

**MINUTES OF THE MEETING OF THE BISLEY-WITH-LYPIATT PARISH COUNCIL HELD  
ON WEDNESDAY 7 FEBRUARY 2018 AT BISLEY WI VILLAGE HALL**

**Present**

Hazel Saunders	}	
Lesley Greene	}	Bisley Ward
Dave Partridge	}	
Jacqui Ayers	}	
Mike Eccott	}	Eastcombe Ward
Mr R Brooks	}	
Roger Budgeon	}	Oakridge Ward
Dennis Robbins	}	
Rod Simcox	}	
Mr P M Morris		Clerk

In the absence of Mike Bell, Bob Brooks chaired the meeting.

18. 02 1. **Apologies for Absence**  
Apologies for absence were received from Mike Bell. Keith Rippington and Tim Williams.
18. 02 2. **Declaration of Interests**  
Lesley Greene declared an interest in item 10a on the Agenda.
18. 02 3. **Public Participation**  
Eight members of the public were in attendance.

Mr M Garratt enquired if there had been a response from Cotswold Green bus company regarding his request for an explanation as to why his disabled daughter was unable to gain access to the 15.40 service from Stroud to Bisley due to there being standing room only. It was agreed that a formal letter be sent to Cotswold Green re this issue on the grounds of how it contravenes DDA legislation. Parents need to have confidence that any child, and for that matter any person, with disabilities, will be given priority access and help on public transport.

Mr Keith Watson parish trustee for the John Taylor Trust reported that nine grants of £150 had been awarded to apprentices and students attending university.

He also expressed his sympathy to any councillor who supports mass resignation and his disgust at how Stroud District Council and the Planning Department in particular are treating them.

18. 02 4. **Approval of the Minutes of the Meeting held on Wednesday 10 January 2018**

The Minutes of the previous meeting held on Wednesday 10 January 2018 having been circulated to all councillors were approved unanimously.

18. 02 5. **Matters arising from the Minutes of Previous Meetings**

There were no matters arising from the previous Minutes.

18. 02 6. **Agree Parish Council response to the following Planning Applications**

**a) S.18/0063/FUL**

Property Address: Mugswell Nursery Hayhedge Lane Bisley

Description: Erection of 2 bedroomed house.

Decision: 3 **Support**

Reasons / Comments: Bisley Parish Council has formally requested an extension to the Village Settlement Boundary in the Local Plan to include Mugswell Nursery. Mugswell Nursery is a long standing brownfield site, hosting local horticultural businesses over many years. Should the settlement boundary extension be granted we believe the proposed development will satisfy the Local Plan vision for improving the social and economic opportunities and needs identified in Core Policy CP3.

The applicant is from an old Bisley family (four generations.) The land was purchased in the past three years with the aim of developing a defunct horticultural business. The site has been restored and renewed and the business, whilst appropriately modest, is beginning to be successful, growing plants on site, and combining sales of plants and wood pellets to local outlets including Bisley and Chalford village shops , Holbrook shop, Highfield and Overtown Nurseries, Chedworth and Stancombe Farm shops etc.

Bisley village is in the “third tier” settlement hierarchy. There is a lack of appropriately sized affordable housing in the area. This proposal will contribute to the mix of housing needs in Bisley. As a modest low level dwelling (the proposed roof line is in line with the adjacent converted ex-stabling dwellings of the Tythe Barns) it will if permitted, be compatible with the character, appearance and amenity of the location (SDC Local Plan Policy HC4) helping sustain and enhance rural infrastructure (CP15). We regard this application sympathetically because we consider this to be a low impact proposal complying with Bisley VDS Policy S4. Furthermore the development supports countryside-based activities, in this case horticulture, that contribute to the rural economy (VDS p 5). Although this is not the prime reason for the application we understand a modest dwelling on site will help the security of the on-site office / computer area that manages sales.

Mugswell Nursery has been a horticultural / working site for decades. Small scale horticulture enterprises are economically appropriate for rural areas and, we feel appropriate for a small development as proposed as per NPPF paragraphs 17 and 110. In the AONB plan “Housing and Development” (paragraph 11) notes that economic development in the AONB needs to be matched by provision of affordable housing so that

those who work in the locality can also live there. So we trust this is also in line with delivery policy HC4.

High hedges (mainly beech) enclose the site, so the proposal does not impact on the open countryside, nor, as a low level dwelling will it intrude visually into and from key qualities that characterise the Bisley Conservation area (the church and views across open countryside). The dwelling proposes using the materials defined as compatible with, and respectful of the Bisley Conservation area including Cotswold stone, Cotswold stone roof tiles, with wood detailing for doors etc. We suggest the larger windows should be south facing, rather than north facing, to optimise solar gain.

The site is accessible by foot and very close to the village centre, thus minimising travel and transport for local customers and deliveries.

**S.18/0082/HHOLD**

Property Address: Rose Cottage, Eastcombe Stroud GL6 7DN

Description: Extension to rear, new access and off street parking.

Decision: 1 **No observations**

**S.18/0132/HHOLD**

Property Address: Old Police House, Cheltenham Road, Bisley

Description: Attic conversion for study bed and bathroom

Decision: 1 **No observations**

**S.18/0134/TCA**

Property Address: Lion House Holloway Road Bisley

Description: Sycamore fell , Cherry fell

Decision: 1 **No observations**

**S.18/0047/LBC**

Property Address: Britannia House High Street Bisley

Description: Internal alterations and new external opening to rear garden.

Decision: 3 **Support**

**S.18/0177/HHOLD**

Property Address: Clair Cottage, Oakridge Lynch, Stroud

Description: Two storey extension

Decision: 1 **No observations**

**S.18/0221/HHOLD**

Property Address: Bywell, Tunley

Extension to response date requested.

18. 02 7. **County Council Matters - (Councillor Keith Rippington)**  
Councillor Keith Rippington was unable to attend the meeting due to being on holiday. A copy of his report is at Annex A to these Minutes.

18. 02 8. **District Council Matters – (Councillor Tim Williams)**

District Councillor Tim Williams was not present and a copy of his report is at Annex B to these Minutes.

## 18.02 9. **Matters for Discussion**

### **a) Bisley Pavilion**

Hazel Saunders informed the meeting that the previously approved plan to refurbish the Bisley Pavilion should be implemented. This was approved unanimously.

### **b) NALC Diversity Survey**

Councillors to complete survey individually.

### **c) Proposal to extend Bisley Settlement Boundary**

Proposal to extend Bisley Village Settlement Boundary was approved.

### **d) Far Oakridge Allotment**

It was explained that only two tenants are cultivating allotment plots at Far Oakridge and that four tenants have not cultivated their plots for some time even though they have been requested to do so. Some of these plots have varying amounts of rubbish stored on them. It would be more cost effective to close the site and move tenants to alternative sites. It was agreed unanimously to give tenants the relevant notice.

### **e) Village Design Statement**

Lesley Greene informed the meeting that she had identified authorities that may provide grants towards Trees, Hedges and Wildlife Corridors project that is part of the Village Design Statement. Hazel Saunders asked if matched monies were required and Lesley Greene answered in most cases, yes, but contributions in kind can often be used as matched sources depending on the grant scheme. It was agreed unanimously that she would request the relevant forms.

### **f) SDC Parish & Town Council Meeting**

Four Councillors attended the SDC Parish and Town Council annual meeting at Ebley Mill.

Michael Garratt submitted the following report.

I first spoke to Holly Simkiss, team leader, concerning the Dutch Barn. She told me-

1. The Local Plan core policies overrode the application to go to the DCC [but that is not what the wording of Appendix A actually says].

2. That SDC has no barn conversion policy, and that this is another reason why the application could not go to DCC. Such a policy should go into the new Local Plan.

3. The applicant has to show it is 'essential' for him/her to live on the farm-see eg CP15. There is a huge amount of case law on this- see DCP (payment) website, and the Planning Inspectorate website and links. She has personal sympathy for Ashley's case, but the case law does not allow consent for his application.

4. If a barn is to be given consent for conversion it must be built of stone or brick, ie substantial, not eg corrugated iron.

I then spoke to Conrad Moore, the Local Plan officer. He repeated there is now no barn conversion policy, but agreed it ought to go into the new Local Plan.

Simon Maher, Neighbourhood Planning, said Neighbourhood Plans (NP) are not binding on SDC, they must accord with the Local Plan, an enquiry finalises them, they are specialist, a lot of work and costly. Geraldine Le Cointe (GL) later said NPs become part of the Local Plan and can embellish it. [Seems to me not a lot of point in having one].

IT Planning Public Access.

GL and another officer said the old system could not be kept going because Microsoft etc. no longer supported it. They are working hard to get the new system to work properly. It may take 6 weeks, but they are not allowed to say how long this might take!

I then had a meeting with just GL.

1. She repeated that the SDC core policies overrode going to DCC -“as otherwise we would have houses/barn conversions all over the countryside”.
2. Trying to get consent to stop the barn from becoming dilapidated was an old ruse to try to get consent to convert barns.
3. If there is an agricultural tie then that now goes on for ever; the barn can only be sold to agricultural workers indefinitely. So it can never be sold on the open market.
4. Regarding it being ‘essential’ for a farmer to live on the farm, it must be shown he/she needs to be there 24/7, eg to look after livestock. A study by eg Robert Fox would be necessary in order to get consent. [ This was mentioned at our summer SDC meeting]. It is not enough to show a farmer needs to live on the farm for security, to save commuting, to work long hours, to operate a snow plough etc.

Roger Budgeon wished to add the following observations.

No change to SDC view on Little Sherwood planning application. Enforcement Officer and Local Planning Officer that Parish little notice would be taken of Parish Neighbourhood Plan unless it complies with their Local Plan.

No one left the meeting with a positive outlook. Decisions are strictly policy based – no value adding.

18.2 10 **Finance Payments for February 2018**

**The following payments were approved by the Parish Council**

<b>Cost code</b>	<b>Details</b>	<b>£</b>	<b>VAT</b>	<b>Total</b>
4070	Stroud District Council – Garage Rent - <i>Direct Debit</i>	65.47		65.47
4201	Alpha Locksmiths – remove and planed door – Bisley Pavilion	49.00	9.80	58.80
4040	Eastcombe Village Hall – Archive Storage	25.00		25.00
4201	HomeFree – Bisley Pavilion cleaning	31.00		31.00
4235	Bisley WI Village Hall – Ward meetings	168.00		336.00
4021	Parish meetings	168.00		
4000	P Morris - Clerk's Salary	912.15		912.15
4000	HMRC – Tax & NI	191.11		191.11
4050	R H Attwood – Grass cutting	359.17		
4221	Playing Fields			
4250	Bisley Allotments			
4405	Teeds Rise			
4421	Oakridge Footpaths & Waterlane			
4400	Oakridge & Far Oakridge Allotments			
4405	Oakridge Burial Ground			
4403	Oakridge Fountain Piece			
	Strim Oakridge Play Area Soft Surface			
	17.50			
4040	Lesley Greene - Royal Forestry Society Subscription	46.50		46.50
4037	Viking – Cartridges & Paper	83.44	16.69	100.13
4325	Eastcombe Pavilion Trust – Cleaning	500.00		500.00
	<b>Totals</b>	<b>2,964.26</b>	<b>171.41</b>	<b>3,135.67</b>

18.2 11 **Correspondence**

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

National Allotment Society Magazine

18.2 12 **Ward Matters**

**Eastcombe**

Benches on Village Green, one needs repairing and one replacing.

**Bisley**

Application for modification order to Footpaths received from GCC and forwarded to Clerk to deal with.

**Oakridge**

Pleased to report that the road surface improvement has been completed.

18. 2 13

**Date and Place of Next Meeting**

The next Meeting of the Parish Council will be held in Bisley WI Village Hall on Wednesday **7 March 2018** commencing at 7.30pm. There being no further business the meeting closed at 9.05pm.

18. 2 14

**En Masse Parish Council Resignation**

The Clerk explained the consequences if Councillors resigned en Masse.

The district council will have to appoint 3 people to act as councillors so that council business can continue. These may or may not be District Councillors.

-The District Council will have to announce and arrange for elections for which the parish council will pay. This will involve advertising, dealing with nominations, arranging for the election, providing polling stations and their staffing, and undertaking the count. (Estimated cost £4,000) Even if the vacancies are not contested, i.e. you have no more candidates than vacancies, there will be some cost.

-The Parish Council will have to resolve that retiring councillors are authorised to remain as bank signatories until such time as new councillors can be appointed to the mandate. This will enable bills and salaries to be paid in the interim.

No proposal was forthcoming and Councillors elected to hold an informal meeting to decide what to place on the Agenda next month.

A member of the public indicated that he would contribute £500 towards the cost of holding an election if Councillors resigned. At this point the Chairman closed proceedings.

## **ANNEX A TO PARISH COUNCIL MINUTES FEBRUARY 2018**

### **County Councillors Monthly Report – February 2018**

- Planning Application for the Equine Incinerator

The decision with regards to the Planning Application for Fourways Farm was deferred until the next Planning Committee scheduled for the 22nd March. The reason for the deferral was that information had been presented very shortly prior to the meeting and it was not included in the report which provided the basis for the discussion / decision.

- New Councillor Led Grant Schemes 2018 - 2021

I sent you an email yesterday explaining the arrangements for the next 3 years and to maximise the benefit of any grants I would like input from the Parish Council

Other than these issues there is nothing major to report.

Cllr. Keith Rippington,  
M. 07796 862603

## **ANNEX B TO PARISH COUNCIL MINUTES FEBRUARY 2018**

### **District Councillors Monthly Report – February 2018**

#### **Stroud Full meeting**

On Thursday 25<sup>th</sup> January there was a full council meeting that appointed members to the relevant committees and saw the general accounts (accessible online) presented to the chamber.

#### **Stroud Subscription Rooms**

Many of you will have followed the highly contentious plans to sell the Sub rooms. The final result, which I am sure comes as a great relief, is the decision to keep the sub rooms under SDC control and lease it out.

The leaseholder will be able to run the venue for public arts, community use and entertainment. The lease would run for around 30 years and the deadline for offers is Midday on the 5<sup>th</sup> March.

#### **Housing Development in the Stroud District**

As we have discussed previously, SDC need to build more homes. This is coming in the form of both self-build support and new developments. The largest geographical challenge is that to one side of the district, we have a high flood risk and the other side is protected AONB land. This gives us thin cross section down the centre in which to build.

Wotton under edge has recently given some of their ward to *Fortis Living* to start to build some affordable homes. The company states that: *“They recognise the challenges of providing affordable homes for local people in affluent, rural communities. This development will offer local people an opportunity to rent or own a home in an affordable way”*

So far, nothing further has been discussed relating to building in Bisley, but I will keep an eye out for any further movement on this.

#### **Planning**

A Judicial Review is still looking to be brought against SDC for the Tunley planning application. Whilst the argument can be made that it is a waste of the tax payer’s money, it is a democratic way of holding an LA responsible for its actions and processes.

We have previously discussed some illogical and irrational decisions made Stroud planning office. I would be interested to see matters investigated so that we can ensure continuity and a planning process that is fair and continuous.

#### **Speeding**

After an incident in Stancombe, which I know Keith mentioned last Month, I have asked the police to bring more police vans to the area to try and reduce speed. This has seem some positive results in The Camp and so I am keen to replicate this in your ward.

#### **Next meeting**

The Env. Committee is tomorrow so next month I shall have more of a report for you. Before that meeting there is a presentation on Stroud community plan and how to ensure

growth in the District. I will be in a strong position to discuss this next month.

Thank you,

Tim Williams