

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

<b>Present</b>	Mike Bell		Chairman
	Martin Brown	}	
	Dave Partridge	}	Bisley Ward
	Hazel Saunders	}	
	Lesley Greene	}	
	Mr R Brooks	}	
	Mike Eccott	}	Eastcombe Ward
	Jenny Exley	}	
	Roger Budgeon	}	
	Dennis Robbins	}	Oakridge Ward
	Mrs D Meredith		Clerk

- 1.5 1. **Apologies for Absence**  
Apologies for absence were received from Scott Sissons, County Cllr Keith Rippington and District Cllr Tim Williams.
- 1.5 2. **Election of Chairman and Vice Chairman**  
Mike Bell was unanimously re-elected as Chairman. Bob Brooks was unanimously re-elected as Vice Chairman.
- 1.5 3. **Ward and Parish Appointments**  
The following appointments were agreed by the Parish Council.
- Oakridge Ward**  
Mr Anthony Martin was co-opted as Councillor for Oakridge Ward and Oakridge asked for Ward appointments to be carried over to the Parish Meeting in June.
- Eastcombe Ward**  
Bob Brooks – Ward Chairman, Snow Warden, Highways  
Mike Eccott - Trees, Paths, Open spaces and Grass cutting  
Jenny Exley - Planning Lead  
Scott Sissons - Recreation Ground  
- PC Representative on the Eastcombe Pavilion Committee as  
Chris James is standing down
- Ex-officio appointment**  
Robert Bryant – Allotments Warden

**Bisley Ward**

Hazel Saunders - Ward Chairman, Highways, Footpaths, Play Areas and Sports Pavilion

Lesley Greene - Allotments, Planning & Tree Warden

Dave Partridge - Snow Warden & Police Liaison

Martin Brown - Finance & Assist with Planning

- 1.5 4. **Declaration of Interests** - Dennis Robbins invoice.
- 1.5 5. **Approval of the Minutes of Meeting held on Wednesday 3 April**  
Minutes of the previous meeting held on Wednesday 3 April 2019 having been circulated to all councillors were approved unanimously.
- 1.5 6. **Matters arising from the Minutes of Previous Meetings**  
No matters arising.
- 1.5 7. **Public Participation** – Members of the public are invited to address the Council.  
A member of the public spoke in favour of an investigation within the SDC process and interpretation of policy regarding the planning application for the Dutch Barn in Bisley. He feels that the SDC are in breach of their own SO and procedures. He understands that the owner is putting in another application. He stated this is a controversial matter that has huge local support and asks the PC to challenge the SDC on due process for the applicant's sake and for future applications.  
A member of the public informed the council that the Butchers Arms in Oakridge is now open for drinks with food due to follow shortly.
- 1.5 8. **Agree Parish Council response to the following Planning Applications**
- a) **S.19/0369/HHOLD** - Beech Cottage, Bisley  
Demolish conservatory and garages and construction of extensions, over cladding and outbuilding.  
Decision: 3 Support  
Reasons / Comments: The parish supports the application, but strongly urges that any tree pruning involved is postponed until September, after the bird-nesting season.
- b) **S.19/0676/HHOLD** - 1 Througham Court Cottages Througham The Camp  
Single storey extension to rear to link store with main house.  
Decision: 3 Support
- c) **S.19/0669/FUL** - Site Of Former Hawthornden Far Oakridge Stroud GL6 7PB -  
Proposed garage building, swimming pool repositioned and proposed amendment to gable elevation.  
Decision : Comments only

Reasons/Comments: We see no Planning Policy reason to object, but the positioning of the garage adjacent to the neighbouring house boundary is not a favoured position, we would prefer it on the other side of the site leaving the line of dwellings with a design end against the agricultural boundary.

- d) **S.19/0825/TCA** Bisley Blue Coat Church Of England Primary School – Trees in a Conservation Area

Decision: 3 Support

Reasons / Comments: The parish supports necessary tree maintenance, but strongly urges that it be postponed until September, after the bird-nesting season.

- e) **S.19/0511/FUL** – Land at 12 Brockley Acres – Erection of detached house

Decision : Object (report Annex B)

- f) **S.19/0525/HHOLD** - 2 Wellesley Cottages Wells Road Bisley, Erection of a garden shed – Retrospective approval.

Decision: 3 Support

- g) **S.19/0870/FUL** – Land adjacent to The Russets, Eastcombe – Proposed dwelling

Decision: Support (report Annex C)

Roger Budgeon raised the issue of planning applications which come in too late for the Wards to feedback to full Parish Council prior to the respond by date. The Chairman proposed that an application in this situation is discussed at Ward level and with consultation with all Ward Planning Leads, then retrospectively agreed at full Parish Council meeting. **This decision is to be approved at the next meeting.**

Jenny Exley raised conditions where the Council is not required to comment on issues such as a landscape scheme when they include stone walls and fencing which are not in keeping. Roger Budgeon confirmed if landscape is on a condition for an application, it would have a DISCON and notification on it.

Dutch Barn – decide whether we would like an investigation in to SDC's process and their interpretation of Policy with reference to this application - Martin Brown asked if we can formally complain about the non referral and process that SDC have enacted. Roger Budgeon cannot see that the policies recommend refusal, but support it. Applicants from Willis have made an error with the dwelling and SDC have noted the statement that the barn is not redundant but is actually in infrequent use and the statement does not state that the dwelling is a rural workers dwelling. SDC stated a referral to DCC has to apply their procedure of justifications. At the time of the report there were 107 supporting letters. The Agent wants the PC to take the lead role, however Roger Budgeon feels we should work alongside them and feels that SDC did not treat this as a rural application, but the interpretation of their policy was from an urban point of view. SDC has a separate department which is investigating this internally therefore Cllr Tom Williams has inferred he can't comment on it. Roger Budgeon suggested that the PC go through the officers' report and reasons for refusal and interpret his policies in the way we believe, then to quickly coordinate a suggestion as the report will disappear from website soon. Jenny Exley commented that Nicola Swan, the Monitoring Officer was leaving so perhaps procedure is slow. Bob Brooks suggested that the Clerk contacts the monitoring officer and ask whether

there is an internal enquiry and procedure in place.

1.5 9. **County Council Matters – (Councillor Keith Rippington)**

Cllr Rippington, having contacted the Clerk, updated her with information and a request which the Chairman delivered. He asked that the agenda be altered in item order so that the County and District Councillor items are after Public Participation and before Planning – the Clerk will reorder the next agenda. He also provided the Council with the good news that he has agreed match funding on replacement Parish grit bins and the paperwork is in hand.

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

To receive a report from District Councillor Tim Williams Annex A.

1.5 11. **Matters for discussion**

There were no matters for discussion on the agenda.

The Chairman informed the Council that he and the Clerk had been going through the finances and explained that the software package payments showed 13 monthly sets of payments accrued due to the situation where invoice dates for the month which is due to be paid are not allowed in the new Financial Year. He stressed the importance of carry over from one year to next as we are effectively working a month behind. He asked the Council to approve roll over of monies from 31st March into the new financial year. Agreed.

Jenny Exley raised the Dark Skies movement and council confirmed that in our design statement we have no street lights. Roger Budgeon is to ask the founder of the movement, Nick White, what processes we can adopt in reality.

## 1.5 12. Finance –

- a) **Approve payments of account** – Council approved the accounts below.

<b>May Payments 2019</b>					
<b>The following payments were approved by the Parish Council</b>					
<b>Cost code</b>	<b>Details</b>	<b>Pymt Method</b>	<b>£</b>	<b>VAT</b>	<b>Total</b>
4070	Stroud District Council – Garage Rent	D/D	56.31	11.26	67.57
4000	D Meredith – Clerk’s salary for April	S/O	1077.50		1077.50
	<b>Clerk’s expenses for April</b>				
4002	Clerk’s mileage/expenses		9.50		
4004	Office rent	003953	20.00		29.50
4000	HMRC – Tax & NI for April (Deborah Meredith)	003954	158.45		158.45
4001	Clerk’s Pension for April - LGPS	D/D	378.29		378.29
	<b>R H Attwood – Grass cutting (new contract)</b>				
4050	Playing Fields and Bisley play areas		540.00		
4221	Bisley Allotments		32.50		
4250	Teeds Rise		37.50		
4405	Oakridge Footpaths, Greens & Waterlane play area		131.25		
4421	Oakridge & Far Oakridge Allotments		32.50		
4400	Oakridge Burial Ground		80.00		
4406	Oakridge Fountain Piece		23.33		
4407	Strim Oakridge Play Area Soft Surface	003955	20.00	179.42	1076.50
	<b>D.W.Robbins</b>				
4201	Repairing ceiling in Bisley Pavilion		305.00		
4400	Tree work in Oakridge Burial Ground		105.00		
	Fix play area signage				
4310	Fix play area signage Eastcombe		7.50		
4446	Fix play area signage Oakridge		7.50		
4261	Fix play area signage Van der Breen Street, Bisley		5.00		
4263	Fix play area signage Windyridge, Bisley	003945	5.00		435.00
4120	Tennis court replacement yew trees	003947	281.86	56.37	338.23
4040	National Allotment Society - membership	003946	55.00	11.00	66.00
4201	Walker Fire - Bisley Pavilion compliance update	003948	232.05	46.41	278.46
4465	Oakridge Village Hall Trust - Pavilion electricity	003950	75.45		75.45
4250	Arb Vision - Teeds Rise tree work	003949	420.00		420.00
4040	Stroud District Road Safety Group - membership	003951	250.00		250.00
4040	CPRE - membership	003952	36.00		36.00
<b>Totals</b>			<b>4382.49</b>	<b>304.46</b>	<b>4686.95</b>

- b) **Approve Annual Governance Statement** – The Clerk informed the Council that the Year End is not yet completed but figures are available and correct. This will be signed off in June. Agreed.
- c) **Approve report to external auditor** – The Clerk informed the Council that she is awaiting appointment of an external auditor via GAPTC and reports will be available in June. Agreed.

## 1.5 11. Correspondence – Clerk to report

Magazines distributed. The Clerk distributed a thank you card from Great Western Air Ambulance charity.

The Chairman asked the Clerk to provide email correspondence to the meetings.

She reported that a parishioner had contacted her regarding the tennis court bench

being rotten and broken. Dennis Robbins has inspected it and stated that it seems to have been vandalised and is not rotten.

Oakridge has ongoing play equipment issues which have been raised to the Clerk. Jenny Exley has spoken to a CIL officer regarding the provision of monies for tree planting and wishes this to be on next month's agenda.

#### 1.5 13. **Ward Reports – Ward Chairmen to report on Ward matters**

**Oakridge Ward** – Roger Budgeon asked for thoughts on a new application for Seaview, Oakridge. He feels a slight improvement on it as cladding changed but overall response is unchanged. He welcomed Mr Tony Martin as an additional ward councillor. The Chairman asked Dennis Robbins to comment on the play equipment at the next meeting as an agenda item. The Chairman asked if the website can be updated to show Dennis Robbins in charge of the burial ground, Bob Brooks agreed.

**Eastcombe Ward** – Bob Brooks confirmed that ward appointments have changed as listed in item 3 above.

**Bisley Ward** - has no change in ward responsibilities. Hazel Saunders reported on that there is no progress to date with SDC on land acquisition at Windyridge Play Area. She also reported that one play equipment company gave suggestions but no progress at the moment.

#### 1.5 14. **Date of Next Meeting –**

The next Meeting of the Parish Council will be held in Bisley WI Village Hall on Wednesday 5<sup>th</sup> June 2019 commencing at 7.30pm. There being no further business the meeting closed at 8:50pm.

## **Annex A to the minutes of Parish Council Meeting 1<sup>st</sup> May 2019**

### **Report from Councillor Tim Williams**

Good evening,

I am sorry I am not able to attend the meeting; I have been quite ill over the past 7 days and feel it is best for all of us if I do not attend.

### **Waste collections success**

Stroud District Council's waste and recycling service is one of the best in the country – and now it is in the running for two top accolades.

Together with collection partner Ubico, the council has made it on to the shortlist of the National Recycling Awards 2019.

It follows the council being identified by the Department for Environment, Food and Rural Affairs (Defra) as the highest performing council for recycling in the south west, and with residents, throwing away the least amount of residual waste in England.

One of the council's five main priorities is to help the community minimise its carbon footprint, adapt to climate change and recycle more. It is the first carbon neutral council in Europe and is aiming for the whole district to be carbon neutral by 2030.

Latest Defra figures show that Stroud district residents lead the way in England, putting out an average of just 258.6kg of residual waste per household in 2017/18.

The Defra figures also showed that the council and Ubico have achieved a 61.2 per cent household recycling rate – up a massive 15.7 per cent on the year before.

### **Stroud's Homeless**

At the last full council meeting, one agenda item was to seek authority for the purchase of a property in Stroud for conversion to temporary accommodation; and, to receive the Committee's view on further temporary accommodation provision in the District.

The options are:

- (1) To purchase the former Salvation Army building in Stroud utilising the General Fund; and
- 2) To commission the conversion of this property into temporary accommodation; and
- (3) To commission the management of the completed property as temporary accommodation for homeless households. Subject to a business case being made and due diligence being undertaken.

The council has a statutory duty to carry out certain activities in relation to homelessness. One of these is to provide temporary accommodation to qualifying homeless households.

The cost of individual placements vary with the average cost for a single or couple at £190 per week, and £415 per week for families. The budget for Bed and Breakfast cost has been increased significantly for 2019/20, Page 14 of 47 Council 25 April 2019 Agenda Item 6a in line with current levels of usage. The income budget (from Housing Benefit) has also been increased from next year, but there is a net cost assumed of £71k.

The above aren't mutually exclusive, it could be a mixture of the 3 options. I will keep you updated as discussions progress.

### **Avon Mutual Fund**

SDC are considering the use of £50k of the *Business Rates Reserve* for purchase of shares in Avon Mutual.

Avon Mutual is an organisation which has been set up to seek a banking license to operate a high street bank for households, SMEs and other organisations within Bristol, Bath, North and North East Somerset, Gloucestershire, and Wiltshire. It is one of 18 regional co-operative banks being launched by the Community Savings Bank Association.

When established as a bank Avon Mutual will offer banking on the mutual model. It will be a mission led bank with a focus on promoting sustainable and equitable prosperity for the region.

On 18th October 2018 Stroud District Council agreed a motion in support of local wealth building.

It is proposed that the Council uses funds from the predicted business rate pilot to purchase shares to the value of £50k. These shares may provide a return in the long term if a bank is established and reaches profitability, but this is of course not guaranteed.

Investing at this early Founder Shares stage is a higher level of risk than investing later in the process. The mutual does not yet have a banking license and until one is obtained will not be able to trade. If the mutual is successful in receiving a banking licence and the bank starts trading, based on current projections, it is envisaged that dividends of an estimated 7.5% will be payable from around Year 5.

This is being deliberated further by officers and members.



## **Annex B to planning application e) from Jenny Exley**

### **LAND AT BROCKLEY ACRES S.19/0511/FUL**

**OBJECT TO THIS PROPOSAL for the following reasons:-**

**Despite revised drawings being issued on 17 April, it is believed that the development remains in contravention of the following:-**

**It does not comply with the following Stroud District Council Local Plan 2015 policies:-**

**ES12 'design quality reflecting a thorough understanding of the site context.' 'Be sensitive to its context.'**

1. This proposal will reduce the spatial quality and open appearance of gardens.
2. This is infill that is not in context with or in line with the apparent vision of an open yet leafy estate with trees and hedging for privacy.

**ES12 6.61 'Relate to each other and how attractive it looks as a whole. These responses are important in all developments, whether a small infill or an extensive development scheme. The main way that people experience buildings from day to day is from public streets or spaces. Therefore the contribution new development makes to the quality of the public realm is of considerable importance.'**

3. The scale of the proposed house remains far too tightly packed into the narrow frontage.
4. Although the revised elevations lessen the impact of the house from the road, the height of the building remains the same at the rear and may cause overlooking into properties on the new development.
5. The Design and Access Statement refers to a 'reduced eaves level' but the sections do not show exactly how much higher the roofline will rise above the bungalow of no 12, the revised proposals remaining for the most part with a high ridge line.

**ES13 Protection of existing open space. 6.64 'It is important to prevent loss of open space where this would harm the character of a settlement and the visual quality of the locality.'**

6. The façade of the side elevation fronting The Gables is close to the boundary and will restrict the open views that The Gables now enjoys and for the public and residents passing The Gables and the site.

**ES 13 'There should be no harm to spaces which' : 'D Form part of an area of value for wildlife including areas forming part of a green corridor.'**

7. Wildlife corridors have already been damaged by the removal of existing trees on the site and any development that is supported should have a landscape condition to include further hedging and trees.

**Highway issues:-**

8. Access will be new and directly opposite no 1, Brockley Acres, remaining close to a bend in the narrow road. The surface of the road is already suffering from damage by heavy vehicles or over use.

**Drainage/ environmental health issue:-**

9. Residents have advised that there could be problems with the existing drainage pipes. A drainage plan has been provided which shows direct links to existing sewers.

## **Annex C to planning application g) from Jenny Exley**

**SUPPORT WITH COMMENTS ON LAND ADJACENT TO RUSSETTS, MANOR LANE, EASTCOMBE.  
S.19/0870/FUL**

**A contemporary design of a chalet bungalow. With reference to Drawing no 02:-**

**Stone walling in natural stone for the base of the building façade, is appropriate for this area.**

**The timber cladding in both vertical and horizontal designs should be attractive once weathered. It is assumed that this is natural timber, and not a synthetic product, and if it is cedar, it should not require maintenance and will turn silver grey. This should blend with the 'metal standing seam roof covering'**

**Insulation should alleviate any sounds of rainfall in upper rooms, although this level of detail is not shown. It is assumed that the roof is manufactured from zinc.**

**The central rib of a flat topped stairwell and bathroom form a feature. Is this to be a green roof or metal? It**

is presumed that it will have a fall to remove excess rainwater.

Context:-

The proposals fit well into its context, with bungalows to the rear and side.

LANDSCAPE PROPOSALS. With reference to Drawing no 03:-

The laurel hedge is welcomed and will aid screening from the busy road to Thomas Keeble School for residents of the 'chalet' bungalow. It will also enhance the wildlife corridors and be visually attractive.

A large horse chestnut exists close to the main road and softens the impact of a new building.

A 1.5m height fence runs along its rear garden boundary.

Proposals for a stone wall is appropriate to 750mm, but with the additional fencing of 1m above, it is not consistent with Eastcombe boundaries which generally are low with views into gardens. This therefore is not supported.

Issued 29 April 2019 Eastcombe Ward.