

North Nibley Parish Council Meeting - Minutes

Recorded by: Clerk

Date: 8th April 2024

Meeting Commenced: 19:30

Meeting ended: 21:50

Present:

Parish Councillors:	Dave Palmer (Chair) Lisa Carr John Hay Keith Larkin James Smith (from item 4) Liesl Smith (from item 4)
District Councillors:	Ken Tucker, Catherine Braun, George James
County Councillor:	Not present
Clerk:	Mandy Rossiter
Other:	2 members of public

Agenda Items

1. To receive and accept any apologies for absence
No apologies for absence from North Nibley PC. Apologies were given by County Councillor Cohen.
2. To invite and receive any declarations of interest
There were none.
3. To receive and approve the minutes of the council's March 2024 meeting
The council resolved to agree the Draft Minutes which will be signed by the chair
4. Meeting for public discussion and questions
Member of public signalled his objections to Swinhay development, and highlighted points from their letter already submitted to Stroud District Council Planning Department, which included:
 - Concerns over the increase in general traffic as well as delivery vans and HGVs.
 - A belief that there have already been failures to comply with planning regulations in regard to usage of the property and land
 - SDC had neglected to follow protocol in advance notification of the planning application to direct neighbouring properties
 - Concerns on noise pollution and the impact of this on the local area livestock and wildlife
 - Road safety concerns due to the narrowness of the lane
 - Inaccurate data from the traffic measurement
 - An increase in litter
 - Significant damage to the road surface
 - Suggestion of an alternative access routePC thanked members of public for their attendance and comments and closed the meeting for public discussion
5. The Council to receive the following reports:
 - a) Written report from district councillors
PC thanked the councillors for their reports. PC suggested that there should be a compassionate community charter planned for the district. Cllr Braun thanked PC for the suggestion and noted that it could be something to link in with the initiatives offered by The Keepers and GL11 Community Hubs. It was noted NHS Glos. Integrated Care Board to work with key system partners to establish Integrated Neighbourhood Teams to improve health & social care service.

PC asked if there was information being shared about what photo ID was acceptable for voting as the list was very long and could be confusing as well as restrictive to some demographics. Cllr Braun noted the information available from SDC and suggested that the Cllrs talk to community, share on social media and advertise as much as possible, promoting the postal vote option where photo ID is not required at all.

North Nibley Parish Councillors noted that the district councillors are not all re-standing at the elections and expressed their gratitude for all of the support they have provided over their many years of service within the district.

b) Written report from County Councillor

The PC thanked the County Councillor for her comprehensive report and also for her attendance and support at the Village Clean Up

Copies of the reports will be available on the PC website with the minutes of the meeting

6. To note receipt of Clerk's written report on correspondence and ongoing matters from previous meetings and agree any further actions (Appendix 1)

The clerk has been on annual leave and therefore did not have a formal report to submit. Clerk gave a verbal summary which will be typed up and shared on the PC website.

7. To review and comment on the following planning applications, enforcement notices and appeals:

a) S.24/0476/FUL | Retrospective change of use from a domestic paraphernalia storage unit to one Class E unit and two newly built Class E units | Swinhay Farm Buildings Vernals Lane Swinhay Wotton-Under-Edge Gloucestershire

The PC reviewed the application and noted the member of public's comments made during the public session (Item 4). After a full discussion, the council resolved to make the following comment to Stroud District Council:

It was noted that application was for retrospective approval of a domestic storage building and erection of 2 additional buildings for Class E business use for McMurdy Automotive in connection with the research, development and small scale production and sales of their flagship electric Speiling car. The proposed development is deemed to be essential by the applicant to ensuring the business's continuity and capability to fulfill orders and sustain its operations within the District pending the approval and construction of their new research and development centre on land adjacent to their New Mills site near Charfield. That application was currently under consideration by Stroud but a number of issues remain to be resolved so there is no certainty as to when permission would be granted.

It was also noted that this proposal involves 39 full time employees with 28 on site carparking spaces and cycle storage. Critically vehicular access for employees, visitors and delivery vehicles is proposed from Vernals Lane which is a substandard narrow country lane used by walkers, cyclists and horse riders. There is also an adjoining residential property directly fronting the lane. It was noted that use of the lane by vehicles visiting the site was already causing serious damage to the lane and disturbance to the fronting residential property. The Parish Council considers this access to be totally unsuitable for the proposed use.

The Parish Council has in the past been supportive of the business and provision of high quality technical jobs involved which it seeks to retain in the District and continues to do so. However it has grave concerns regarding the substandard vehicular access and the future use of the buildings once the company's research and development centre is built adjacent to New Mills. The Parish Council would not support the consolidation of a general business use in this rural location. It considers the local planning authority should retain control over this by use of suitable planning conditions or Section 106 Agreements.

The Parish Council therefore submit that if the planning authority is minded to approve the proposed development the following conditions/ requirements should be met ;

1. No development should be granted until an acceptable alternative vehicular access is agreed. Such access should be provided through the Swinhay House estate land which is control of the applicant and provided before the development commences.
2. The existing vehicular access from Vernals Lane shall be permanently closed before construction work commences and no traffic shall use Vernals Lane thereafter.
3. Any planning permission shall be made personal to McMurty Automotive Ltd only for the research, development, production and sales of its electric vehicle and for no other purpose without the written consent of the local planning authority.
4. The use of the site shall cease within 6 months of the alternative buildings on land adjacent to New Mills being ready for occupation.
5. The applicants should be required to make good the damage to Vernals Lane in agreement with the highways authority.

The Parish Council requests that a decision is made on the alternative proposal on land adjacent to New Mills (S.23/1030/FUL) as soon as possible.

- b) S.24/0472/FUL | Retrospective application for the erection of first floor extension to western elevation of dwelling and amendments to fenestration. Change of use from agricultural to residential and construction of detached garage. Change of Use of small area of land from Agriculture to Residential | Katharines Cottage Swinhay Lane Swinhay Wotton-Under-Edge Gloucestershire GL12 7PH

The PC reviewed the application and noted that there was a linked application, reference S.24/0471/FUL. The PC resolved to write to Stroud District Council with the following comments:

S.24/0472/FUL The PC is most concerned that the applicant has ignored planning rules and built this further extension onto a cottage that had already been doubled in size. They find it difficult to believe that the applicant was not aware that planning permission was required.

The PC is concerned that permitting this development creates a precedent and gives the wrong signal to other similar developments.

Contrary to the application documents there is a listed building 'Kites Nest Farm' nearby in line of sight (English Heritage Grade II).

The bridleway was rerouted away from this cottage some years ago but members of the PC are not aware whether permission was ever finalised.

If the officers are minded to grant permission, the PC request that the garage should not impede the bridleway.

S.24/0471/FUL The Parish Council considered this application to determine whether Prior approval is required. It noted that the site area quoted in the application is 4.4 ha which is under the 5 ha threshold for permitted development rights. Planning approval is therefore required.

It noted that no justification had been submitted to demonstrate the proposed building is essential to the maintenance or enhancement of an agricultural holding and this should be required as part of the planning application.

In addition the proposed building should not encroach on the bridleway.

8. To note decisions on planning applications, enforcement notices and appeals notified to PC since last meeting of the council (Appendix 2)

Item for information only, report will be shared on PC website

9. To discuss progress on plans for new play area and agree any actions

Quotes have been requested from three solicitor's firms for papers to be drawn up for the release of covenant on the playing field, allowing the PC to progress with the next stages of having a play area

installed. The PC noted that two out of three firms had not responded to the request and resolved to instruct Loxleys. The PC approved expenditures for land registry documentation to be acquired as necessary.

10. To review quotes for Village Gateway installations and agree next steps

The PC noted that the clerk had sought to obtain three quotes for the installation works of the proposed gateways, however only one contractor had responded. The PC resolved to instruct Cossman Construction. Clerk to seek permission from Highways and continue to make arrangements for the Gateways to be installed as early as possible, taking care not to arrange during the busy period of the Music festival.

11. To review and approve Grant Applications

The Parish Council reviewed the applications submitted and were pleased to offer the full budgeted amount of £1,900 to be shared as follows:

Cotswold Vale Talking Newspaper - £50

On The Edge - £300

Citizens Advice Bureau (Stroud and Cotswold Districts) - £100

North Nibley Website – £65

North Nibley Preschool – £200

Read With Me - £300

North Nibley Congregational Chapel - £300

Tyndale Monument Trust - £300

North Nibley CofE Primary School - £285

Clerk will inform the applicants and invite them to the Annual Parish Meeting on Wednesday 24th April to receive their cheques

12. To agree date of autumn/winter village clean up

The PC thanked all that supported the Spring Clean event, but recognised that attendance was affected by the holiday period. The PC resolved to arrange a 2nd Clean Up day on the 26th October. It was agreed that litter picking equipment would be available from the Village Hall from 9:30am with an aim to have all litter and equipment returned in time for refreshments at 11:30am until 12:15pm.

13. Parish council finances

a. To review and agree payments on the attached payment schedule (appendix 3)

PC agreed to pay due invoices and Staff Costs

b. To note any receipts

£10.40 Wayleaves – Western Power

Due payment for the Knoll – Clerk to confirm

Burial Payments – Clerk to confirm

c. To review and approve end of year accounts (appendix 4)

Clerk awaiting end of year statements from Lloyds. It was agreed that an extraordinary meeting of the council would precede the Annual Parish Meeting to sign off the accounts. Clerk will arrange and send summons accordingly.

14. To receive and approve written cemetery report from Burial Clerk and agree any actions/requests

PC thanked Burial Clerk for her report, there were no actions for approval

15. To receive verbal reports from parish councillors (including risk assessments)

Visual assessments have been carried out on all PC assets.

Cllr Carr

- New standard format for OTE submissions has been created. Cllr Carr will discuss with OTE editors about a 'Parish Matters' single branded page layout.
- Verbal update given on work so far and plans for Road Safety and Speed Awareness campaigns

Cllr L Smith

- Siting for new defibrillator has been agreed at Nibley Chapel, it has also been agreed to have additional signage on the railings highlighting it's location. The PC thanked the congregational chapel for their support

Cllr J Smith

- Noted attendance at NALC networking for young councillors

It was noted that the Parish Council Elections Submission deadline had passed and North Nibley Parish Council will have an Uncontested Election, meaning that all who submitted an application for election will automatically be elected as a Parish Council Member.

Cllr Palmer, Cllr Larkin and Cllr Hay notified PC members that they had not submitted an application for elections. Thanks were given for their hard work and contributions to the Parish during their time on the council. The PC are looking forward to welcoming the two newly elected council members, Roland Brown and George Harper who will take office from Tuesday 7th May 2024.

Prepared by: Mandy Rossiter, Clerk

Date: 8th April 2024

Approved Date:

Signed:

Summary of actions:

What	Who	By When
Have minutes signed	Mandy & Dave	At APM
Share election information	Mandy	ASAP
Planning Comments	Mandy, Dave & Keith	This week
Upload DC and CC reports to PC	Mandy	This week
Planning Report	Mandy	This week
Provide play area and covenant details to James	Mandy	This week
Go back to solicitors with covenant info	James	This week
Progress with Gateways Installation	Mandy	ASAP
Write to Grant Applicants	Mandy	ASAP
Prepare On The Edge report	Mandy	This week
Speak to OTE editors about standard formatting	Lisa	This month
Socialise next litter pick event	Mandy	End of Summer
Book Village Hall for litter pick	Mandy	ASAP
Book and collect SDC litter pick equipment	Mandy	May
Finance Schedule	Mandy	This week
End of Year accounts	Mandy	ASAP
Arrange extraordinary meeting of the council	Mandy	This week
Progress Road Safety Project	Lisa	Ongoing
Arrange defib installation	Liesl	ASAP
Get in touch with new councillors	Mandy	This week