

**MINUTES OF THE MEETING OF THE BISLEY-WITH-LYPIATT PARISH COUNCIL HELD  
ON WEDNESDAY 3 OCTOBER 2018 AT BISLEY WI VILLAGE HALL**

<b>Present</b>	Mike Bell		Chairman
	Lesley Greene	}	Bisley Ward
	Dave Partridge	}	
	Mr R Brooks	}	Eastcombe Ward
	Roger Budgeon	}	
	Dennis Robbins	}	Oakridge Ward
	Rod Simcox	}	
	Mrs D Meredith		Clerk
	Mr Tim Williams		District Councillor
	Mr Keith Rippington		County Councillor

10.10 1. **Apologies for Absence**  
Apologies for absence were received from Parish Councillors for Bisley Ward, Martin Brown and Hazel Saunders, and for Eastcombe Ward, Mike Eccott.

10.10 2. **Declaration of Interests**  
None.

10.10 3. **Approval of the Minutes of Meeting held on Wednesday 5-September**  
The Minutes of the previous meeting held on Wednesday 5 September 2018 having been circulated to all councillors were approved unanimously.

10.10 4. **Matters arising from the Minutes of Previous Meetings**  
There were no matters arising from the previous Minutes.

10.10 5. **Public Participation**  
Three members of the public were in attendance.

A member of the public queried the use of Pear Technology. The chairman clarified that it was mapping software used by the parish. He asked if the Clerk could share knowledge as an issue arose recently when it could have been a useful tool.

A member of the public queried the planning application S.18/2024/CPE and requested that previous comments were remembered on the parish responses. Roger Budgeon said that the parishioner would need to submit their evidence to SDC as nothing more can be done by the PC.

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

- a) Planning\_Ref\_No: **S.18/1888/LBC**  
Property\_Address: Catswood Farm Stancombe Catswood Lane Stroud  
Description: : Amendments to conversion and extension scheme approved under applications S.18/0396/LBC and S18/0395/HHOLD  
Decision: 3 **Support**
- b) Planning\_Ref\_No: **S.18/1887/HHOLD**  
Property\_Address: Catswood Farm Stancombe Catswood Lane Stroud Description: Amendments to conversion and extension scheme approved under applications S.18/0396/LBC and S18/0395/HHOLD.  
Decision: 3 **Support**
- c) Planning Ref No: **s18.1356/HHOLD**  
Property Address: Mullions, Dr Crouch's Road, Eastcombe  
**Decided**
- d) Planning\_Ref\_No: **S.18/1944/FUL**  
Property\_Address: Hawthornden Far Oakridge Stroud Gloucestershire GL6 7PB  
Description: Replacement dwelling, potting shed, covered area, swimming pool and garage  
Decision: 2 **Object**  
Reasons / Comments: Whilst we broadly support the application and the position of the house we feel that the garage is too close to the road and is in front of the building line, it is also obstructs the public footpath. Placed on the other side of the house and further back from the road would be better - we would support this then.
- e) Planning\_Ref\_No: **S.18/1890/TPO**  
Property\_Address: Beech Lodge Back Lane Bisley Stroud Gloucestershire GL6 7BG  
Description: Selective target pruning of laterals over garden to increase light. No primary limbs to be removed, no more than 4m to be removed from selected branches. Light crown raise to 7m max removing only  
Decision: 3 **Support**
- f) Planning\_Ref\_No: **S.18/1956/FUL**  
Property\_Address: Highdown Farm Catswood Lane Stroud  
Description: new access track  
Decision: 3 **Support**  
Reasons / Comments: The application for a new access track is to allow better access for small agricultural machinery for field mowing etc and improved access to the work-live units. The critical impact of this proposal is on the north facing hedgerow that is a Priority Habitat and designated of importance under hedgerow regulations. The Parish Council supports the application on the conditions given in the ecology report that there should be no spoil in the hedgerow and no groundworks that affect hedgerow roots. No hedgerow trees will be removed apart from some minor blackthorn and all mature hawthorn will be retained. We welcome the applicants' strategy to plant a new hedgerow along the southern boundary (along Catswood Lane) thus implementing a continuous hedgerow to create a

wildlife corridor. The new access we agree will improve visibility along Catswood Lane (it is a narrow country lane now sadly increasingly used (as are many small lanes in the Parish) by many more and larger vehicles, not just farm vehicles. We support the proposal that the access track itself will be a track, made of gravel, and not tarmac.

- g) Planning\_Ref\_No: **S.18/1882/HHOLD**  
Property\_Address: 1 Bracelands, Eastcombe  
Description: New vehicle access  
Decision: 3 **Support**  
Reasons / Comments: This application is from a disabled driver who currently has park outside his property opposite TK school. Understandably he wishes to be able to park without the inconvenience of the main road, however because of the location there maybe issues with safe entry and egress. Whilst the PC support this application the final decision must be made by the Highways Authority.
- h) Planning\_Ref\_No: **S.18/1970/LBC**  
Property\_Address: Middle Lypiatt House Middle Lypiatt Stroud  
Description: Reinstatement and regularisation of internal works (387724 - 204684)  
Decision: 4 **Comments only**  
Reasons / Comments: The application is to formally 'sign - off' the reinstatement of unauthorised works in a Listed Building. Documents show that remedial works have been carried out to the officer's specifications.  
We applaud the District Council that they have sustained the determination to ensure that this Listed Building retains its essential historical character and integrity.
- i) Planning\_Ref\_No: **S.18/2024/CPE**  
Property\_Address: Site For Builder's Yard Oakridge Lynch  
Description: Certificate of Lawfulness for the use of land as a builders yard and the storage of building materials  
Decision: 4 **Comments only**  
Reasons / Comments: As with the last response last year 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 much more activity and rebuilding of the sheds on the site. The Google Earth images attached show the site as it was a couple of years ago.  
Additional photographs emailed to SDC.  
With regard to this the chair commented on the land use as being agricultural but SDC do not enforce the landowner in this use. He asked Tim Williams about the legal issue of this and he confirmed he will speak to the duty solicitor. Roger Budgeon restated that evidence and concerns need to be submitted to SDC.
- j) k) Planning\_Ref\_No: **S.18/1982 & 1981/ P3PA**  
Property\_Address: Units 1A & Unit 2, Parlour Farm, Bisley Road, Stancombe.  
Description: PD - Light industrial to dwelling houses Change of use of existing building and the indicated curtilage to a dwellinghouse  
Decision: 4 **Comments only**  
Reasons / Comments: Bisley Parish Council has concerns about a lack of clarity in this application. We have concerns about the loss of light industrial units in our

Parish and potentially the implications for travelling out of the Parish to find work. We request that any permitted change of use from light industrial to 2 dwelling houses conditions future dwelling houses to small 'affordable' homes. This year the Parish Council has been holding discussions with our community in Bisley as we update our Village Design Statement /Neighbourhood Plan. There are strong and very widely shared feelings that this village cannot sustain any large 'executive – style' housing any more, and that smaller dwelling places, designed strategically (of c1-2 bedrooms) for younger families and individuals, and older members trying to 'down size', are critical to the vitality of our village in the future. We are also concerned that any new build in the Parish achieves passivhaus status to support energy saving and help combat climate change.

10.10 7. **County Council Matters - Councillor Keith Rippington**

Councillor Keith Rippington reported on the full council meeting at Shire Hall where the Liberal Democrats called for a people's vote on Brexit. There were party debates on the steps outside with UKIP and Liberal Democrats. The votes cast gained a Conservative majority therefore the vote stands. It was an antagonistic debate and the vote was split between the 6 districts in Gloucestershire. 210000 votes were cast and won by 5000.

The proposal for disabled access at Shire Hall was passed unanimously.

GCC fair maintenance contracts have been awarded to Ringway.

He reported involvement with the local resident in Far Wells Road regarding planting of a verge. The complaint has been rejected and the resident is considering taking it to local government.

Councillor Rippington encouraged attending the Five Valleys Road Safety event as it is a platform, if sufficient volume of attendees, for a voice for change.

The Chairman queried the potential incinerator build at Waterlane and the councillor confirmed that the previous meeting was postponed and will take place next month with the Senior Planning Officer who recommends the decision. He has also forwarded all relevant emails to Linda Townsend. Roger Budgeon queried who will regulate the incinerator use if the plan is approved and was told SDC.

Lesley Greene raised the issue of the SLOW sign painted in the road and outside the church. Also she asked for confirmation of a Climate Change member of cabinet in GCC. Councillor responded that a 10<sup>th</sup> cabinet member was recognised in addition to another member, but this is a political debate.

Roger Budgeon passed a copy of a letter from Holbrook Cottage with regarding the dangerous road and potholes.

Dave Partridge queried the cutting back of vegetation from the roads. The councillor said that A roads are the focus, B and C roads in the next financial year. This is due to financial restraints. Road resurfacing has stopped until March 2019 and pot holes will be addressed.

Dave also queried the knocked over Give Way sign on Cheltenham Road. The chairman confirmed it would be passed to Hazel Saunders for the Highways Meeting. Snow warden information and queries would also be raised then.

Councillor Rippington left the meeting.

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

a)

Local Plan - Councillor Tim Williams told the meeting that the Environmental Committee Meeting is 11<sup>th</sup> October when the final draft is approved and sent to vote. Page 28 refers to the Bisley Pavilion refurbishment as part of this. The PC agreed with the objectives and any questions or points are to go to Tim.

Roger Budgeon stated that local builds are still not being approved for homes for villagers and the Local Plan is against community interests. Councillor Williams agreed and commented that SDC is forwarding a motion for compulsory land purchase at the 'going rate' to build affordable homes.

Lesley Greene stated that local residents want small homes.

Councillor Williams informed the meeting that the PC has power to put in a Neighbourhood Plan.

The Chairman queried the Oakridge infrastructure in SDC as nothing is stated in the policy regarding off road parking, and with 2/3 cars per property often being the case feels that off road parking for housing is required. Councillor Williams confirmed that 'no parking' lines are needed on roads and preventative legislation is required for rural areas.

No proposed developments in Eastcombe, Bisley or Oakridge.

Bob Brooks thanked Councillor Williams.

10.10 9. **Matters for Discussion**

**a) Parish Precept FY 2019-20**

Bob Brooks proposed that wards meet to agree a draft ward Precepts to table at the November meeting. A meeting of the Finance Sub Committee will be in November. Clerk to check the required date. Bob Brooks reminded the council that the current Precept is on the Parish Council website on the 'Council' page under Income and Expenditure Year to Date.

**b) Play areas**

Lesley Greene detailed the health and safety issues following an accident at Windyridge Play area, along with late night noise complaints by residents. The play area is currently closed until remedial action has been taken. Also the Wicksteed Report required notices for contact information regarding the play areas to be erected. She asked for council budget approval to fix the problems. Approval was given. Councillor Williams is to ask SDC who owns the land adjacent to the play area. Lesley Greene thanks the Clerk for assistance with Windyridge.

**c) Annual Audit**

The Clerk confirmed the audit was passed and notices erected on the main ward noticeboards.

**d) Village Design Statement**

Adjourned due to council member absences.

10.10 10. **Finance**

**Payments for October 2018**

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

<b>Cost code</b>	<b><u>Details</u></b>	<b><u>£</u></b>	<b><u>VAT</u></b>	<b><u>Total</u></b>
4070	Stroud District Council – Garage Rent - <b><i>Direct Debit</i></b>	53.95	10.79	64.74
4005	GAPTC – Clerk’s training course	35.00		35.00
4026	PKF-Littlejohn External Audit	300.00	60.00	360.00
4325	Eastcombe Pavilion Trust - cleaning	500.00		500.00
4004	Office equipment - DM	93.31	16.66	109.97
4004	Office equipment - DM			
4036	Computer equipment - DM	608.29	121.66	759.90
		24.96	4.99	
4000	P Morris - Clerk’s Salary	937.41		955.41
4002	Mileage expenses PM	18.00		
4000	D Meredith – Clerk’s Salary	1065.06		1109.36
4002	Mileage expenses DM	24.30		
4004	Office rent - DM	20.00		
4000	HMRC – Tax & NI (Peter Morris)	137.60		137.60
	HMRC – Tax & NI (Debbie Meredith)	109.13		109.13
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
4330	Harrison Flagpoles survey	212.00	42.40	254.50
4040	Gloucestershire Playing Fields Assoc.	50.00		50.00
4465	Oakridge Village Hall Trust – Oakridge Pavilion electricity	70.41		70.41
4201	Pavilion cleaning services	62.00		62.00

	<b>Totals</b>			<b>5447.53</b>
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10.10 11. **Correspondence**

There were no items of correspondence.

10.10 12. **Ward Matters**

**Eastcombe**

Defibrillator training in Eastcombe Village Hall 9 October at 7:30pm – contact Bob Brooks to attend.

**Oakridge**

Roger Budgeon and Rod Simcox are to liaise and produce comments for GCC on the new environmental control documents recently submitted by the Waterlane incinerator applicant.

**Bisley**

Lesley Greene informed the meeting that the allotments are now full. The Chairman and Lesley Greene raised wall maintenance in Bisley Bisley Church.

10.10 13 **Date and Place of Next Meeting**

The next Meeting of the Parish Council will be held in Bisley WI Village Hall on Wednesday **7 November 2018** commencing at 7.30pm. There being no further business the meeting closed at 9:20pm