

MINUTES OF THE REMOTE MEETING OF THE BISLEY-WITH-LYPIATT PARISH COUNCIL HELD ON WEDNESDAY 4 NOVEMBER 2020 USING ZOOM SOFTWARE

Present	Chairman	Mike Eccott
	Bisley Ward	Martin Brown
		Lesley Greene
		Dave Partridge (left at 9pm)
		Hazel Saunders
	Eastcombe Ward	Bob Brooks (left at 9pm)
		Jenny Exley
		Scott Sissons
		Roger Budgeon
	Oakridge Ward	Tony Martin
		Dennis Robbins
	Clerk	Mrs D Meredith

1. **Apologies for Absence**

None received.

2. **Declaration of Interests**

None received.

3. **Approval of the Minutes of Meeting held via Zoom on Wednesday 7 October 2020**

Minutes of the previous meeting held on Wednesday 7th October 2020 having been circulated to all councillors were approved unanimously.

4. **Matters and actions arising from the Minutes not otherwise covered in this agenda**

9b) All Saint's Churchyard tree survey – The Chairman confirmed that group 5 and 6 tree works are to be included in the tender quotes.

9d) Garage replacement update – It was confirmed that no base quotes have been obtained to date however the Chairman is keen for it to proceed. Bisley Ward has agreed where the container would be sited on the KGV field and *Cllr Dave Partridge will provide a quote for base works to the Clerk.*

9g) Baptist church grounds maintenance – Eastcombe Ward has approved the scope of works proposed. No planning application notification has been received to date.

Our Highways representative, Dan Tiffney, has moved on and our replacement is Harriet Osborne. Eastcombe is to meet with her and Yakub Mulla to discuss matters in the village, 20 is plenty signs will be passed to the Clerk for Bisley. *The Clerk is to arrange a zoom meeting for Highways if possible with Harriet.*

Scott Sissons asked if there was any progress on the situation with the Floodlight at Ferris Court Farm, there is none. *The Clerk is to chase.*

5. **Public Participation via Zoom software** – There was one member of the public in attendance who apologised for not joining the meetings before with regard to possibly being co-opted onto the council. He explained his position and the Chairman explained the co-opting procedure with him. *The Clerk will assist in setting up the relevant paperwork to proceed.*
6. **County Council Matters** – distribute a report from County Councillor Keith Rippington by email – none received.
7. **District Council Matters** – distribute a report from District Councillor Tim Williams by email – See Annex A. Any comments please pass to Cllr Williams.
8. **Agree Parish Council response to the following Planning Applications**
 - a) **S.20/2086/TPO** – Pine Hill, Fidges Lane, Eastcombe, Stroud – Beech tree (B1) - remove two low limbs and crown raise, reduce the south western side of the crown by approx 2.5m - retrospective approval – support. Jenny Exley expressed concern that the application comments were not submitted in time as it was an emergency. The Clerk reported that the response was submitted in advance of the expiry date.
 - b) **S.20/1875/FUL** – Mugswell Nursery Hayhedge Lane Bisley- Extension to existing 2 bay barn to provide an extra bay for storage – support.
 - c) **S.20/2092/HHOLD** – Rodborough Cottage, Oakridge Lynch - Replace a corrugated iron roof on a stone outbuilding with a pitched roof on an oak frame. Demolish timber shed, build oak framed hobby/workshop, roofs to be merged and shingled with larch – support.
The Chairman re-iterated the point to planning leads that planning application responses must be passed to all parish council members before this meeting.
 - d) **S.20/2182/TCA** – All Saints Church, Church Hill, Bisley - Works to various trees – support.
 - e) **S.20/2199/TCA** – The Old Mansion, Far Wells Road, Bisley - Trees in a Conservation Area – support.
 - f) **S.20/2216/TCA** – 2 Church Hill, Bisley - Trees in a Conservation Area – Comments only.
 - g) **S.20/2229/TCA** – Dovecote House, Dr Crouchs Road, Eastcombe - Trees in a Conservation Area – comments only.
 - h) **S.20/2201/HHOLD** – Pipers Cottage, Oakridge Lynch - Erection of a greenhouse to front – support.
 - i) **S.20/2299/TCA** – Long Byre, Hayhedge Lane, Bisley - Removal of 1 x Fir tree – support.

PLANNING APPLICATION DISCUSSION ONLY REQUIRED IF COUNCIL MEMBERS DO NOT AGREE WITH THE DECISION/COMMENTS CIRCULATED PRIOR TO THE MEETING

9. Matters for discussion

- a) Stone walling policy – Jenny Exley** – stated that she has received no comments back regarding this report which was triggered by a block stone rendered wall being built in Eastcombe which is not in keeping, instead of a Cotswold stone wall. She asked for input and the document to be loaded to the website informing the meeting that Grant opportunities are available from Cotswold AONB (Cotswolds National Landscape) for stone wall repair and woodland planting. The Chairman expressed caution as we can only implement this policy on walls we are responsible for. Dave Partridge suggested guides could be included on the website to instruct dry stone wall building maintaining local traditions. Tony Martin congratulated Jenny Exley for her work and suggested it forms an addendum to the NDP. Lesley Greene agreed but commented that stone walling is very expensive. *Councillors are to read the document and comment back prior to being added to the website with photographs.*
- b) Siobhan Baillie cycling forum – Mike Eccott** – *Martin Brown is to attend the forum* but should anyone else wish to attend, please reply directly to the email invitation either as an individual or a parish council representative and report back in December.
- c) Allotment insurance and tenant liability – Lesley Greene** – A tenant has raised the question about personal liability on plots. The Clerk has checked with the Parish Council's public liability insurance company and confirms that it covers areas that we are responsible for maintenance and upkeep of, over the general allotment area. However the cover they provide does not include personal or public liability for individual plots/plot holders once they have been leased out to tenants. The Parish Council is therefore clarifying that each tenant is therefore responsible for their own public and personal liabilities and for any damage or incidents on their plot and to their property. *A clause to this effect will be included in the next tenancy agreement by the Clerk.*
- d) PC Response to White Paper on "Planning for the Future" – Tony Martin** thanked all councillors who worked on this, especially Jenny Exley, Martin Brown and Lesley Greene. The response was submitted on time, no vote was necessary as the Parish Council approved it by circulation. The Chairman thanked everyone too. The NDP is progressing – currently awaiting the response from the parish housing needs survey. Some members of the NDP group attended a zoom meeting with GWT for their NDP Locality funded commissioned work for the Parish on wildlife. A survey is being planned to issue to all residents in January as a consultation process for issues in our parish. The Steering Committee this in anticipation of changes in planning and different aspects of design. Jenny Exley asked if she could now employ a technician to assist with Eastcombe's landscape and visual appraisal from the Locality Grant funds, this was confirmed.
- e) New website launch date to be agreed – Mike Eccott** – it was agreed that the Ward pages should be retained, especially for Eastcombe Ward which has no newsletter at the moment. The Chairman asked for someone from each Ward to provide general wording to the Clerk. Hazel Saunders suggested the link to Bisley Village Website for their page. Tony Martin is happy to provide wording for Oakridge. It was agreed that the Environmental page should be on the Website front page. A launch date of 16th November was agreed. Bob Brooks

stated that the website can be updated at any time, but errors need to be erased before launch. *Mike Eccott will check the site.*

- f) **Quotes for internal painting at the KGV Pavilion – Hazel Saunders** reported that 3 quotes have been obtained and proposed that Green Palette was awarded the job with a swift start date of 16th November. *Clerk to inform the 3 suppliers and progress the work with Green Palette.*
- g) **Oakridge Allotments bonfires – Roger Budgeon** – following a Ward meeting on the site, Tony Martin proposed one burn a month in one place with Dennis Robbins being responsible for the fire. It was felt this compromise met everyone's demands. Dave Partridge reinforced composting of green materials which produce smoke. Lesley Greene queried the banning of fires during this lockdown period and council agreed. *Clerk to update Oakridge tenant's agreement with wording from Roger Budgeon.*
- h) **Update on collaboration meeting with Chalford PC – Mike Eccott** and The Clerk met with Chalford PC Chairman and Clerk and discussed common problems to our parishes. Speeding was one area of concern to both parishes and CPC is currently investigating an ANPR sign. Planning is another area where we jointly feel our responses are not taken any notice of at district level. They would like a meeting with The Head of Planning and the CEO for SDC which we may like to be involved with if this happens. Climate change – Chalcan is a splinter group of both councillors and public and contact can be made with the group who would be happy to explore common ground and take things forward jointly where appropriate. Roger Budgeon will attend a meeting with them to progress energy pursuits, however Tony Martin wondered how residents would feel with a windfarm outside their window. Martin Brown to contact the Clerk for details of who to get in touch with. Lesley Greene said this could include other parishes to produce diverse wildlife boundaries.
CPC have a successful footpath volunteer group who provide general maintenance on their paths. The Chairman asked Wards to consider this. They could help with funding on common boundary areas including requests for kissing gates on borders to our parish. Another meeting will happen in the New Year. *Ideas of common areas and problems to go to Mike Eccott next month.*
- i) **Grants and Climate Emergency Policies – Martin Brown** emailed two policies for approval. The Grants Policy was adopted. The Climate Emergency policy needed more substance so by reviewing actions, looking at SDC strategy a response was produced. The Climate Emergency Policy was adopted.
- j) **Report on Climate Action Network meeting, domestic solar panel plan – Martin Brown** has issued a document and requested he attends the presentation as the Parish Council Delegate. Carried.
- k) **Report on Gloucestershire Tree Strategy – Jenny Exley** informed the meeting about the Zoom launch of the strategy by the Gloucestershire Local Nature Partnership which is now an umbrella group for 30 organisations. Key point is the 'Right tree in the Right place' underpinned by the Nature Recovery Network's four habitat maps which our contact, Juliet Hynes of NRN recommends the use of. Bob Brooks mentioned that the link is on the current Parish Council website.

10. Finance –

a) Approve payments of account - the following payments were approved.

November Payments 2020						
The following payments were approved by the Parish Council						
Cost code	Details	Payment	£	VAT	Total	Paid?
4070	Stroud District Council – Garage Rent	D/D	56.31	11.26	67.57	y
4000	D Meredith – Clerk’s salary for October	S/O	1139.54		1139.54	y
	Clerk’s expenses for October					
4002	Clerk’s mileage/expenses		14.40			
4004	Office rent	004201	26.00		40.40	n
4000	HMRC – Tax & NI for October (Clerk)	004202	184.60		184.60	n
4001	LGPS - Clerk’s Pension for October	D/D	387.96		387.96	y
	R H Attwood – Grass cutting invoice 4890					
4050	Playing Fields and Bisley play areas		455.00			
4250	Teeds Rise		37.50			
4221	Bisley Allotments		32.50			
4265	Bisley Pavilion and Windyridge Play Areas		73.33			
4400	Oakridge Burial Ground		80.00			
4405	Oakridge Footpaths, Village Greens		105.00			
4421	Oakridge Allotments		32.50			
4406	Oakridge Fountain Piece		23.33			
4407	Strim Oakridge Play Area Soft Surface		20.00			
4320	Grass cutting and footpath clearance Eastcombe	004203	60.00	183.83	1102.99	n
4016	Graduate Gardeners - Oakridge churchyard invoice 18790	004204	110.00	22.00	132.00	n
4015	Graduate Gardeners - Bisley Churchyard invoice 18762	004205	160.00	32.00	192.00	n
4345	Community Heartbeat Trust invoice 6903 - Eastcombe support	004206	165.00	33.00	198.00	n
4230	Community Heartbeat Trust invoice 6732 - Bisley replacement pads	004207	81.00		81.00	n
4045	Eastcombe Village Group - bus shelter contribution S137	004212	500.00		500.00	n
4201	Homefree - KGV pavilion cleaning	004208	31.00		31.00	n
4450	KWS Heating and Plumbing - invoice 123	004209	98.25		98.25	n
4315	Waterplus - Eastcombe allotments invoice INV04229179	D/D	5.93		5.93	y
4116	Tree Maintenance - prepare tender specification	004210	140.00	28.00	168.00	n
4030	CIX Ltd - web hosting costs 01/11/2020 - 01/11/2021	004211	67.44	13.49	80.93	n
4040	Zoom - meeting hosting	D/D	14.39	2.40	14.39	y
4040	GPFA - membership renewal - new annual DD if approved	D/D	50.00		50.00	n
4045	Stroud Valleys Project - S137 payment for transport	004213	240.00		240.00	n
Totals			4390.98	325.98	4714.56	

b) Application for COVID grant assistance from Stroud Valleys Project – an S137 payment was approved for the transport section of the application.

11. Correspondence – Clerk to report – CIL payment notification received from SDC for development in Eastcombe for £3332.

12. Ward reports –

Bisley – Exploration of works on the gap on the Wysis Way in Bisley is underway. Martin Brown is obtaining further costings. Covid support documents have been circulated in Bisley.

Eastcombe – Scott Sissons reported that a new picnic bench has been installed at the recreation ground by the Village Group. There was an incident where the Fire Service was called to release a 12 year old from the baby swing, the Clerk collected the swing from the Fire Station in Stroud. Eastcombe Good Neighbours have distributed Covid support letters including parish news. Parking on The Street outside The Laurels, one car has been removed. Jenny Exley reported that the Clerk has sent an S137 application for funding to be passed to the group who are updating the bus shelter. She is following up on green spaces, including Bournes Green, with photographs from Peter Scott. She queried whether the council would provide funding to reprint a document on the history of Eastcombe. The Neighbourhood

Watch has a promotion for joining. Tree strategy – the planting season is now and she queried whether we should plant up the east end of the junior football pitch and possibly apply for a grant from the Cotswolds AONB. *The Chairman requested a plan from Jenny Exley and proposals for the next meeting.*

Oakridge – nothing additional to report.

- 13. Date/location/format of Next Meeting – Chair - Wednesday 2nd December by Zoom.** The Chairman reminded the meeting that the precept is to be agreed soon so Wards need to produce their figures for 2nd week in December for approval at the January 2021 Parish Council meeting prior to submission to SDC. *Clerk to distribute current budgets and spends to Wards.*

Annex A – report from District Councillor Tim Williams

Hello to you all,

Here we are in November – it is very strange to think that we have been under pressures and changed working practices for nearly 9 months now!

Extraordinary Council meeting

On Thursday 15th October we had an extra-ordinary Environmental Committee meeting. The purpose for this meeting was two-fold.

1. To apply temporary changes to the council's statement of community involvement because of COVID 19.

Background: S18, Planning and Compulsory purchase Act 2004 requires local planning authorities to produce a statement of community involvement (SCI) which should how they will engage with local communities and other interested parties in producing the local plan and determining planning applications. The SCI should be published on the planning authority's website. It was last approved in the same committee on March 28th, 2019.

May 13th 2020, the Government published updated planning practice guidance on which identified that local planning authorities would need to assess whether their SCI's are consistent with current guidance on social distancing to help stem the spread of COVID 19. This removed the need for physical deposits points and replacing them with online inspection only.

Naturally creating an issue for those who do not have access to the internet or otherwise would engage if they were physical documents in a public location such as the library.

The salient points included:

- We do not wish to do this, but with COVID we must ensure the safety of the community and adjust the strategy accordingly.
- Once Covid has reached a point where most normal activities can be resumed, we will revert to the original strategy.

2. Acknowledge and put forward to public consultation, an amended paper for housing options in the district.

Background: Council adopted the Stroud District Local Plan in November 2015. The Plan continues to provide an up-to-date planning framework to assess planning applications and

identifies sufficient housing and employment land to meet needs to 2031. The Plan included a commitment to undertake an early review.

In September 2017 Committee approved a timetable for the Local Plan Review and approved an Issues and Options paper for public consultation. In October 2018 Committee approved an Emerging Strategy for further public consultation and in October 2019 Committee approved a Draft Local Plan for further public consultation.

The Council's published timetable envisaged approval of the Draft Local Plan for presubmission consultation during Autumn 2020. Unfortunately, the Covid-19 pandemic has resulted in delays to the work programme to the extent that this deadline can no longer be met and needs to be reviewed.

The salient points included:

- Some planners are banking land without building
- Cost of land has risen but not in line with the cost of building these houses; it was cheaper in 2015
- We must decide whether we want larger sites or a higher frequency of smaller sites.
- How do we adequately assess the real need of a community, will developers ensure they are also building affordable homes.
- Can we be stricter on those developers- yes, provided we have a strong local plan in place which provides us the necessary rules to reject and refuse inappropriate plans.
- If AONB becomes 'national park' who would decide on planning applications? It is something not yet discussed given the paper is still with parliament but could result in a re-distribution of the planning decision making powers.

Oakridge EE Mast.

On Monday 28th Sept. the day a decision was to be reached, EE withdrew the telephone mast application. As you will have seen in my submissions, I worked (on an almost daily basis towards that final week) with residents to steer and shape their thoughts and concerns through officers / members and planners to ensure all the facts were accurately presented. It went to the top and back down again.

You may have also seen that planners have produced a document to aid in future applications of this nature.

EE then, on a mid-October Saturday morning, email the landowner to say they intend to resubmit and have trespassed on the unwilling landowner's field to gain the ecological information they require to resubmit the application. I have had a meeting with the owner and two neighbours this week. I am also in (almost daily) contact with them as the resubmission of the application is imminent.

Given some of the strong feelings, I have opened a dialogue with my group leader, Brendan in SDC, Geraldine and Martin to see if we can understand more about the application, possible grounds to challenge and inaccuracies in the proposed planning application. Of course, any application will be new and cannot be judged on the previous submission. The documents and objections of people are also removed.

Beyond that, I have spoken to Siobhan at great length about how we managed applications of this nature and drawing to her attention the conduct and way the applicant / agents have

conducted themselves and the bullying tactics. We have opened a dialogue and she will be working with me on a weekly basis as the case develops and is also asking central government whether this is a localised issue or whether nationally, this bullying behaviour is going on with the rise of more towers under the ESN project. Acknowledging that the Home Office letter provided was out of date and contained contacts who no longer work for the firm and no further information on the black 'not-spot' has been provided either.

A further email to the parish by Mr Bunce was also cause for further contact from certain residents as they felt the tone and implied context of the communication was to advise members of the parish and community not to waste time submitting information as an application of this nature is difficult to overturn – *generally paraphrasing* .

Whilst it was 'our application' that prompted the advisory note, a members note has been provided by the DCC chair which I have attached below.

* I have not included all the discussions but will happily answer questions were applicable.

Flooding

As you will have seen, we have already had multiple complaints about surface water flooding and how we manage this going forward. The Stancombe situation was tended to by GCC the following day (although I have raised my concerns that I don't think it has solved the issue) and am now in a dialogue with Yakub about this. The most recent call being October 30th 2020.

We have also discussed the Bisley Far wells road flooding and I understand that the proposed plan has been halted due to not obtaining permission from the Church in time to divert the water flow.

Footpath - rights of way

I know the parish council will be aware, but I was emailed by a resident directly in conjunction to the wider chain of emails about Bisley- Nash end footpath. Yakub and I spoke about this and I have asked Sarah Macaulay-Lowe (rights of way key contact) to investigate it further on our behalf. This was mostly prompted by the fact that the water has caused the surface to become treacherous and caused injury. At this time, I am just interested in resolving the problem rather than identifying the particularization of who did what, resulting in the present complaint.

Speeding

A resident in Windyridge (an ex school friend) reached out to raise concerns about speeding in the road. I approached Martin and included him in this concern too. I have spoken to Yakub and he will allocate me 3 X 20 is plenty signs on Friday 13th when he meets with the Clerk.

Fireworks

I was approached by a Stroud District resident outlining her fears that with many of the scheduled firework events being cancelled, an apparent 18% increase in personal firework displays will take place and that this will impact negatively on animals and pets. She requested I respond to the RSPCA consultation current being undertaken. I am asking

members of the community; open to your thoughts as a parish council; and figuring out how I can constructively contribute to such a dialogue.

White paper on planning

This month I also received my first resident submission in relation to the proposed planning reform. You will see on the House of Commons Library page, there is reference to the document and a link to it in its present form. The press release sets out in the Government's words what the changes will mean:

- Local communities will be consulted from the very beginning of the planning process. By harnessing the latest technology through online maps and data, the whole system will be made more accessible
- Valued green spaces will be protected for future generations by allowing for more building on brownfield land and all new streets to be tree lined
- Much-needed homes will be built quicker by ensuring local housing plans are developed and agreed in 30 months – down from the current 7 years
- Every area to have a local plan in place – currently only 50% of local areas has a plan to build more homes
- The planning process to be overhauled and replaced with a clearer, rules based system. Currently around a third of planning cases that go to appeal are overturned at appeal
- A new simpler national levy to replace the current system of developer contributions which often causes delay
- The creation of a fast-track system for beautiful buildings and establishing local design guidance for developers to build and preserve beautiful communities
- All new homes to be 'zero carbon ready', with no new homes delivered under the new system needed to be retrofitted as we achieve our commitment to net zero carbon emissions by 2050

This has been passed on to the relevant members within the local authority.

Development Control Committee

The council have a new member of its staff- Mr Griff Bunce, who is the development Team manager and taken over from Holly Simkiss. A diagram has been provided below.

The process is as follows:

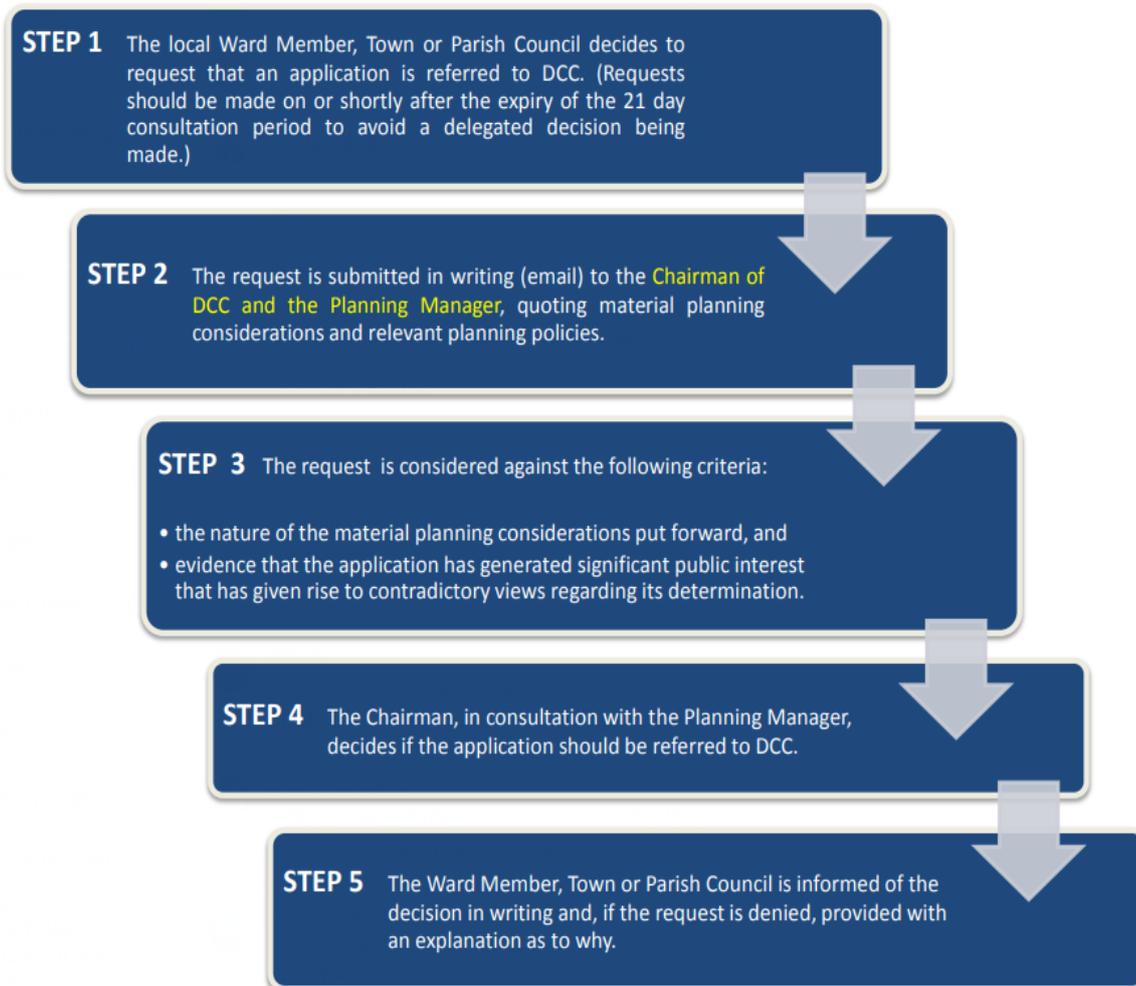
1. Referral requests

A copy of the call-in process is attached. The Ward Member for the ward in which the development is located or the local Town or Parish Council may make a timely request that an application is referred to the Development Control Committee for determination. The request should be submitted in writing to the Chair of the committee and the Head of Development Management; this should include the reasons for the request which must be based on material planning consideration.

2. Decision to call in

The Chair, in consultation with the Head of Development Management, shall then decide if the application will be referred to the committee against the established criteria

Stroud District Council - Development Control Committee Call-in Procedure



Phone Mast additional information:

Attached for your information is a guidance note from Planning re applications for telecoms masts. This can also be found in the next members' weekly update, but I'm sending it to all members for your convenience and in case anyone misses it in the bulletin.

An increasing number of proposals for upgraded and new telecoms masts are coming in to Planning. This is likely to further accelerate with the rollout of 5G, and such applications often stir up considerable local opposition, as has recently happened with applications at Painswick, Far Oakridge and now Cashes Green in Stroud, usually resulting in requests for the applications to be called in to Development Control Committee for determination rather than being processed under delegation by planning officers.

It is important for everyone to be aware, if faced with such a call-in request, that under the scheme of delegation for planning in the SDC constitution, generally speaking these telecoms mast applications cannot be called in to DCC and must be handled under delegation. Provided they are not over certain height limits (20 metres in protected areas such as the AONB, conservation areas, etc, or 25 metres elsewhere - but 20 metres if on a roadside) then they are not full planning applications but only prior notifications of planned permitted development.

Such prior notifications are specifically ruled out from going to DCC because of the very strict and unalterable short legal timescale for them to be processed. Also, there is very little that the legislation allows planning authorities to object to re siting of this infrastructure, since the aim is clearly to ensure it goes where the telecoms providers say it needs to go.

Most notifications are of course deliberately under the height limits, so do not require full planning applications which could go to DCC. And there will be increasing numbers of them in future as new masts are proposed for improved coverage and existing masts raised in height to make them more suitable for 5G.

Officers will take note of local concerns and objections placed on the files for these prior notifications, eg. about appearance and exact siting, but of course health concerns over 5G (and 4G, 3G etc) are not a planning matter.