

NORTH NIBLEY PARISH COUNCIL 2020

THE ORDINARY MEETING OF NORTH NIBLEY PARISH COUNCIL WAS HELD ON MONDAY 2nd MARCH 2020, AT THE VILLAGE HALL, NORTH NIBLEY, AT 7.30 PM.

Present: Mr Ken Brown (Chair), Mr D Purnell, Mrs J Burton, Mr D Palmer, Mr D Roberts, & Mr R Symons.

District Councillors: Mr K Tucker.

County Councillor: Dr J Cordwell.

The Acting Clerk: Mr. R Symons

Six members of the public attended the meeting.

The Chairman opened the Parish Council Meeting.

- 1. The Chairman invited apologies.** Apologies were received from Cllr. Mr K Larkin & Dist. Cllrs. Mrs C Braun & Mr George James.
- 2. The Chairman invited any Declarations of Interest.**

Councillor Purnell declared an Interest in Item 6 (bullet point 3).

- 3. The Council approved the Minutes of the Council's February 2020 Meeting.** The Chairman duly signed the Minutes as a true record.

- 4. The Acting Clerk reported the following matters arising from the Minutes.**

- There has been no further news on the proposed affordable housing development. As far as the Clerk was aware a planning application has not been submitted to Stroud DC.
- I have sent a reminder to Paul Helbrow (GCC Highways) regarding concerns about speeding vehicles on the B4060 out of North Nibley towards Stinchcombe, and in particular where it is crossed by the Cotswold Way at Stancombe. The Council is still awaiting a reply.
- GAPTC are working with GCC Highways to try and resolve the situation about parish councils installing cameras to do speed checking.
- Nick Riddiford is going to take forward ideas for installing an improved children's play area in the Village. There will be a presentation at the Annual Parish Meeting.
- I have contacted Andy Beamish (Neighbourhood Warden) regarding the dog-fouling problem. Andy has agreed to do some signs around the parish, but needs to await better weather conditions.
- Arrangements for the Annual Village Clean-Up Day are in place. Andy Beamish will be delivering the equipment to the Chairman's house.
- An article on items from the Council Meeting was published in OTE.
- Arrangements have been put in place for Grant Applications to be submitted to the Council by 24 March.

- 5. The Chairman opened the Meeting for Public Discussion and Questions.**

NORTH NIBLEY PARISH COUNCIL 2020

One member of the public wished to comment upon a planning application. It was pointed out that Planning Applications will be dealt with under Item 6 on the Agenda.

There being no other matters from parishioners the **Chairman closed the Meeting.**

6 The Council discussed and commented upon the following Applications to Planning:

- **S.19/2712/FUL: Agricultural Building, Ashen Plains, Waterley Bottom,** North Nibley, Gloucestershire. Application Type: Full Planning Application
Description: Erection of open fronted agricultural building (retrospective).

Councillors made a number of comments about this application for retrospective approval of unauthorised barn which had previously been refused on 5 July 2019 together with refusal of Event Use of adjoining barn 1. The Council submitted objections at that time. The application was refused by Stroud as being contrary to Local Plan Policies CP 15 and E15. An appeal was lodged within the six month permitted period and a fresh application submitted at the same time.

The new application for retention of the barn is accompanied by an Agricultural Appraisal report prepared by Voyce Pullin on behalf of the owners. It seeks to justify the need for the barn for agricultural purposes.

The report whilst detailed, is deficient in a number of ways and fails to distinguish between land used for purely agricultural purposes and land set aside for camping and events use and equestrian purposes etc.

It was noted that in order to obtain an independent view Stroud instructed Fox Rural to examine the appraisal and report back. Fox Rural also highlight deficiencies and lack of important information. They conclude" there is no established agricultural justification for the building"

It was stated that in the circumstances the revised application does not overcome the previous objections and grounds for refusal. The essential need for the building has not been proven and is therefore contrary to LP Policy CP 15. In addition Policy E 15 states in para 5.44 that the change of use of an existing agricultural building to a non agricultural use (in this case barn 1 for event use) which subsequently gives rise to the need for a new building (barn 2) to meet the original use will not be supported. The proposal is also contrary to this policy also.

The Chairman closed the meeting to enable the applicant to speak. The applicant stated that the application was put in for mixed use of the land. He is farming sheep and cattle and using all the land, which is around 50 acres, for those purposes. On being questioned about the camping area and the use of the land for events purposes the applicant stated that this application was for mixed use.

A member of the public voiced several objections to this application, which have been made to Stroud Planning. In particular he brought to the Council's attention that over time this land had been developed on a number of occasions without planning permission. He concluded that he was concerned that should Stroud

NORTH NIBLEY PARISH COUNCIL 2020

Planning approve this application it would have a domino effect with further developments being made.

The Chairman reopened the Meeting.

During the discussion of this Application it was necessary for the Chairman to remind those present that the protocol for raising questions and voicing objections at Parish Council meetings must be adhered to.

Following **discussion the Council agreed to Object to the application on the grounds that:**

- The application is deficient in a number of ways and fails to distinguish between land used for purely agricultural purposes and land set aside for camping and events and equestrian use etc.
- The essential need for the building as being essential for the maintenance and enhancement of a sustainable farming enterprise, has not been proven and is therefore **contrary to Local Plan Policy CP 15.**

The proposal is also contrary to **Local Plan Policy E 15**, including para. 5.44 of that policy. That paragraph states that the change of use of an existing agricultural building to a non agricultural use (in this case barn 1 for event use); which subsequently gives rise to the need for a new building (barn 2) to meet the original use, will not be supported. Unless there is clear evidence of changing farming practices that can justify expansion or change. As clear evidence has not been submitted the proposal is also contrary to this Policy.

In the circumstances the Council saw no reason to change its original objections to the application

- **S.20/0128/FUL. Lots 1/2 Waterley Bottom, North Nibley.** Farm building for storage of animal feeds/fodder and farm implements. The Council examined this application and looked at the proposed barn and how that related to an earlier application for two barns on the same field (S.19/2398/FUL). The latter application having been referred to appeal on grounds of non-determination.

It was stated that the application is deficient in a number of ways:

- An Ecological Impact Assessment, as required by Stroud Planning has not been submitted;
- justification for building as required by Local Plan CP 15 has not been not submitted;
- there is no topographical survey to show building in relation to slope of land. This could adversely affect and overpower Brookside House in bottom of valley; and
- there is no information on cattle holding area, detailing animal muck, drainage and potential pollution into the Doverte stream.

NORTH NIBLEY PARISH COUNCIL 2020

- (a) The inter-relationship between this application and the existing application (S.19/2398/FUL) for two buildings in same field to the west, to which the Council objected on 2 December, is unclear. To avoid ending up with potentially 3 buildings, this new application should be refused as being premature, pending the outcome of the appeal, unless of course the appeal is withdrawn
- (b) Insufficient information has been submitted to justify the need for the proposed building as being essential for the maintenance and enhancement of a sustainable farming enterprise. The proposal is therefore contrary to **Local Plan Policy CP 15**.
- (c) The **Local Plan (CP15)** requires there to be a justification for this building. There isn't one.

The site is within the Cotswold AONB in an area of high landscape value. The building would be visually intrusive across and along the valley. This would have an adverse impact on landscape character of the Cotswold AONB. This application fails to be sympathetic to or complement/enhance landscape character of AONB, so is **contrary to Local Plan ES 7**. The development would create a precedent for other buildings in this locality and as a consequence a cumulative adverse impact on the character and quality of the AONB. It is noted that planning permission has been refused for a barn on adjoining land to the north on opposite side of lane (S.19/0608/FUL) and it is considered the principal grounds for refusal relating to **Local Plan Policies CP 15, ES 7 and CP 14** apply equally to this application.

- (d) The location of the building would have an adverse traffic impact upon other road users, including walkers, cyclists and horse riders, on narrow country lanes. The proposed access is opposite another access, so would create additional traffic at dangerous point along lane close to a dangerous bend and junction. This is **contrary to Local Plan E 14**.
- (e) The proposal could have an adverse impact on the Doverte Brook contrary to **Local Plan Policy ES 8**.
- (f). The proposed building, being sited on higher land which steeply falls away to the Brook, would overshadow and adversely impact on the amenities and outlook of the nearby residential property Brookside .

Following discussion **the Council agreed to Object** on the following grounds:

- The Application is deficient in that it lacks both an Ecological Impact Assessment and a topographical survey. And to the points set out in (a) to (f) above.

Councillor Purnell left the Meeting at this point.

NORTH NIBLEY PARISH COUNCIL 2020

- **S.20/0209/CPE.** Erection of outbuildings used as open fronted amenity building, brick fronted workshop, garage/car port and residential annex. The Twinings, Park Lane, Stancombe, Dursley, GL11 6AX.

Councillors commented and agreed that the buildings named in this application had been present and in use for many years as a part of the existing property. It was pointed out that this was an application for CPE and not Full Planning. In the circumstances the Council agreed to make no further comments.

Councillor Purnell returned to the Meeting at this point.

7. There were no Planning Decisions.

- 8. The Acting Clerk informed the Council that the Clerk had tendered her resignation and would be terminating on 31 March.** Discussions had been held with GAPTC and it was agreed that the Acting Clerk should draw up a job description and advertisement which would be cleared with Councillors before being put onto GAPTC website and "On The Edge". Cllr. Symons has agreed to continue as acting Clerk until a new Clerk can be recruited and in post. The acting Clerk and Cllr. Burton will be visiting the Clerk to take back files and other Council property.

- 9. The Council received a written District Council Report from District Councillors.** In response to questions District Councillor Mr Tucker confirmed that there were proposals to re-open a railway station at Charfield, but that these were at an earlier stage. The Chairman thanked District Councillors for their report.

- 10. The Council received a written County Council Report from County Councillor John Cordwell.** Councillor Cordwell reported that he had that day attended a meeting with representatives of parish councils to discuss whether parishes have the power to erect ANPRs and the use that is made of them: traffic calming or speed enforcement etc. As a result GCC has put a temporary stop on further ANPRs being erected and GCC are considering monitoring the use of the current ANPR cameras to check on their use and accuracy in parishes which have cameras installed.

The Chairman brought to Cllr Cordwell's attention certain Highways matters which required Highway's attention. Cllr. Cordwell reminded the meeting that these matters should be registered on the Highways website.

The Chairman thanked Cllr Cordwell for his report.

- 11. The Chairman invited Parish Councillors to report on any meetings they had attended.**

Cllr. Roberts said that he had been informed that GCC Rights of Way would be looking at long term solutions to the drainage problem at the bottom of Wood Lane.

NORTH NIBLEY PARISH COUNCIL 2020

12. The acting Clerk provided information about the forthcoming Parish Council Election on Thursday 7 May 2020. He issued Election packs to current Councillors and made offers of packs to anyone else wishing to nominate themselves. The information which has been included in "On The Edge" would be updated in next edition. Elections would also be advertised through the Hub and Council notice boards.

13. Parish Council Finances.

a) The Council received and approved the following invoices and made cheques payable to:

- I. GLC & R Williams for a finger post for the Knoll. Cost £384.00 (incl vat). Approved (Minute 17/01/2020);
- II. Garden Supplies for hedge cutting in the Cemetery. Cost £46.80 (incl. vat). Approved (Minute 17/01/2020);

b) Other Financial matters to be discussed.

- I. Internal Audit on 2019/20 accounts. The Acting Clerk informed the Council that Cllr. Palmer and the acting Clerk had met with an officer from GAPTC who had advised on the forthcoming internal audit. As a result Cllr. Palmer has made several changes to the website; the Acting Clerk had identified a need for several Council Policies to be updated and re-approved, Council Standing Orders and Financial Regulations to be renewed and the lack of a Grants policy. Existing Policies will be reapproved and updated at the June Meeting of the new Parish Council. It has been agreed with GAPTC that the Internal Audit will be undertaken on 23 April.
- II. A Council Policy on Grants was received and approved. The Council agreed to meet on 25 March to decide on this year's grant applications.

14. The Council received and approved a written Cemetery Report.

15. The Council approved a draft Agenda for the Annual Parish Meeting at 7.00 pm on 6 April. Councillors were advised that Councillors Reports should be sent to the Acting Clerk in advance of the Meeting.

16. There was no Correspondence to report.

17. The Chairman reminded those present that the Annual Village Clean-Up Day has been arranged for Saturday 21 March 2020.

There being no further business the Chairman closed the Meeting at 8.55 pm.

The next Meeting of the Parish Council will be held in the Village Hall on following The Annual Parish Meeting On Monday 6 April 2020.