

**MINUTES OF THE MEETING OF THE BISLEY-WITH-LYPIATT PARISH COUNCIL HELD
ON WEDNESDAY 7 DECEMBER 2016 AT BISLEY WI VILLAGE HALL**

Present

| | | |
|-----------------|---|---------------------|
| Mike Bell | | Chairman |
| Michael Garratt | } | |
| Hazel Saunders | } | Bisley Ward |
| Hannah Hurst | } | |
| Mr R Brooks | } | |
| Jacque Ayres | } | |
| Mike Eccott | } | Eastcombe Ward |
| Peter Nairn | } | |
| Dennis Robbins | } | Oakridge Ward |
| Roger Budgeon | } | |
| Mr P M Morris | | Clerk |
| Tim Williams | } | District Councillor |

16. 12 1. **Apologies for Absence**
No apologies for absence had been received.
16. 12 2. **Co-option of Parish Councillor**
Following the recent Parish Council elections, the Parish was returned with only ten of its complement of twelve Councillors. The following person was co-opted to the Parish Council.

Lesley Greene - Bisley Ward

A vacancy still exists for one Councillor to represent the Oakridge Ward.
16. 12 3. **Declaration of Interests**
There were no declarations of interest.
16. 12 4. **Public Participation**
No members of the public were in attendance.
16. 12 5. **Approval of the Minutes of the Meeting held on Wednesday 2 November 2016**
The Minutes of the previous meeting held on Wednesday 5 October 2016 having been circulated to all councillors were approved unanimously.

16. 12 6. **Matters arising from the Minutes of Previous Meetings**

There were no matters arising from the previous minutes.

16. 12 7. **Agree Parish Council response to the following Planning Applications**

a) S.16/2375/HHOLD

Property Address: The Old Coach House, Dr Crouch's Rd, Eastcombe Stroud GL6 7EA

Description: Construction of Porch and alteration to fenestration on North West elevation

Decision: 3 **Support**

b) S.16/2407/HHOLD

Property Address: The Old Chapel Oakridge Lynch, Stroud, Gloucestershire, GL6 7NZ

Description: Proposed new dormer windows and external stores

Decision: 3 **Support**

Reasons / Comments: We can see no reason to object to this application

c) S.16/2367/TCA

Property Address: Little Cottage, Eastcombe, Stroud, Gloucestershire

Description: (T1) Willow - Fell, unsafe due to rot in base.

Decision: 1 **No observations**

d) S.16/2585/TCA

Property Address: Brittany, Wells Road, Eastcombe Stroud GL6 7EE

Description: Crab Apple (T1) Fell

Decision: 1 **No observations**

e) S.16/2391/FUL

Property Address: Land parcel to N E of Middle Hill, Eastcombe

Description: Install 20 metre Swann 1S Lattice Tower with 6 No. proposed antennas and 2 No. 0.3m dishes. Lattice Tower and antennas to be painted green. To install 1 No. RBS 6102 equipment cabinet etc.

Decision: 4 **Comments only**

Reasons / Comments: On the assumption that the applicant has explored all realistic options within the 'desired coverage' area; the proposed siting of the Mast would appear to be appropriate - if not entirely desirable

f) S.16/2440/HHOLD

Property Address: Shaevers House Bisley

Description: rear single story orangery

Decision: 3 **Support**

Reasons / Comments: Conservation Area, detached, not listed, AONB, seems good quality, matching materials, fibreglass flat roof, less than 15%, close to neighbour's north boundary but they are happy.

g) S.16/2349/MINAM

Property Address: Plot A Land At Summerfield, The Broadway,
Oakridge Lynch, Stroud, Gloucestershire

Description: Minor amendments to S.16/0403/FUL to include new basement window, change of basement door to glazed door, terrace balustrade amendment. Changes in landscaping plan, steps and garden walls.

Decision: 3 **Support**

Reasons / Comments: These minor amendments have little effect on the original proposal

h) S.16/2438/HHOLD

Property Address: Wibutts Calfway Lane Bisley

Description: double garage with 2 offices kitchen & WC over

Decision: 3 **Support**

Reasons / Comments: AONB, large garden, within 100 metres of landfill. Needs condition not to be used as residential. Garage larger than existing unlisted semi-detached house. Seems to comply with Policies HC1 HC8 SO2 5.2 5.3, E13

CP11(homeworking) ES7(landscape character) ES12(better design). A second condition: that the proposed development be ancillary to the main dwelling. The WC is directly off the kitchen and thus contrary to Building Control regulations.

i) S.16/2483/FUL

Property Address: Little Sherwood Tunley, Sapperton, Cirencester, Gloucestershire, GL7 6LW

Description: Erection of a replacement dwelling

Decision: 2 **Object**

Reasons / Comments: We strongly object to the proposal to further develop this small rural cottage into a large country house, with no doubt further ancillary builds to follow. Development has already started with two meter high slab fencing obscuring Cotswold AONB views on what used to be an agricultural field set in a typical high Cotswold valley. We see nowhere in the application where a change of use from agricultural to domestic appears for this field, and nowhere do we see mention of visual barrier fencing.

Considerable earthworks have already taken place and again we don't see anywhere on the application that mentions this.

The original cottage was about 120m², the extant permission around 200m², and this further proposal is around 400m². This takes the cottage away from being a small rural dwelling which could serve the needs of a country person who might live and work in the area, and moves it into an aspiring "country house" type of property without the necessary surrounding and economically supporting land. This application does not comply with HC5, or HN14 of the original Local Plan.

The works already carried out cause's considerable harm to the setting of the Grade 2 Listed Building adjacent, obstructing the view of it from much of the surrounding area. The newly constructed fencing does not only distract, it obstructs the view of the Listed Building. This

application does not comply with ES10, or BE10 of the original Local Plan.

Nearby to this intrusion into the AONB are many SSSI and Key Wildlife Sites which are characteristic of this Cotswold valley, this proposal will, and already has created quite an impact on the wildlife and visual impression of this valley. This application does not comply with ES6, ES7, ES8, or NE2, 3, 5, 6, 7,8, 9, and 10 of the original Local plan.

The application shows no indication of sustainable construction or indication of renewable energy contribution in the building construction techniques.

This proposal does not comply with the Core Principles of the NPPF.

We also request a review and a statement from the Listed Building Officers on this application which considers the very serious impact and harm on the adjacent listed building, particularly considering the impact already imposed and the legal implications arising from this.

Having recently revisited this site and observed the major works already carried out, we cannot imagine why a "Stop Order" has not been enforced on this site.

j) S.16/2538/HHOLD

Property Address: 2 Bracelands, Eastcombe Stroud GL6 7DX

Description: Two Storey rear extension

Decision: 3 **Support**

Reasons / Comments: Support subject to recommended changes to windows

k) S.16/2458/TCA

Property Address: Bracebridge House Calfway Lane Bisley

Description: trees thinning

Decision: 1 **No observations**

l) S.16/2633/HHOLD

Property Address: Calice Bournes Green, Stroud, Gloucestershire, GL6 7NL

Description: Proposed Porch

Decision: 3 **Support**

Reasons / Comments: This will be a good addition to the property

m) S.16/2300/TCA

Property Address: Vatch End, The Ridge, Bussage, Stroud

Description: Sycamore : Fell and replace with a tree of different species (suggested : Persian ironwood 'vanessa')

Decision: 1 **No observations**

n) S.16/2628/HHOLD

Property Address: Four Winds, Cheltenham Road, Bisley, Stroud.

Description: New timber fence to front boundary (retrospective).

Decision: 2 **Object**

Reasons / Comments: Boundary law says fences etc. next to the highway must not exceed 1 metre in height. This fencing is at least 6 feet in height above the road surface for most of its approx. 25 yard

length. It does not comply with Bisley Parish Village Design Statement, 2010-see e.g. page 12: 'site boundaries play an important role... stone walls, railings and beech hedges are traditional for the villages.' The fencing is not in keeping with the Cotswold AONB. The style of fencing is wrong. Maybe straight/level topped fencing, 1 metre high might be allowed, (apparently there was fencing there before) but not this style of decorative fencing

16. 12 8. **County Council Matters - (Councillor Jason Bullingham)**

Councillor Bullingham was not present and no report to the meeting has been received.

16. 12 9. **District Council Matters – (Councillor Tim Williams)**

District Councillor Mr T William's report to the meeting is at Annex A to these Minutes.

Councillors reported several issues regarding the new waste collection services, particularly in Bisley and Bismore.

16. 12 10. **Matters for Discussion**

a) Boundary

Councillors elected not to respond to the Stroud Constituency Labour Party request to write to the Boundary Commission for England objecting their proposals regarding local boundaries.

b) National Association of Local Councils Survey

On-line survey completed.

c) Precept FY2017/18

Budgets for Fiscal Year 2017/18 were approved, maintaining the same Precept as last financial year. The effect on council tax rates will not be known until the Tax Base is announced by Stroud District Council.

d) Community Grants FY2017/18

The first tranche of Community Grants for FY2016/17 was agreed as follows:

| | |
|-------------------------------|---------------|
| What's On Magazine | £150 |
| Bisley News | £150 |
| Eastcombe Newsletter | £150 |
| Frith Youth Club | £500 |
| Eastcombe Scouts & Guides | £500 |
| Stroud Citizens Advice Bureau | £150 |
| Royal British Legion | £100 |
| Total | £1,700 |

It was agreed that the deadline for applications for the second tranche of Community Grants for FY2017/18 would be 31 March 2017

e) SDC Tree Contracts

The Clerk reported that he had attended a seminar at the Council's Ebley Mill Offices on Wednesday 16th November at 7.00pm to brief Town and Parish Councils on accessing the new framework contracts for tree works and safety inspections.

It was explained how the new framework contracts can be accessed and the schedule of rates that will apply.

16. 12 11 **Finance**

a) **Payments for December 2016**

The following payments were approved by the Parish Council

| Cost code | Details | £ | VAT | Total |
|------------------|---|-----------------|---------------|-----------------|
| 4219 | Charity of the Ancient Parish of Bisley – Chestergate Allotments Annual Rent | 50.00 | | 50.00 |
| 4015 | Graduate Gardeners | 687.50 | 137.50 | 1,305.00 |
| 4016 | Churchyard Maintenance – Bisley | 400.00 | 80.00 | |
| | Churchyard Maintenance - Oakridge | | | |
| 4330 | Pear Technology – Eastcombe Allotment Map | 50.00 | 10.00 | 60.00 |
| 4201 | K Harris – Bisley Pavilion Cleaning | 180.00 | | 180.00 |
| 4200 | Npower – Bisley Pavilion - Direct Debit | 127.41 | 6.37 | 133.78 |
| 4000 | P Morris - Clerk's Salary | 925.83 | | 925.83 |
| 4000 | HMRC – Tax & NI | 249.50 | | 249.50 |
| 4050 | R H Attwood – Grass cutting | 359.17 | | |
| 4221 | Playing Fields | 30.00 | | |
| 4250 | Bisley Allotments | 37.50 | | |
| 4405 | Teeds Rise | 128.75 | | |
| 4421 | Oakridge Footpaths & Waterlane | 60.00 | | |
| 4400 | Oakridge & Far Oakridge Allotments | 62.50 | | |
| 4405 | Oakridge Burial Ground | 29.17 | 141.42 | 848.51 |
| | Oakridge Fountain Piece | | | |
| 4216 | C Load – Clear area around Bisley Lock – Up | 48.00 | | 48.00 |
| 4320 | I Trueman – Strimming Eastcombe | 258.00 | | 258.00 |
| 4070 | SDC – Garage Rent – Direct Debit | 61.62 | | 61.62 |
| 4020 | BT Telephone – Direct Debit | 124.33 | 24.87 | 149.20 |
| | Totals | 3,869.28 | 400.16 | 4,269.44 |

16. 12 12 **Correspondence**
The following items of correspondence had been received since the last meeting:

CPRE Countryside Voice
Allotment and Gardener

16. 12 13 **Ward Matters**
There were no Ward matters to report that were not covered elsewhere in the meeting.

16. 12 14 **Date and Place of Next Meeting**
The next Meeting of the Parish Council will be held in Bisley WI Village Hall on Wednesday **11 January 2017** commencing at 7.30pm.
There being no further business the meeting closed at 8.45pm.

ANNEX A TO PARISH COUNCIL MINUTES DECEMBER 2016

District Councillors Monthly Report – December 2016

As we move into December, there is little news to share. The next council meeting is on the 15th December so I will have more information then.

The bin service

I know it has been a nightmare for some residents and there are a number of issues. Most people have already brought them to my attention but I am always interested to learn of other situation. I can then bring this up in the Environment meeting in December.

If you would like more bins, you can log a case on the SDC website, but this will take 4 weeks.

Theft

2 incidents in the last couple of days of catalytic converters being removed from vehicles.

- Incident 228 25/11/16 – Freame Close, Bussage. Stolen from a Toyota Hilux sometime between 21:00 Thursday 24th and 10:00 on Friday 25th.
- 2nd incident 85 26/11/16 – Holloway Road, Bisley Stolen form a Kia Sportage sometime between 23:00 Thursday 24/11/16 and 10:00 on Friday 25th.

If you do have a 4x4 or large vehicle and are concerned you may be a victim to this there are cages you can purchase which get bolted over your catalytic converter.

Cllr. Timothy E R Williams
07920 754700