

Parish Council Meeting - Minutes

Recorded by: Amanda Rossiter, Parish Clerk

Date: 12th April 2021

Meeting Commenced: 19:00

Meeting ended: 21:00

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| Present: | Mr Ken Brown (Chair) Mr D Purnell Mr K Larkin Mr D Palmer Mr R Symons Mrs J Burton Mr J Hay |
| District Councillors: | Mr K Tucker Mrs C Braun |
| County Councillor: | Dr J Cordwell |
| Clerk: | Miss A Rossiter |
| Other: | Approx 20 members of the public - Unable to see all participants on zoom |

Items

1. To receive and accept any apologies for absence
Cllr James has provided apologies. Cllrs Tucker, Braun and Cordwell apologised for not being able to attend the full meeting.
 - a) A minute silence was held to mark the passing of His Royal Highness, The Duke of Edinburgh
2. To invite and receive any declarations of interest
Cllr Hay has interest in item 10 as Chairman of NNVSA (no personal pecuniary interest)
Cllr Symons has interest in item 19
3. To receive and approve the minutes of the council's March 2021 meeting
(Previous minutes are available to view on the Parish Council website)
All agreed
4. To note any matters arising from the meeting held in March and not covered by agenda items (item for information only - covered in clerk's written update)
No additional Comments
 - a) Chair made the decision to move agenda item 18.b to item 4.a as the district councillors needed to leave the pc meeting early.
Comments on DC report - A member of NNPC noted their surprise at request from SDC to make an enquiry into the occurrence of the Cheltenham festival last year, it was commented that government was not making best use of its funds. Cllr Braun noted that it was a county wide committee decision and that the matter of health and safety had been raised a number of times. Cllr Braun will feedback comments. Cllr Ken Tucker tried to speak, however there was a technical issue on Zoom. Chair thanked the district councillors for their reports.
 - b) Chair made the decision to move agenda item 18.c to item 4.b as the county councillor needed to leave the pc meeting early.
No comments on report. Chair and Council thanked Cllr John Cordwell for his report and for all of the hard work and service he has provided during his service as county councillor.

5. Meeting for public discussion and questions
(Open to members of the public to raise issues)

Chair invited members of the public to speak and confirmed that there would be a three minute time limit to speakers.

The first member of public (MoP1) to speak wished to comment on item 6a of the agenda. They noted that further documents had been uploaded to SDC planning site showing the access and tracking drawings which enhance the objections previously made. It was noted that the tracking docs shows refuse from south, and that concerns over vehicles mounting pavement hadn't been dispelled. MoP1 then spoke of the drawings into surrounding area and noted that the scrub removal was not clear. They noted that the English Heritage statement talks about limited visibility and the aspect changes. The MoP1 made clear their objections to the site and spoke of the unauthorised access to Knoyle house, which they confirmed will be in their objection report to SDC.

Clerk advised that the remainder of this section would be recorded for admin purposes only, to ensure that the minutes could be taken accurately.

MoP2 updated the council on their local tree planting project and advised that a total number of 692 hedges and trees had been planted in North Nibley as part of the project. The council congratulated MoP2 on their success.

MoP3 wished to comment on agenda item 6a. They discussed that the developer was resubmitting documents which were the same as previous submissions and did not address the previously highlighted concerns, namely the access. MoP3 was concerned that the plans barricade in two houses and expropriate property, which is unsustainable. They noted that Historic England was only consulted 9th April. MoP3 expressed concerns of the developer's plans which are "dressed up" as eco corridor, however is still waiting on what the developers contribution to this is. They noted that there was no further information on lighting. Other PC's having problems with this developer and they cannot be trusted to come up with relevant info. MoP3 expressed distrust in the developer and discussed similar planning applications in nearby village locations, explaining that the affordable housing numbers can be dropped from plans at a later date. MoP3 wanted to make clear that their objections were not to affordable housing within North Nibley, but to the proposed location and that they had concerns that the development will grow causing generations of people to suffer from loss of views. MoP3 was interrupted by chair due to reaching given time limit.

MoP 4 made comment on item 6a and reiterated that they were not against affordable housing, but against this location being used for it. They commented that numerous reports have shown that this is not the way forward and MoP4 is in objection of the planning application.

MoP5 shared a powerpoint presentation while they discussed item 6a. They gave background on themselves for context and advised that they had been a property manager and purchased sites for retail development. MoP5 feels that this application is in the wrong location. They requested that PC applies consistency to its decision making when making comment on this application. MoP5 gave examples of past planning application comments from NNPC. Chair interrupted and asked MoP5 to remain on track as the topic was not relevant which MoP5 refuted. MoP5 continued their request for NNPC to take a consistent approach and noted past objections, in particular due to highways access, precedents, high quality landscape and inconsistent and misleading information. MoP5 noted that many documents from this developer on their application are misleading and inconsistent. MoP5 commented that developers play games and that affordable housing numbers can be dropped post planning approval. MoP5 gave examples locally and highlighted CPRE comments from

documents. MoP5 drew attention to the possible growth and extension of the plans and how this could be achieved by developers, referring to examples. MoP5 distrusts the developer and gave example from Hawkesbury Upton PC comments. Vice Chair ended discussion due to time limits.

6. To consider and comment upon the following planning application(s) / appeal(s):
 - a. S.20/2678/FUL | Development of 16 dwellings comprising of both open market and affordable tenure along with the provision of associated infrastructure and an ecological corridor. | Land To The West Of Wotton Road North Nibley Gloucestershire

Each councillor provided a detailed report into their considerations on the application. Once each councillor had reported their views a vote was taken and a unanimous agreement was made to write to SDC objecting to the application due to the substandard access proposals which would have a detrimental impact on Highway and pedestrian safety both within the scheme but also to users of Wotton Road, Wood Lane and visitors to the Knoll and cemetery. As documented by others including Gloucestershire Highways.

It was also resolved to submit additional concerns and comments as discussed and summarised by Councillors at the meeting as follows;

1. Definition of the application site - Councillors expressed concerns that key elements of the application are not included within the application red line site boundary. This involves both the proposed Ecological Corridor and the swale and surface water infiltration basin and the access to it. Both should be included within the red line to enable planning conditions to be applied to them. Will the land necessary for them be in the control of the applicant and if not how will the planning authority control these important aspects?
2. Concern over the position of the surface water infiltration basin and potential flooding of the adjacent cemetery land. The infiltration basin should be positioned at least 10 metres from the cemetery boundary to comply with National Guidance and should be designed to ensure no overflow of water into the cemetery land. The position of the infiltration basin would also cut across public footpath CNN 24.
3. The proposal would require two diversions of public footpath CNN 24 to accommodate the surface water infiltration basin and plot 16. The proposed diversion routes should be identified as part of the current planning application.
4. The proposed Ecological Corridor is being promoted as a key element of the proposal. However the Parish Council considers there is insufficient detail on proposals to protect and enhance this Corridor. Concern is expressed at this stage on the impact of lighting on wildlife as well as the visual and ecological impact of the large retaining wall and fencing along the northern boundary. The Parish Council requests that careful consideration is given by the planning authority to these ecological and environmental issues.
5. The Parish Council is concerned about the potential for future extension of the development onto adjoining land. The layout of the proposed access road hard up to the southern boundary would facilitate easy extension onto this land. Extension of development onto this land would not be acceptable to the Parish Council and the position needs to be safeguarded as part of the current proposals through legal agreements with the landowner. If this cannot be adequately safeguarded at this stage then this is grounds for objection.
6. In the event that the local planning authority is minded to approve the application a detailed Section 106 Agreement will be required to include clauses to ensure the affordable housing is provided before occupation of any market housing, controls over occupancy with priority being given to people in need with a local connection,

management by an Housing Association approved by Stroud and the affordable housing to be kept in perpetuity. The Parish Council would wish to be fully consulted on such Agreement before it is completed.

7. The Parish Council submits that details of construction programme and safeguards to protect the amenity of local residents should be set out as part of the current submission. This should include hours of working, noise/ dust controls, location of site offices/compounds etc, controls over traffic movements workers parking, road cleaning etc.
8. The Parish Council is concerned over a number of inconsistencies and inaccuracies within the submitted documentation. For example the EIA refers to land east of New Road and the layout plan shows plots 15/16 as bungalows but the transport statement identifies these as houses. This creates uncertainty over the reliability of some of the supporting documentation.

It was noted that the Parish Council is supportive in principle to the provision of affordable housing within the Parish. It was also agreed that they would write to SDC and request that due to the policy issues raised and the wide public interest that in the event officers are minded to approve the application it be referred to Development Control Committee for final determination.

7. The council to note the following planning application / enforcement decision(s)
 - a. S.19/2712/FUL | Erection of open fronted agricultural building (retrospective) (376559, 196595) | Agricultural Building Ashen Plains Waterley Bottom North Nibley Gloucestershire - **Permitted**
Noted
 - b. S.21/0033/CPE | Re-building and occupation of former Dairy as a residential dwelling. | Former Dairy At Church Farm Frog Lane North Nibley Gloucestershire - **Refused**
Noted
 - c. S.20/058/APPREF | Re-submission of the application S.19/0701/FUL - Demolition of a disused building and erection of two buildings to create a live/work unit. | Land East Of Stumpwell Lane Southend Wotton-Under-Edge Gloucestershire - **Appeal Dismissed**
Noted
 - d. S.21/0211/HHOLD | Use of a stable outbuilding as an annexe | Dovert Cottage Millend Lane North Nibley Dursley Gloucestershire GL11 6ED - **Refused**
Noted
 - e. S.21/0408/MINAM | Non-material amendment to the application S.20/1233/HHOLD - Amendment to construction method and material of existing boundary wall | Purnell House Lower House Lane North Nibley Dursley Gloucestershire GL11 6DN - **Approved**
Noted
8. To agree Clerk's review dates for the year
Agreed
9. To consider request from member of public for NNPC to write to owner of disused garage site as a "call for sites" for a possible affordable housing site
Cllr commented that PC was not in position to purchase land or approach seller. However, PC would consider any planning application put forward by any future purchaser. It was noted that it is not PC's responsibility to find sites for affordable housing. Council agreed not to approach land owner as requested.
10. To consider request from North Nibley Village Shop Association for permission to install a swing sign on the triangle at New Road / Barrs Lane junction
Clerk to write to Paul Helbrew to support proposal from shop, once a proposal has been sent by NNVSA. (Cllr Hay abstained from any decision making due to being Chairman of NNVSA, although there is no personal pecuniary interest)

11. To consider repairs to flower displays on the triangle at the New Road/Barrs Lane junction
Following a vehicle collision into the triangle the insurance company has requested PC to obtain quotes for repair work. Local builder F Cole was asked to provide a quote, however, this has not been received. Cllr Symons to chase.
12. To agree terms on which insurance renewal should be quoted
All in agreement to delegate powers to clerk to provide relevant details to insurance broker for quotes to be obtained
13. To discuss and decide dates of upcoming meetings and agree any appropriate actions to be taken to remain covid-safe and within legislation
Dates agreed. Clerk to discuss arrangements with Village Hall committee
14. To receive an update on Churchyard wall repairs and decide next action(s)
Dave Purnell and Dave Palmer to work on next steps with Clerk and propose actions at next PC meeting
15. To consider and agree an amendment to cemetery fees
Cllr Palmer made proposal on increase from 1st June (affecting requests received after this date). All agreed. (Cllr Symons excluded from any decision of implementation dates due to pecuniary interest)
16. To discuss shrinkage documented in cemetery report and decide on appropriate remedial action
Burial clerk has spoken to family of affected grave. Recommend that work is carried out sooner rather than later to reduce risk of headstone falling.
Proposal to apply warning tape to the risk area and ask grave digger to fill in gaps as soon as possible. Cllr Palmer and burial clerk to lead on actions.
17. The council to receive written cemetery report and approve any requests
Request received for reduced rate from ex-parishioner - Normal Rate for request agreed by vote
Headstone Request received - Agreed
18. The Council to receive the following reports from councillors.
 - a. Verbal reports from parish councillors -
Cllr Burton - Concerns over littering in quarry, especially after wild camping occurrences. Cllrs to keep an eye on potential growing problem
Cllr Symons - Blocked Gullies
Cllr Palmer - Tyndale monument trust has a website for booking lights. Concerns over horse riders on footpaths and not bridleways
Cllr Hay - Footpath from Pitt Court over the brook currently has a couple of sleepers across it, one of which is damaged. Cotswold wardens have attempted repairs and are now looking at getting a bridge in place
 - b. Written report from district councillors - Moved to Item 4a
 - c. Written report from county councillor - Moved to Item 4b
19. To receive for information details of any correspondence received (written report supplied by clerk)
Comments on report:
 - Loxleys Solicitors have not been able to pursue investigations, suggest that clerk contacts Nick Riddiford and requests that other solicitor quotes are obtained
 - No election will occur for NNPC as seven nominations were received for seven vacancies - Councillors welcomed Tim Andrews who will join the council in May

20. Parish council finances

- a. To agree and pay clerk's wages 1st March - 11th April (£706.13) - all agreed
- b. To agree and pay clerk's expenses (Travel to SDC 29th March 2021 - £9) - all agreed
- c. To note receipt of statement from PWLB lending - Noted
- d. To note that North Nibley United Charities funding is being held in the Parish Council account until it can be successfully transferred to a new account. Note: This funding is not to be included in 2021 audit - Noted. New account needs to be set up. Chair to nominate another trustee in May meeting
- e. To consider and agree GAPTC renewal. Costing £234.94 - Agreed.
- f. To agree Clerk's training. NALC Online event "How to get young people involved in local councils" at a cost of £43.09 + VAT - Agreed
- g. To agree request for annual statement for all accounts to enable audit - Cllr Burton to go to Lloyds branch and get statement for clerk to use.

The next Meeting of the Parish Council will be on Monday 17th May 2021

DRAFT