

**MINUTES OF THE MEETING OF THE BISLEY-WITH-LYPIATT PARISH COUNCIL HELD
ON TUESDAY 4 OCTOBER 2017 AT BISLEY WI VILLAGE HALL**

Present

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

In attendance- Keith Rippington County Councillor
Tim Williams District Councillor

17. 10 1. **Apologies for Absence**

Apologies for absence were received from Peter Nairn.

17. 10 2. **Declaration of Interests**

Lesley Greene declared an interest in Agenda item 10 a).

17. 10 3. **Public Participation**

Nineteen members of the public were in attendance.

Several members of the public registered their objection to the planning application to install an equine incinerator at Fourways Farm Waterlane.

Increase in transport on the country lanes.

Insufficient local carcasses arising in longer journeys to transport the carcasses.

Not suitable for residential area.

Concerns regarding pollution, smell and noise.

Industrial facility not in line with Local Plan

The chairman acknowledged their concerns and indicated that this application is item 6d on tonight's agenda.

An explanation was requested concerning the re-submission of planning application for site of storage barn Oakridge Lynch.

The chairman explained that this item is item 6l on the Agenda.

17. 10 4. **Approval of the Minutes of the Meeting held on Wednesday**

6 September 2017

The Minutes of the previous meeting held on Wednesday 6 September 2017 having been circulated to all councillors were approved unanimously.

17. 10 5. **Matters arising from the Minutes of Previous Meetings**

There were no matters arising from the previous Minutes.

17. 10 6. **Agree Parish Council response to the following Planning Applications**

a) S.17/1900/FUL

Property Address: Cotswold View, Eastcombe Stroud GL6 7DY

Description: Erection of 3 dwellings. One pair of semi-detached and one detached dwelling

Decision: 2 **Object**

Reasons / Comments: The proposal represents overdevelopment, resulting in overlooking and an overbearing impact on the host dwelling and neighbouring dwelling Wheelycroft. Also it would result in a loss of trees that make significant contribution to the setting and environment of the neighbouring properties, including some of those in the Woodland Close development. A wildlife survey would be required before any clearance of trees and bushes.

b) S.17/1716/FUL

Property Address: Little Sherwood, Tunley, Sapperton Cirencester

Description: Proposed erection of a replacement dwelling

Decision: 2 **Object**

Reasons / Comments: We strongly object to this application for the following reasons;-

1. This massive increase in size over what is presently there, about 120m², what has previously been passed, about 400m², and this massive almost 550m² does not comply with the replacement house policy. It is more than three times the size of what is there and much larger than what has previously received consent, plus when the usual domestic paraphernalia is added it will result in a great intrusion into a rural setting. The consented proposal has 3 bedrooms this one has 5 bedrooms with other sundry rooms including en-suite rooms and dressing rooms. This fails to comply with Policy HC5 and CP15. There is no evidence of any renewable energy generation to comply with ES2 or enhancement of biodiversity comply with Policy ES6. The proposal conflicts with Policy ES10, valuing our historic assets.

2. The domestic curtilage of this proposal extends into the adjoining agricultural field, a lot of this change of use has taken place already with earth works, tree planting and domestic paraphernalia evidenced, this requires Change of Use and we do not support domestic paraphernalia extending into open countryside. The proposed building will cover a large proportion of the site domestic land area compared to the original building leaving little room for the usual rural accompanying buildings and garden facilities, conflicting with ES6, ES7 and ES8.

3. This domestic development into the agricultural field causes considerable harm to the setting of the Listed Building, The Thatch House, and impinges on the setting of this house. Significantly planting the row of trees surrounding the Listed Building to the south obscures the vista and causes considerable harm to the setting. This fails to comply with Policies ES7, ES8, and ES10.
4. The proposal puts at risk the privacy of adjacent properties because it easily allows the occupiers to overlook these properties, this proposed development sprawls from one side of the site to the other - it appears even crossing the site ownership boundaries in places. Fails to comply with HC1
5. The decision notice on prev app S.16/2483/FUL on 21st December 16, states " excessive expansion of the application site away from the original building at Little Sherwood, contrary to point (ii) of Local Plan Policy CP15" as one of the main reasons for refusal. This application ignores this reason.
6. The previous decision notice also states - By virtue of the scale, siting and form, the proposed replacement dwelling would disrupt the visual hierarchy within the secluded setting and adversely compete with Thatched House, thus failing to respect the setting of the listed building and failing to contribute to the existing sense of place, conflicting with Local Plan policy ES10 and point 5 of policy CP14. The proposal is also considered to be contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act, paragraphs 132 to 135 of Chapter 12 of the NPPF. This has taken place already without the benefit of Planning Consent and enforcement processes should be implemented.
7. The building mass will obstruct the wildlife corridors existing through the site.
8. In the interests of future clarity this application should be refused, previous history indicates that any conditions will not be complied with.

c) S.17/1978/TPO

Property Address: Pine Hills, Fidges Lane, Eastcombe

Description: T1 Beech tree reduce in height by 2m, crown thinned by 20%. G1 mixed species of trees & shrubs, reduce height by 2m and reduce side branches

Decision: 1 **No observations**

d) S.17/0082/STMAJW

Property Address: Fourways Farm, Waterlane

PC Recommendation - **Object**

Comments - If the Council is minded to allow this incinerator we would recommend the following conditions are attached:-

1. The incinerator should only take horses from the local area, within a radius of 10 miles.
2. The incinerator should not operate at weekends.
3. The incinerator should operate under Best Available Technology conditions for emissions and end of burn waste, this should be

checked and audited by the Local Authority for compliance.

4. As the incinerator is adjacent to a bridle path and footpath a condition should be attached to ensure there is no evidence of waste or waste handling visible from this highway.

5. Installation and operation of the incinerator must not disturb existing wildlife on the site, or passing through site, a proposal needs to be submitted to show how this condition can be met.

e) S.17/1958/HHOLD

Property Address: 2 Broadway The Broadway, Oakridge Lynch, Stroud, Gloucestershire, GL6 7NX

Description: Demolition of the front conservatory and the construction of a single storey extension. Internal & external alterations

Decision: 3 **Support**

Reasons / Comments: We would like to ensure there is adequate parking for at least two vehicles off the road.

f) S.17/1997/HHOLD

Property Address: Rose Cottage, Wells Road, Eastcombe Stroud GL6 7EE

Description: Demolition of existing lean to bathroom. Construct new kitchen, entrance hall and WC and bedroom and bathroom over in natural stone in Conservation area. Rebuild garage store with accommodation over

Decision: 2 **Object**

Reasons / Comments: The proposed 2 Storey extension would cause unacceptable harm in the character of Rose Cottage, which is an important Heritage Asset, and consequently the Conservation Area. In accordance with both SDC policy and the VDS it is considered that any extension should be subservient and single storey - the proposed design with its slightly lower eaves level and dormer window style does not achieve this aim and is out of keeping with the traditional style of Rose Cottage; as a result its impact would be demonstrably harmful. The proposed enlargement of the garage to include storage accommodation over will have limited impact on its surroundings.

g) No: S.17/1719/TCA

Property Address: Gladstone Cottage, Eastcombe

Description: T1 small dead Rowan tree to be removed to ground level.

T2 one single small lower limb to be removed from large Beech tree.

Decision: 1 **No observations**

h) S.17/1971/HHOLD

Property Address: Claerwen, Cheltenham Road, Bisley

Description: Conversion of existing integral garage into additional habitable accommodation & construction of a detached double garage to the front of the property.

Decision: 1 **No observations**

i) S.17/1973/HHOLD

Property Address: Four winds, Cheltenham road, Bisley

Description: Construction of two extensions

Decision: 1 **No observations**

j) S.17/1891/FUL

Property Address: hen house, far wells lane, Bisley.

Description: Redistribution of excavated soil.

Decision: 1 **No observations**

k) S.17/2038/HHOLD

Property Address: 14 Bearsfield, Bisley

Description: Single storey extension

Decision: 1 **No observations**

l) S.17/1943/CPE

Property Address: Site For Storage Barn Oakridge Lynch, Stroud,

Description: Certificate of Lawfulness for existing use as a builders yard.

Decision: 4 **Comments only.**

Reasons / Comments: Older residents of the parish remember this site as a market garden, many of us will remember the derelict greenhouse and sheds, however over recent years there has been little activity on the site and over the years the site has become a wildlife haven. There has been sporadic dumping on the site, and outside the entrance, Very recently there has been more activity and rebuilding of the sheds on the site.

m) S.17/1979/FUL

Property Address: Woodland, Eastcombe Stroud GL6

Description: Erection of a metal 5 bar gate. 2.4m in length and 1.1m in height.

Decision: 1 **No observations**

17. 10 7. **County Council Matters - (Councillor Keith Rippington**

Councillor Keith Rippington informed the meeting that discussions to replace the current Amey contract with three separate contracts.

Maintenance

Consultancy

Surfacing

Public Rights of Way to be placed under direct control of GCC.

17. 10 8. **District Council Matters – (Councillor Tim Williams)**

A copy of District Councillor Tim Williams report to the meeting is at Annex A to these Minutes.

17. 10 9. **Matters for Discussion**

a) Parish Precept FY 2018-19

Chairman agreed to offer a selection of dates to members of the Finance sub-committee.
Eastcombe & Bisley Ward have completed their Budgets.

b) Tree Warden Forum

A copy of Lesley Greene's report is at Annex B to these Minutes.

c) SDC Community Infrastructure Update

Report noted.

d) SDC Request to pay for emptying Dog Waste Bins.

SDC had requested the Parish Council to make a payment of £287.28 to cover the costs of emptying additional dog waste bins in Bisley Ward.

It was agreed that the Council would not consider contributing towards the cost of emptying dog waste bins on the basis that having agreed with SDC to meet the cost of purchasing the bins they would be emptied by SDC.

e) Information Boards for Play Areas

Hazel Saunders proposed that Notice Boards should be placed in Play Areas with contact details of the Parish Council.

Councillors opposed this suggestion, stating that Parishioners would know the areas were the responsibility of the Parish Council.

17. 10 10 **Finance**

Payments for October 2017

The following payments were approved by the Parish Council

Cost code	<u>Details</u>	£	<u>VAT</u>	<u>Total</u>
4070	Stroud District Council – Garage Rent - Direct Debit	65.47		65.47
4026	Grant Thornton – Annual Audit	300.00	60.00	360.00
4210	Broxap – Goal posts Bisley Sports Field	710.50	142.10	852.60
4325	Eastcombe Pavilion Trust – Cleaning	500.00		500.00
4000	P Morris - Clerk's Salary	873.35		873.35
4000	HMRC – Tax & NI	229.90		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		
4403	Strim Oakridge Play Area Soft Surface	17.50	144.92	869.51

4222	Lesley Greene – Replacement lock for Bisley Allotment Gate	9.90		
4008	Mileage expenses – Attend Tree Warden Forum	21.60		31.50
4263	Chris Load Repair fence – Windyridge Play Area	99.98	10.40	
4210	Install goal posts & mark out pitch	480.00		644.38
4210	Repair playing surface damaged by mower	54.00		
4040	GPFA – Annual subscription	50.00		50.00
4465	Oakridge Village Hall Trust – Oakridge Pavilion electricity	78.84		78.84
	Totals	4,198.13	357.42	4,555.55

17. 10 11 **Correspondence**

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

Cobalt News

GPFA – grant approval for subscription to cost of goal posts at Bisley KGV sports field.

17. 10 12 **Ward Matters**

Eastcombe and Oakridge

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

Bisley

Hazel Saunders & Lesley Greene reported that they had walked the footpath diversion at Middle Lypiatt and have no concerns regarding the proposed diversion. Clerk to report to GCC Public Rights of Way.

17. 10 13 **Date and Place of Next Meeting**

The next Meeting of the Parish Council will be held in Bisley WI Village Hall on Wednesday **1 November 2017** commencing at 7.30pm.

There being no further business the meeting closed at 9.10pm.

ANNEX A TO PARISH COUNCIL MINUTES OCTOBER 2017

District Councillors Monthly Report – September 2017

Boundary review

Revised proposals for the South West boundary review recommendations will be published on October 17th, for public consultation until December 11th

Local Plan Review

An “issues and options” public consultation starts October 11th – December 5th. See papers to Environment Committee 14/9/17. David Hagg has sent a more detailed mail to all parishes.

There was a recent article in The Mail, with a league table of which authorities needed to increase housing allocation. Stroud was 2nd, according to article the Government considered our target of 4480 new homes should actually be 6350.

Sub Rooms. There is planned an information evening on November 23rd and Strategy & Resources will make a decision on Sub Rooms on December 5th at a special meeting.

Local Papers. Stroud Life will be no more from October. Glos Media will publish a Stroud edition in their weekly citizen.

Waste & Recycling

It's a good service but way over budget. The T&F group will be considering how best to reduce the over spend by changing the scheme. I presume they will look at collection frequency, vehicle optimisation, and other efficiencies. Of course there is always the “nuclear option” of managing contract ourselves.

The bulky waste is increasing its charge by £5.

Ebley Mill Hydro

At Environment 14/9/17 it was accepted that this scheme was not viable so remainder of capital commitment now cancelled.

Tim Williams

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ANNEX B TO PARISH COUNCIL MINUTES OCTOBER 2017

Three Counties Tree Warden Forum Saturday 23rd September 2017 REPORT

This forum celebrated 20 years of the Cotswold Tree Wardens. I was invited as a guest of the CTW.

There were four morning presentations:

- 1. Trees, their Values and the Tree Charter:** The Tree Council addressed the question of what do we mean by “valuing trees”. The consensus is that, amongst a number of values, trees contribute
 - Monetary value
 - Social value such as health and wellbeing (<https://www.forestry.gov.uk/fr/healthandwellbeing>)
 - Biodiversity value – the support to eco systems provided by trees and hedges
 - Recreational value (conkers, climbing trees etc)
 - Aesthetic and cultural value
 - Value to the individual (‘my favourite tree’)

The Tree Charter is a coming together of over 70 organisations including Woodland Trust, RSPB, Tree Council, Plantlife, Buglife, The Wildlife Trusts, Soil Association, RFS, RHS, The Conservation Foundation, Common Ground, The National Forest, The Crown Estate, Froglife, Muslim Action for Environment and Development, CIEEM, etc

<https://treecharter.uk/the-charter-story/whos-involved/>

It will be launched on 6 November 2017 the 800th anniversary of the 1217 Charter of the Forests. Its aim is to recognise, celebrate and protect the right of people to the benefits brought by trees and wood (including hedges). There are 9 founding principles <https://treecharter.uk/tree-charter-principles/>

Signing up to the Charter will add value and strength to the work of Tree Wardens.
- 2. Valuing Hedges in the Farm Landscape:** Dr. Ian Grange, Royal Agricultural University, presented recent RAU research demonstrating the carbon uptake / storage in hedgerows. Hedgerows are the largest single habitat in the UK and yet the most vulnerable. They also capture carbon. In summary, at a national scale, if hedgerows were allowed to grow a little taller and wider (to 2.5m) then the 477000 kilometres of hedgerows in the UK could sequester 12 megatons of carbon contributing 12% of the carbon reduction targets required by 2020. They could also help support farmers in a post-Brexit scenario in which “eco-services” might well be the only way to get farm subsidies.
- 3. Tree Warden presentation:** The Tree warden from South Cerney talked about his work replacing lost trees with new – by collecting local seeds, growing them on his allotment (with permission from the Parish Council) and then re-planting with volunteers. Given ash dieback and other local difficulties working with other Cotswold types such as beech and oak, he and the volunteers decided that selecting varieties for their colour would help enhance the landscape and attract local people to value trees more – i.e. working with Malus varieties (the crab apple).

- He got a good cheer for his work and his thoughtful approach to tree replacement.
4. **Treezilla:** Open University led collaboration to set up an interactive MONSTER ('zilla') map of Britain's trees. The map also demonstrates how trees can benefit local environments that will be useful to Tree Wardens.

The group were then led in an outdoor exercise as to how to 'save a tree' by applying the principles of the Tree Charter and the Treezilla criteria in assessing and arguing for the value of trees to their communities and landscape.

We also looked at a hedgerow planted by Chedworth Tree Wardens in 2009, its growth, and health.

We then looked at several ash trees in the various stages of ash dieback. Tree wardens were encouraged not to recommend precipitous action since some ash can show symptoms of dieback then recover. These may be genetically resistant and be of value longterm. Old pollarded ash trees are an example that seem to show good resistance. There is a concern that cutbacks in local authorities may mean too drastic action too early with the resultant loss of relatively healthy trees.

Lesley Greene
25 September 2017