

**MINUTES OF THE MEETING OF THE BISLEY-WITH-LYPIATT PARISH COUNCIL HELD
ON TUESDAY 2 AUGUST 2017 AT BISLEY WI VILLAGE HALL**

Present

Mike Bell		Chairman
Hazel Saunders	}	
Lesley Greene	}	Bisley Ward
Michael Garratt	}	
Jacqui Ayres	}	
Mike Eccott	}	Eastcombe Ward
Peter Nairn	}	
Dennis Robbins	}	Oakridge Ward
Roger Budgeon	}	
Mr P M Morris		Clerk

17. 08 1. **Apologies for Absence**
Apologies for absence were received from Bob Brooks and Hannah Hurst.
17. 08 2. **Declaration of Interests**
There were no declarations of interest.
17. 08 3. **Public Participation**
Seven members of the public were in attendance.

Concerns were raised regarding the planning application S.17/1416/FUL for Veterinary Office at land associated with Fourways Farm Waterlane which may progress to an application for an incinerator that had recently been withdrawn.

The Chairman informed the meeting that the incinerator application S.17/1418/FUL had been withdrawn from the jurisdiction of SDC and transferred to Gloucestershire County Council for consideration due to its content.

Directors of the Veterinary Practice explained the reasons for the requirement of the incinerator in this area and gave details of how it would operate.

17. 08 4. **Approval of the Minutes of the Meeting held on Wednesday 5 July 2017**
The Minutes of the previous meeting held on Wednesday 5 July 2017 having been circulated to all councillors were approved unanimously.

17. 08 5. **Matters arising from the Minutes of Previous Meetings**
One resident from Oakridge and four from Bisley had offered to assist with the update to the Parish Village Design Statement.

17. 08 6. **Agree Parish Council response to the following Planning Applications**

a) S.17/1407/TCA

Property Address: Stick Heaven, Eastcombe, Stroud

Description: Yew (T1) located at the back of the property - Reduce tree by 60 to form a manageable size

Decision: 1 **No observations**

b) S.17/1447/FUL

Property Address: Butchers Arms Oakridge Lynch, Stroud, Gloucestershire, GL6 7NZ

Description: Installation of Fire Escape

Decision: 3 **Support**

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

c) S.17/1265/FUL

Property Address: Hawthornden Far Oakridge, Stroud, Gloucestershire, GL6 7PB

Description: Replacement of existing dwelling and outbuildings with new dwelling

Decision: 2 **Object**

Reasons / Comments: We do not support continual replacement of small dwellings with much larger houses. For the rural villages this means continual reduction in the house size range available, to the detriment of local people wanting smaller dwelling to downsize to, or to younger people wanting to live in the villages.

This site has had little or no activity for years so the wildlife activity on the site will be significant, not that this should preclude development but it should be taken sympathetically into account by any developer.

We note that the application curtilage does not include the agricultural field running behind the row of houses, we wish to see this remain agricultural or horticultural.

It is interesting to note that the application Design Statement creates an argument to say the increase in floor area as only 4% but this considers all the outbuildings, sheds and greenhouse as dwelling "floor area," which is obviously misleading and unrealistic because other outbuildings will be required for rural living.

A smaller dwelling allowing for the paraphernalia of rural living to be added, would be looked on favourably.

This application does not comply with the Local Plan Policies:-

CP5 - 2. It is not low impact in terms of the local environment. & 3 it is not readily accessible by bus, bicycle and foot. A dwelling of this size will obviously accommodate more people than a smaller dwelling, also it reduces the land area left on the site for the paraphernalia and activities of rural living.

HC1 - It does not meet the criteria for being of appropriate scale and

size, or the criteria for achieving a variety of house sizes. The village is full of larger houses many of which have been converted from smaller houses, this proposal goes directly against this policy.

HC5 - This application does not comply in any with this policy, even given the applicants attempt in their Design Statement of adding all the floor areas of the old sheds and greenhouse that are and were on the site.

It fails also to comply with the Bisley with Lypiatt Village Design Statement B2 for the reason as above.

d) S.17/1416/FUL

Property Address: Land Associated With Fourways Farm Waterlane, Oakridge, Gloucestershire

Description: Use of Existing Building as Veterinary Office

Decision: 3 **Support**

Reasons / Comments: We support a small scale business use for this site to support the local need for equine services, however we wish to ensure small local scale is maintained as the services and access roads to this small rural hamlet are narrow. We would not like to see permission granted for a larger facility. The applicants state in their Supporting Statement that the practice "is purely an ambulatory practice" and that the vets visit the owners premises rather than at the practice. If the Council is minded to approve the application we would like to see this as a condition on the approval. The ambulatory statement is at odds with the incinerator plan mentioned in the application, but this is the subject of another application.

This application complies with Local Plan policy E15, diversification of farm enterprises. It also caters for the needs of a changing local rural land use where much land is being used for equine purposes. It complies with policy CP15-2 on these grounds.

This application is directly supported by the Bisley with Lypiatt Village Design Statement policy E1 and E2 from the Economy Guidelines, it will be small scale employment in a business activity area which is clearly active in this area.

It will make little or no difference to the rural built environment on the farm where it is proposed.

e) S.17/1418/FUL

Property Address: Land Associated With Fourways Farm Waterlane, Oakridge, Gloucestershire

Description: Fourways Farm Housing of an Animal Incinerator

This application has been withdrawn due to its content and will be dealt with by Gloucestershire County Council.

f) S.17/1533/FUL

Property Address: The Banks, Eastcombe, Stroud

Description: Construction of new 5 bedroom dwelling with separate garage.

Decision: 3 **Support**

g) S.17/1409/HHOLD

Property Address: Weir Farm Oakridge Lynch, Stroud,
Gloucestershire, GL6 7NR

Description: Alterations to outbuilding to provide additional accommodation.

Decision: 3 **Support**

Reasons / Comments: Providing this proposal remains part of the curtilage of the main house, we support the proposal.

17. 08 7. **County Council Matters - (Councillor Keith Rippington)**

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

17. 08 8. **District Council Matters – (Councillor Tim Williams)**

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

17. 08 9. **Matters for Discussion**

a) Bisley Pavilion

It was agreed to replace a lock on the Pavilion door with one of restricted access for security reasons.

b) Bisley Sports Field

It has been established that the goalposts do not meet current safety standards and will need to be replaced.

Approval was granted to complete this work and the cost would be paid from the Bisley Pavilion reserve.

c) Lengtmens Gang

Eastcombe Ward provided a list of work to submit to Councillor Rippington for consideration to be completed by the Lengtmens Gang.

17. 08 10 **Finance**

Payments for August 2017

The following payments were approved by the Parish Council

<u>Cost code</u>	<u>Details</u>	<u>£</u>	<u>VAT</u>	<u>Total</u>
4070	Stroud District Council – Garage Rent - Direct Debit	65.47		65.47
4015	Graduate Gardiners	480.00	96.00	576.00
4330	MH Goals Ltd – Goal Posts Eastcombe	644.00	128.80	772.80
4000	P Morris - Clerk's Salary	873.35		873.35
4000	HMRC – Tax & NI	230.90		229.90
4050	R H Attwood – Grass cutting Playing Fields	359.17		
4221	Bisley Allotments	30.00		
4250	Teeds Rise	37.50		
4405	Oakridge Footpaths & Waterlane	128.75		
4421	Oakridge & Far Oakridge Allotments	60.00		
4400	Oakridge Burial Ground	62.50		
4405	Oakridge Fountain Piece	29.17		
4450	Strim Oakridge Play Area Soft Surface	17.50		
4210	Fertilise Bisley Sports Field	110.00		
4330	Fertilise Eastcombe Sports Field	110.00	188.92	1,133.51
4201	K Harris – Bisley Pavilion cleaning	36.00		36.00
	Totals	3,273.31	413.72	3,687.03

17. 08 11 **Correspondence**

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

Long Distance Walkers Association

17. 08 12 **Ward Matters**

Eastcombe and Oakridge

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

Bisley

New cleaner appointed for Bisley Pavilion

17. 08 13 **Date and Place of Next Meeting**

The next Meeting of the Parish Council will be held in Bisley WI Village Hall on Wednesday **6 September 2017** commencing at 7.30pm.

There being no further business the meeting closed at 8.25pm