroud District Council regarding road name signs. Eastcombe are still recording the signs they need changing. If you feel that your street or road sign is rusted and barely visible anymore, contact me.

Verge cleaning

Recently Mark Graham, the public spaces officers in SDC, sent around an email regarding any verge cleaning that needs to be done. I have asked him to look at our ward with particular reference to the bigger roads - I am awaiting a response.

LGBC

As many of you may recall in some of my previous articles I talked about the LGBC (Local Government Boundary Commission. They were looking at two issues:

1. Whether it required 51 councillors to sit on Stroud district council or should the number be altered (increased or decreased).
2. What should the new District boundaries be to ensure equal voting percentages?

Stroud District has just submitted their draft from the LGBC. The number of

councillors is staying the same (51) and in reference to our ward, Bisley is keeping to the parish boundaries so is relatively unchanged. A small adjustment of -2% has occurred because other wards have been altered and created a knock-on effect.

Timothy E R Williams

District Councillor of the Bisley Ward