

**MINUTES OF THE MEETING OF THE BISLEY-WITH-LYPIATT PARISH COUNCIL HELD ON
WEDNESDAY 5 DECEMBER 2018 AT BISLEY WI VILLAGE HALL**

Present	Mike Bell		Chairman
	Martin Brown	}	
	Lesley Greene	}	Bisley Ward
	Hazel Saunders	}	
	Mr R Brooks	}	Eastcombe Ward
	Mike Eccott	}	
	Roger Budgeon	}	
	Dennis Robbins	}	Oakridge Ward
	Rod Simcox	}	
	Mrs D Meredith		Clerk
	Mr Keith Rippington		County Councillor

- 5.12 1. **Apologies for Absence**
Apologies for absence were received from Dave Partridge, Councillor Tim Williams.
- 5.12 2. **Declaration of Interests**
None.
- 5.12 3. **Approval of the Minutes of Meeting held on Wednesday 7 November**
The Minutes of the previous meeting held on Wednesday 7 November 2018 having been circulated to all councillors were approved unanimously after amendment to 14.11 7 by Councillor Rippington is applied.
- 5.12 4. **Matters arising from the Minutes of Previous Meetings**
Martin Brown reported that the Stroud District road safety group have constituted themselves and are making plans. They are asking Parish Councils for speed limits to be reduced on roads on our areas. He will request this item to go on January's agenda and asks for each Ward's response then.
- 5.12 5. **Public Participation**
One member of the public was in attendance who is seeking to build a glamping business in Lypiatt and will be applying for planning permission to Stroud District Council. He is seeking approval for 3 platforms and no more than 3 safari tents for up to 6 people in the field en route to Lavender cottage. He has spoken to District Councillor Tim Williams and has his support. He was advised to talk to Martin Brown and Lesley Greene via email.

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

- a) **S.18/2272/LBC** – Iles Green House, Far Oakridge - Response of Support previously sent in to meet time schedule. **Retrospectively agreed.**
- b) **S.18/2273/HHOLD** – Iles Green House, Far Oakridge - Response of Support previously sent in to meet time schedule. **Retrospective agreed.**

- c) **S.18/2322/FUL** - Land At Lyday Close, Oakridge Lynch - **Object**

We strongly OBJECT to this proposal for the following reasons:-

1. The design clashes and make no attempt to complement, the other Listed Building on the site or the surrounding village. The use of this much timber cladding is not in keeping with the village let alone the immediately adjacent buildings.
2. The design will cause considerable harm to the long distance views across the valley and to the approach to the village within the context of the Cotswold AONB.
3. The nearest building is a tradition thatched Cotswold stone Listed Building, the proximity of this proposal will cause considerable harm to the setting of these.
4. The village has a surfeit of larger dwellings, what is required for any additional housing is smaller dwellings as illustrated in the Village Design Statement.
5. The applicant is incorrect in saying there will be a mains drainage connection, there is no mains drainage within the village.
6. This particular plot has had problems with springs and water course problems due to it being on the spring line.
7. The application refers to it being a family home, it has six bedrooms and 5 other larger domestic rooms plus many other ancillary rooms which makes it a large house.

- d) **S.18/2196/LBC** - Stokyes Close, Oakridge Lynch, Stroud – **Support**

We see no reason to refuse this application.

- e) **S.18/2334/FUL** - Ridgeways, Fidges Lane, Eastcombe – **Support**

This application is to demolish a c20 Bungelow and replace it with a modern energy efficient 2 storey house. The house is to be built using traditional materials compatible with other dwellings within the area, whilst re-orientating the structure to gain maximum light and solar gain.

- f) **S.18/2459/FUL** - Land At Trussalls, Van Der Breen Street, Bisley – **Support**

This application is low level, 3 bedrooms, and energy efficient. It therefore fulfils the Parish Council's vision that any new future housing in the Parish has to be more appropriate to the future housing needs of the Parish and should address both fuel poverty and climate change. The discrete level of the proposal and the sedum roof helps address past criticisms of refused applications on this land by eradicating the transition to and intrusion into the open countryside. The proposal is within the village envelope. We support the contemporary design. A neighbour has objected but we have discussed the proposal with the neighbour and there is agreement that the Leylandii will be removed and a natural hedgerow planted in its stead, thus complementing the surrounding village landscape and enhancing local views. Addressing another objection we considered alternative routes into the proposed development land, and came to the conclusion that these would not work, so we were not able to satisfy the neighbour on the objection to the use of the tarmac road in front of her home; however we feel that this objection is not sufficient to merit refusal, given likely low usage and low numbers of vehicles passing to the new dwelling if the proposal is approved.

- g) **S.18/2487/FUL** - Rookery Cottage, Bournes Green - **Support**
- h) **S.18/2492/HHOLD** – Springfields, Cheltenham Road, Bisley – **Support**

This is a reduced footprint to a previous application already granted permission.

The Parish Council would like to see opportunities taken to enhance the energy efficiency of the extension and existing dwelling SDC Delivery Policy HC8.

- i) **S.18/2521/HHOLD** – Mullions, Dr Crouch's Road, Eastcombe – **response time extension granted.**

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

Councillor Rippington reported on the planning visit to the incinerator site in Waterlane. He reported that the Parish Council delegate conducted himself very well, walking the County Planners around village. At the County meeting on 22nd November, which he did not attend, there was strong technical detail presented by an advisor which impressed councillors there. On 29th November he received confirmation that planning was granted. The Chairman queried the hours of incineration. Rod replied that the incinerator operating hours will be restricted. (07:30 to 18:00 Mondays to Fridays, 08:00 to 17:00 on Saturdays). It was again requested that no weekend operation, delivery or collection should be allowed in order to protect public amenity including the use of the bridleway, but this and other repeated restrictions were not accepted. The committee listened instead to lengthy representation by GCC pro-incinerator technical advisers. Rod Simcox thanked Councillor Rippington for his support on this application.

At Gloucester County Council meeting last week motions were put forward about growing concern of the downgrading of Cheltenham Hospital and the upgrading of Gloucester Hospital with potential closure of A&E units in the north of the county. It was agreed to put concerns forward to the Health and Services Scrutiny Committee and the NHS.

He reported on a debate to the Police and Crime Commissioner with general concern about rural crime increases and the lack of enforcement of speed limits.

It was approved that the council will sign up to the principles and charter against modern slavery. This is to be channelled down to contractors and sub-contractors use by the council.

Concerns were raised about the condition of bridleways and the need to spend to ensure safety for the riding fraternity.

He informed us of a new officer, Kathy O'Leary in Stroud District Council – Councillor William's report links to this – the new officer is happy to meet with parish councillors, wards and residents and Councillor Rippington recommends this.

The Chairman requested that the Oakridge grit bins are topped up as previously requested, especially as we have already had some snowfall. He also reported that the bin numbers don't stick on the grit bins when wet. He asked when Ringway are to take over from Amey and was told in the new financial year. Amey are currently in possession of 4 grit bins for Oakridge in their depot and he requested they are

distributed in the Ward. Councillor Rippington reported that there may be issues as the two companies overlap within the upcoming timescales and that Amey are now taking on work that would normally be subcontracted.

He commented on the poor road markings in Waterlane and will ask they are improved.

Lesley Greene asked what the camera is on the lane at Stancombe on the t junction on the Cheltenham road. Councillor Rippington wondered whether county discussions on speed limits are related to this. Roger Budgeon suggested it may be due to a past accident there. There is a council drive regarding Calway and speed limits.

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

A copy of District Councillor Tim Willias' report to the meeting is at Annex A to these minutes.

a)

9. **Co-option of Parish Councillors** - Bob Brooks proposed the co-option of Jenny Exley as a new Parish Councillor for Eastcombe Ward. Council agreed and welcomed Jenny.

5.12 10. **Matters for Discussion**

a) Pavilion window quotes – Hazel Saunders .

3 quotations have been obtained to replace Bisley sports pavilion windows. Hazel Saunders gave the quote's costs. The quote from Barry Hunt was favoured because he is resident of the parish and the Ward know his work, feel he is reliable and will follow up. However his quote is more expensive than Hi-lite Windows. Ward will go back to Barry to see if it's possible to revise the quotation. Roger Budgeon asked if timber windows could be considered. Lesley agreed because of the impact of UPVC on the environment and that wood is as robust, additionally she suggested it will not be an increased maintenance issue and the council should set an example to the village, as timber windows are a preferred choice in the VDS. The Chairman asked for clarification on which timber should be used. Roger Budgeon responded that European softwood or English hardwood is best lasting 16 years plus. Lesley Greene asked if Roger Budgeon could give us advice on providers and resubmission of brief. The Chairman said 5 point window locks are often insisted by insurance and the quotes don't show this detail and queried whether Bisley Ward has done an evaluation on compatibility. Hazel Saunders said the quotes are varied in detail but she had asked for 'like for like'. The Chairman asked Ward to give the Clerk a specification prior to going to quotes.

b) Brief report on the VDS/NDP meeting held on the 4th December – Mike Eccott reported that the objective has always been to make Stroud District Council take more notice of local views for planning decisions as often local views are ignored. We need something which will carry weight with Stroud District Council and the meeting feels a Neighbourhood Plan will do this. A

session is needed with Stroud District Council Planning to go through points and advise how to go about producing the Neighbourhood plan, what goes into it and is acceptable to Stroud District Council whilst maintaining local view. Timescales need to be clarified and we need to ensure our Neighbourhood plan is adopted as part of the Local Plan. The group was asked to invite Stroud District Council to a meeting and one representative from each Ward to go through the process with them. Meanwhile the group will try to put together a draft scope of this plan prior to a meeting. Public consultation should happen prior to the document being produced. Rod Simcox offered to draft a document for the Clerk for issue to Stroud District Council. Jenny Exley offered to go along due to her background in planning. Rod Simcox suggested that someone should coordinate the process and Roger Budgeon, who wishes to be involved, agrees to do so at the moment.

- c) Lillyhorn crossroads builders rubbish – Mike Bell – Item removed from the agenda, will go back to Ward for discussion.

Councillor Rippington and the member of the public left the meeting.

5.12 11. Finance

- a) Approve payments of account.

December Payments 2018				
The following payments were approved by the Parish Council				
Cost code	Details	£	VAT	Total
4070	Stroud District Council – Garage Rent - <i>Direct Debit</i>	53.95	10.79	64.74
4000	HMRC NI missed payment - <i>bank transfer actioned</i>	115.85		115.85
4020	BT - Telephone/Broadband plus line move fee <i>Direct Debit less 53.60 discount post VAT</i>	282.61	56.52	281.53
4000	D Meredith – Clerk’s November Salary (less tax adjustment Oct)	979.66		979.66
4002	Mileage expenses November DM	20.10		
4004	Office rent November – DM	20.00		40.10
4000	HMRC – Tax & NI Resubmission 06 Oct to 05 Nov Month 7 (DM)	199.51		199.51
4000	HMRC – Tax & NI 06 Nov to 05 Dec Month 8 (DM)	173.24		173.24
4001	Clerk’s Pension November <i>Direct debit</i>	378.29		378.29
	R H Attwood – Grass cutting			
4050	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		
	R H Attwood Totals	724.59	144.92	869.51
4005	Clerk's training course GAPTC	40.00		40.00
4036	Toggletech laptop software/data installation from old to new laptop	226.67	45.33	272.00
4015	Bisley Bluecoat School - portion of walling payment	1,187.50		1,187.50
4410	Waterplus - 7001000929 Far Oakridge allotments	136.87		136.87
4410	Waterplus - 7001000952 Oakridge allotments	77.77		77.77
Totals		4,616.61	257.56	4,816.57

The Chairman asked the Clerk to draft a letter to OFWAT regarding continual administration errors by Waterplus.

- b) Approve Ward and central budget precepts - Carried.
- c) Emergency NI payment approved at Finance Sub Committee meeting – Clerk. Council approved.
- d) Proposed salary payment procedure – Clerk.

Standing order to be set up monthly with signatories to run for a year. Payments made at the beginning of the month. Council agreed.

5.12 11. **Correspondence**

None.

5.12 12. **Ward Matters**

Bisley

Lesley Greene reported on quotations for tree felling at Windyridge and Bisley Sports Pavilion for £385. A separate quote is required for felling at Teeds Rise, only one returned so far for £565. This is an urgent tree matter as the trees are dangerous. Clerk is to ask for a revised price if the wood is left on site. Chairman agreed the Ward can proceed as long as budget allocation allows.

Hazel Saunders has determined that Bisley Ward conducts their meetings differently to other Wards. Bisley meet monthly with an agenda publicly advertised with public attendees invited and minutes placed on the parish website but changing dates to accommodate councilors is difficult. She confirmed with GAPTC that ward committee meetings were a standing committee and should be continued in the way they are. A review of Standing Orders may need to take that into consideration and say that 'Wards MAY have meetings'. The Chairman confirmed that Oakridge Ward have planning items brought to the Parish Council for approval, therefore Oakridge Ward does not need a monthly Ward meeting. Hazel Saunders felt that regularity of meetings essential. The Chairman responded that meetings are only needed if discussion is required. Eastcombe and Oakridge Wards talk via email often and do not often have meetings. Bob Brooks suggested giving up having formal ward meetings.

Eastcombe and Oakridge had nothing to report.

5.12 13.

Date and Place of Next Meeting

The next Meeting of the Parish Council will be held in Bisley WI Village Hall on Wednesday **9 January 2019** commencing at 7.30pm. There being no further business the meeting closed at 9:05pm.

Annex A to the minutes of Parish Council Meeting 5th December 2018.

Good Evening,

It has been a quieter month regarding new district news.

Local Plan

I sent you the document to advise on how to participate in the local plan debate earlier in the month.

I have also been discussing the settlement boundary limits with Carlos who seems to think this will not be included. Slightly odd to form such an opinion when the consultation period is ongoing.

They suggest residents look at the [Emerging Strategy Paper](#) before tackling the [online survey](#)

For your ease, I have attached some of the content from SDC to advise when and how you can get your comments recorded.

Tourist information Centre

The Tourist information Centre is due to close in the Sub Rooms at the end of March 2019. There are several options to be considered by SDC and these will be debated at council on the 6th December.

This is prompted by the fact a central system isn't working – illustrated by the fact that towns like Nailsworth, Painswick and Dursley setting up their own centres.

It's noted that, with the increasing availability of local tourist information online, customers can self-serve and do their own research and bookings so there is less need to visit or contact a TIC.

The options considered are:

1. To retain the SDC funded Stroud TIC service and operate from an alternative building in Stroud.
2. Stop the SDC funded Stroud TIC service.
3. Change the service by encouraging the Town Councils to develop a district wide service with a one-off grant payment.

The TI provides a lot of business to local B+B's as well as local attractions. Some thoughts have been to take this resource online in a central repository, but it's understood that this does not cater to all. If you have any thoughts, I am happy to put these into our debate.

Windyridge Park

The new member of the legal team is investigating ownership of the park and ramifications of transferring ownership. There is a back log after Karen left and they are now working their way through the case load. We should have a clear idea of where Bisley stands by mid-January.

In this democratic society, I was interested to hear what other residents of Bisley felt about the park.

I heard from one resident who has suffered anti-social behaviour, damage to his shed and garage roof. In addition, he noted loss of privacy in the garden and damage to vehicles from muddy footballs. He recommended the area of wasteland between the allotments and Windyridge for an additional park.

I do note that: 1, we are not debating a new park but trying to utilise further space in the existing park. 2, The parks targeted demographic was supposed to be for those younger members of the ward accompanied by adults, rather than those who are more independent and free spirited.

It was further noted that the small patch of land adjacent to the play area would be better put to use as extra parking for the residents as parking has become a problem in Windyridge especially

around the junction by the park with cars parked on both sides of the road around the junction. I share his concern and see it posing a risk for emergency vehicles access– this is something I have spoken to the local police about and what they can do to address these concerns.

Waste materials in Tunely

Roger and a resident came to me to voice concerns about the waste that had been dumped in the field. There has been an exchange of emails and site visits with the enforcement officers at SDC. The details of which are below.

Additional information

Email from Ian Mallinson – Enforcement Officer

The location the subject of your email on 9/11 has been recently investigated (July 2018) by Chris Sly, Enforcement Officer. At that time the materials as referenced in the correspondence referred to you were existing on the land then and do not appear from my review of the photographs logged at that time, to have materially changed in amount nor location. Mr Alexander was stated to be happy with the outcome relayed to him by Chris on the presence of this spoil heap.

Chris is back in work tomorrow, Tuesday and I will discuss the specifics of this further concern with him and update you accordingly on its ability to be present on the land at this time and any consequences for it remaining as pictured.

Email from Chris Sly Enforcement Officer

My second visit was again prompted by a resident who stated that the spoil area had changed and that I should return to look at what its was like now.

This visit subsequently confirmed what I had suspected previously and all the spoil had been removed, but I needed to undertake a visit to the site to confirm my theory also to check the overall height of the area. I also checked through the history of the site. In March this year a discharge application of certain conditions had been submitted (S.18/0570/FUL refers). Condition 7 referred to a revised Construction Method Statement (CMS) relating to the site activity. This also included the removal and disposal of the demolished building and the removal of spoil/dust control and working hours. Paragraph 3.6 of this revised CMS states that;

- ***The disposal of waste from demolition of the existing dwelling and construction works will be taking care of by a licenced waste operator. Waste that will need to be removed from the site will be done via a local skip company, which will be placed and emptied at the bottom of the site; the furthest point away from neighbouring properties.***

*When I investigated this site you have to bear in mind that there was quite a substantial pile of debris and soil which relates to the demolition of the existing building and a large amount of soil taken out of the ground to form the foundations for the new approved building. **There has been no dumping from any other sites. There has been no waste transfer.***

I visited the site today, 14 November 2018 and can now confirm that the large waste pile of spoil

has been removed as per the CMS. The area has now been recovered with soil, from existing soil piles within the site, and will subsequently be reseeded at a later date. There is no evidence that this activity has materially changed the landscape of this Area of Outstanding Natural Beauty.

I hope that I have explained in detail my reasoning for my conclusion and I am therefore going to close this case and take no further enforcement action at this time. If you would to discuss anything further regarding this site, please contact me using the details below.

Ways for members to engage with local plan consultation

We want people to engage fully in this process so that responses can be fed into the next stage of the review of the Local Plan.

This Emerging Strategy consultation will involve:

1. Public exhibitions We are holding public exhibitions around the District during the consultation period. This will provide an opportunity to chat to officers working on the Local Plan review. Time and venue details can be found on table below.
2. Town and parish councils workshop We will be meeting with town and parish councils to discuss issues across different parts of the District.
3. Direct communication We will be emailing agents, developers, key stakeholders, local interest groups and members of the public who have expressed an interest in being kept informed.
4. Individual groups We are particularly interested in making contact with groups and individuals who are often under-represented in consultation events, such as community groups and young people. We will be holding bespoke meetings to capture views. Please contact us if you know of a group that would like to get involved.

Paper copies of this document are available to view at:

- Parish council offices open to the public
- Public libraries
- Stroud District Council offices, Ebley Mill
- The Tourist Information Centre at the Subscription Rooms, Stroud

Making Comments

The consultation period for making comments runs from **Friday 16th November 2018 until Friday 18th January 2019.**

After reading the Emerging Strategy Paper, please feel free to use the survey online, write or email your comments.

Address:

Local Plan Review
The Planning Strategy Team
Stroud District Council
Ebley Mill
Stroud GL5 4UB

Email: local.plan@stroud.gov.uk

Survey: [Emerging Strategy online survey](#)

The Local plan Timetable

Stroud	Subscription Rooms, George Street	Saturday 24 th November, 10.30am – 1.30pm
Kingswood	Village Hall, Wickwar Road	Monday 26 th November, 2.30pm – 6.30pm
Painswick	Town Hall, Victoria Square	Wednesday 28 th November, 2.30pm – 6.30pm
Sharpness	Village Hall, Oldminster Lane	Saturday 1 st December, 10.30am – 1.30pm
Slimbridge	Village Hall, St Johns Road	Monday 3 rd December, 2.30pm – 6.30pm
Nailsworth	Mortimer Room, Old Market	Wednesday 5 th December, 2.30pm – 6.30pm
Cam	Parish Council Office	Saturday 8 th December, 10.30am – 1.30pm
Dursley	Methodist Hall, Castle Street	Tuesday 11 th December, 2.30pm – 6.30pm
Minchinhampton	Youth Hub, Tobacconist Road	Wednesday 12 th December, 2.30pm – 6.00pm
Stonehouse	Town Hall, High Street	Thursday 13 th December, 2.30pm – 6.30pm
Wotton	Town Hall, Market Street	Monday 17 th December, 1.30pm – 5.30pm
Hardwicke	Village Hall, Green Lane	Tuesday 18 th December, 2.30pm – 6.30pm