

**MINUTES OF THE MEETING OF THE BISLEY-WITH-LYPIATT PARISH COUNCIL HELD
ON WEDNESDAY 1 AUGUST 2018 AT BISLEY WI VILLAGE HALL**

Present

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

18. 08 1. **Apologies for Absence**
Apology for absence was received from District Councillor Tim Williams.
18. 08 2. **Declaration of Interests**
Lesley Greene declared an interest in item 10a.
18. 08 3. **Approval of the Minutes of Meeting held on Wednesday 4 July**
The Minutes of the previous meeting held on Wednesday 4 July 2018 having been circulated to all councillors were approved unanimously.
18. 08 4. **Matters arising from the Minutes of Previous Meetings**
There were no matters arising from the previous Minutes.
18. 08 5. **Public Participation**
One member of the public was in attendance.
18. 08 6. **Agree Parish Council response to the following Planning Applications**
- a) **S.18/1356/HHOLD**
Property Address: Mullions, Dr.Crouch's Road, Eastcombe, GL6 7EA
Description: Two storey extension, Single storey lean to extension and Garage.
Decision: 3 **Support**
Reasons / Comments: This application comprises two extensions to a 20th century dwelling which will enhance the existing structure. Materials will be sympathetic to those already used on the building and are in keeping with those used when the house was originally

constructed. The proposal includes removing the existing garage and replacing it with a double sized open carport which has a wooden boarded end wall. This will allow 2 cars to be parked on the property thus reducing the number of cars parked on the roadside. The whole project should enhance the existing building and is supported by the Ward.

However due consideration must be given to access requirements from the neighbouring properties which will be necessary during construction as well as any detrimental affects to the adjacent properties access to their gardens.

b) S.18/0063/FUL Appeal

Bisley with Lypiatt Parish Council submits the following additional comments to their support of the Mugswell Nursery Planning Appeal reference APP/C1625/W/18/3199698:

1. The Parish Council has applied to the District Council for an extension to the Village Boundary to include the Mugswell Nursery site. We understand that this is in process as part of the current review of the Local Plan.
2. The Parish Council is concurrently undertaking consultations with local groups as part of reviewing its own Village design statement. To date three out of four local groups consulted have (without prompting when asked about local planning and housing) stated their support for the dwelling at Mugswell Nursery and have expressed dismay at the fact that the Village Boundary (adjacent to the Nursery site) appears to be the main impediment to the Hemming family being refused consent to build a modest on site dwelling.
The formal objections to the application came from residents and neighbours of the old Tithe Barn and the Parish Council has a view that these do not accurately reflect the community as a whole.
3. The Hemmings are an old Bisley family, for generations working in this rural area, contributing much in terms of labour and love to this community, but constrained, as are many local rural families, in terms of the affordability of local housing. To have a modest home on their nursery will reduce travel and transport for them, and enable them to have a sustainable live and work situation
4. The Mugswell Nursery business is appropriate to a local village economy and enhances the village vitality
5. The proposed low level dwelling will not impact on the vista of the adjacent listed building.
6. The Parish Council reiterates its strong support for the application, reflecting community support for a village family and its long-established local business, for an eminently appropriate dwelling on the business site in the village. Local families that live and work in the community are the community and should be supported'

c) S.18/1428/VAR

Property Address: Old Rabbit Farm, Cats wood Lane Stancombe Stroud Gloucestershire.

Description: Variation of conditions 11, 12 & 13 of Application S.15/1399/COU - Construction of replacement bat barn.

Decision: 4 Comments only

Reasons / Comments: Although the new Bat Building is larger than originally permitted and stylistically somewhat quirky, however the Parish Council has no serious objections to it. We support the good intentions and efforts of the applicant to provide alternative habitat for the bats both now and in the future, but have concerns about the request to vary conditions 11, 12 and 13. The application is not clear what these proposed variations might be or will mean for both wildlife and landscape.

We understand that the Project Ecologist, in addition to Natural England, will guide and monitor all environmental and landscape work and the process of mitigation and remediation, throughout the development process. We would like to see this engagement continue to be included as a planning condition, and be confident of good management and maintenance of the landscape and wildlife habitats in perpetuity,

d) S.18/1427/FUL

Property Address: New Homestead, Middle Hill, Eastcombe, GL6 7DY
Description: Demolition of existing garage and erection of new property

Decision: 3 Support

Reasons / Comments: This is a new house development which replaces an existing rather ugly garage/outbuilding. It also includes constructing new access from the road to the existing property, but this is not considered to be an issue. One side of the new house is bounded by the Eastcombe Cricket pitch and although some protection is given by the surrounding trees, it is suggested that a suitable protective net barrier is installed as part of any Planning Consent conditions. (for example

www.sportsequip.co.uk/acatalog/Removable-Socketed-Aluminium-Ball-Stop-system.html#SID=291

e) S.18/1518/TCA

Property Address: The Old Mansion Far Wells Road Bisley Stroud
Gloucestershire GL6 7AQ

Description: 244 Crack Willow - Cut to 2m 2. 243 Common Oak-
Remove deadwood and broken branches 3. Grp 1, 2, 3 - Leyland
Cypress - Tidy up and remove broken branches 4. Remove 5 dead
cherries 5. 242 Maple - Fell to gr

Decision: 3 Support

f) S.18/1420/HHOLD

Property Address: Ballagh Cheltenham Road Bisley Stroud
Gloucestershire GL6 7BJ

Description: Replacement windows and doors (Application required as
dwelling subject to Article 4 restriction)

Decision: 3 Support

g) S.18/1424/FUL

Property Address: Catswood Farm Stancombe Catswood Lane
Stroud Gloucestershire GL6 7NG

Description: Demolition, selective replacement and conversion and extension of barns, part change of use to equestrian and demolition of domestic outbuilding to east of Cats wood Farmhouse

Decision: 3 **Support**

Reasons / Comments: No LBC required for this application as SDC have confirmed the traditional barns proposed for conversion are not curtilage listed. There are two traditional barns of interest - a former threshing barn with 17thC half of which will remain as a hay barn and half converted to ancillary accommodation for staff, and a small two storey barn, likely 19thC to be converted to a garden shed, storage and enhanced by the reinstatement of an external stone and staircase. Another existing building will be converted for horse use, a new stone building of traditional form will be erected on the site of what was (in the 19thC) a traditional stone barn since demolished. A new farm workshop, office storage, plant room will be erected with the demolition of some utilitarian outbuilding that detract from the historic interest of the overall site. A small concrete garage will also be demolished. Overall there will be fewer buildings around the house, and those remaining or to be new build will be in traditional materials with attention to enhancing historic detailing. The plans for vegetable gardens, extensive tree planting and an orchard replacing the orchard lost in the 1950's, remain an integral part of the overall proposal. The applicant has at all stages been in close pre-application consultation with SDC and we believe that the overall quality of the proposal will add significant environmental and landscape benefit to Catswood Farm. We welcome the statement about the erection of bat boxes for bat mitigation but was no Ecology Survey results attached to this application; we assume these are current and buildings affected will address any further mitigation required?

18. 08 7. **County Council Matters - (Councillor Keith Rippington)**
County Councillor Keith Rippington did not attend the meeting and no report had been received.
18. 08 8. **District Council Matters – (Councillor Tim Williams)**
District Councillor Tim Williams was not in attendance and his report is at Annex A to the Minutes.
18. 08 9. **Matters for Discussion**
- a) **Tree Warden Conference Report.**
Lesley Greene's report is at Annex B to the Minutes.
- b) **Bisley Church Wall Repair.**
Damage to Bisley Church wall from Bisley Blue Coat side. Local education authority agreed to pay fifty percent of the estimated cost.
Permission to proceed approved and Clerk to contact Parish Insurance.

c) Clerk handover.

The new Clerk commences employment on 3rd September, It was agreed that the current Clerk should provide support for the first month.

d) Bank Signatories.

Clerk confirmed that Mike Eccott, Hazel Saunders and Martin Brown were now approved signatories.

Existing signatories are Roger Budgeon, Bob Brooks and Mike Bell.

e) Stancombe Stone Maintenance.

Hazel Saunders and Lesley Greene reported that Bisley History Society had done an amazing job of cleaning the area surrounding the Stancombe Stone. Councillors agreed that they supported this view and would like to thank them.

f) SDC Environmental Strategy Survey.

Hazel Saunders proposed that the Parish Council support this survey.

This was approved and the Clerk was requested to complete this online.

18. 8 10 Finance

Payments for August 2018

The following payments were approved by the Parish Council

Cost code	Details	£	VAT	Total
4070	Stroud District Council – Garage Rent - Direct Debit	53.95	10.79	64.74
4008	Lesley Greene – travel expenses	33.30		33.30
4015	Graduate Gardeners – Bisley Churchyard	640.00		
4016	Oakridge Churchyard	373.31	202.66	1,215.97
4222	Five Valley Signs & Labels – Signs for Bisley allotments	45.00	9.00	54.00
4000	P Morris - Clerk's Salary	937.41		
4004	Office rent	20.00		977.11
4002	Mileage expenses	19.70		
4000	HMRC – Tax & NI	189.07		189.07
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
	Totals	2,847.06	367.37	3,214.43

18. 8 11

Correspondence

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

CPRE Country Voice
War Memorials Trust

18. 8 12

Ward Matters

Eastcombe

Ward agreed to approve recommendations for maintenance to playground equipment and suggested that Clerk co-ordinate with requirements of other Wards.

Oakridge

On –going issue with dog fouling and increase in litter.

Bisley

Pavilion showers almost complete and progress with VDS.

18. 8 13

Date and Place of Next Meeting

The next Meeting of the Parish Council will be held in Bisley WI Village Hall on Wednesday **5 September 2018** commencing at 7.30pm.

There being no further business the meeting closed at 8.35pm

ANNEX A TO PARISH COUNCIL MINUTES AUGUST 2018

August Report

Corporate Deliver Plan

Stroud District Council has released its *Corporate Delivery Plan for 2018-2022*. If anyone wants to have a read of this and get back to me with questions, please do.

DCC call in procedure

After much discussion around the DCC (Development Control Committee) call in procedure, Geraldine has released notes to assist parish and District councillors with their guidance on such a procedure. Councillors had a lively debate via email about this when it was distributed and the matter is still being discussed.

The primary concern is that despite all of these points, the chairman's discretion is subjective and one that is not easily swayed. Cotswold DC have a different system and it is a lot easier to get matters sent through to the committee. It is almost 100% of those requested.

I have attached a digital copy of the documents we have been given for your reference.

Full Council meeting- Thursday 19th July 2018

One of the main topics for debate was the parking charges in Nailsworth. The council administration has decided, against the wishes of residents, to put parking charges in Nailsworth. The primary concern is that Nailsworth has little by means of shopping attractions and will greatly suffer. Parking charges and fees do not relate to the council tax rate. It is illegal for a local authority to use parking charges to offset council tax.

The other motions included:

1. The delegation of power to serve fixed notices (as mentioned in my Env. Committee report in July) was put forward to full council for approval. The motion was passed, allowing the Head of Health and Wellbeing to appoint employees of a town or parish council to the district of Stroud as an 'authorised person' to serve fixed penalty notices.
2. Community Governance Review for Stroud District – In accordance with the *Local Government and Public Involvement in Health Act 2007*, a community governance review be undertaken for the whole of the Stroud District.

A Community Governance Review (CGR) enables the council to consider what changes, if any, are needed to the existing arrangements, in order to ensure that:

- Parish governance within the District is robust, representative and able to meet new challenges
- That there is clarity and transparency to the areas that parish/town councils represent and that the electoral arrangements of parishes are appropriate, equitable and understood.

In line with this motion, the powers under the above act includes:

- Abolishment or creation of a new parish (this may be where an area is not

currently parished or as a result of bringing together two or more existing parishes)

- Altering the boundary or warding arrangements of one or more existing parishes.
- Bringing a number of parishes together as a grouped parish council.
- Altering the number of seats on an existing parish council.

It should be noted that there is no requirement to change existing arrangements within parishes if it is felt that they are fit for purpose. There is no cost to Parish Councils for this review; the cost to the district is being confirmed.

Thank you,
Tim

TREE WARDEN CONFERENCE JUNE 23 2018 REPORT

Session 1: Guy Watson on Tree surgery past and present.

This was a detailed presentation about changing standards and the current legislation and practice of health and Safety, insurance, how to choose a reputable Tree Surgeon, fly tipping licences, method statements etc.

The presentation concluded with an assessment of trees as living beings and the key point made that however robust all the above requirements are, there can be unexpected elements with any tree surgery. He particularly warned about Ash Die Back - the last stages of the disease means that the trees become extremely brittle and can break or fly apart in totally unexpected ways that even the most experienced tree surgeons are only just earning to come to terms with.

Useful leaflet from the Arboricultural Association tree.org.uk called Tree Work Help and` Advice (I have a copy for the PC)

Session 2: Jon Stokes Director of the Tree Council on “ A Positive Future for the Nations Trees”

The Tree Council is involved in multiple sessions with government, adding their concerns and ideas to several recent White papers dealing with life after Brexit mainly the Food and Farming paper and the 25 year (not detailed but with natural capital at its heart) Environment Paper. Clearly key concerns are funding; technically no money will come back to the Environment after Brexit, unless, through Farming, it is ‘public goods for public money’. The discussions are complex particularly with regard to trading trees via the global market. On a positive note the Lawson Report is finding support through government (‘joined up’ environmental thinking) so ideas such as hedge corridors linking communities and seeing landscape as a connected ecological entity are finally being heard; there is likely to be a focus on spending on trees where there are more people (cities, urban conurbations). A “Nature Recovery Network” is under discussion. It is likely there will be a new independent auditing group set up to assess /audit this. But there are no conclusions.

The Tree Council held a Tree Warden national conference this week in Sheffield (for obvious reasons) so once I have details I will feedback on this. Revamping their support for Tree Wardens was on the agenda. Tree Health is a serious issue; the speed of ash die back worrying so suggestions include

- Recording local tree health. (I will take an apparently healthy ash and record it over time).
- Local Tree Strategies to be encouraged.
- A “Fellandreplant” strategy encouraged. Also ‘shadow planting’ is a model from USA (you plant a young tree now not far from where you anticipate an older tree may have to be felled.) (Hear this oh County Council!)
- Planning guidelines for developers including obliging every new house to have a tree

Lesley Greene July 2018