

Stinchcombe Parish Council Meeting - Minutes

Recorded by: Clerk

Date: 10th July 2024

Meeting Commenced: 19:30

Meeting ended: 22:00

Present:

Parish Councillors:	Alastair Macfarlane (Chairperson) Tracey Legg (Vice Chairperson) Marian Shaw Ian Kirkham Alison Wall
District Councillors:	Gareth Kitchen, Catherine Braun
County Councillor:	
Clerk:	Mandy Rossiter
Other:	5 members of public

Agenda Items

1) To receive and accept any apologies for absence
There were none. County Councillor Linda Cohen was unable to attend due to other commitments.

2) To invite and receive any declarations of interest
There were none

3) To receive and approve the minutes of the council's June 2024 meeting
It was agreed that the minutes were a true reflection of the meeting, but needed some minor typing amendments.
Action: Clerk to correct date and surname spelling. Copy to be signed at next Parish Council meeting

4) To review outstanding actions from previous minutes and agree next steps
- The overgrown vegetation obstructing the pavement on Taits Hill has been reported by Parish Council

Action – Councillor Macfarlane to call Highways to address overgrown vegetation in other various areas in the village

Action – Clerk to speak to neighbourhood warden for support with management of riders on footpaths and prevent horse manure on pavements

Action – Councillor Legg to continue with her work on the Play Area

Action – Councillor Macfarlane to chase solicitors for copy of lease

5) Meeting for public discussion and questions

Member of the public attended to discuss item 7.c. Chair invited them to speak at the relevant section of the meeting.

Member of the public attended to discuss item 10. Chair invited them to speak at the relevant section of the meeting.

Three representatives from Dursley Rugby and Football club (DRFC) attended the meeting and gave a presentation on the club's five year plan including a proposed planning application for pitch lighting. The Parish Council thanked the club for their thorough report and considerations to the wildlife and fauna in the area, the report will be shared to the Parish Council website.

Action – Clerk to provide DRFC with contact details for Stinchcombe Enews publisher in order for them to utilise this communication channel

Action – Clerk to follow with DRFC about using SPOND as a Village Communication tool

A discussion took place around members of public not using the footpath routes correctly

Action – Councillor Macfarlane to provide an article to be shared in Enews and other appropriate communication channels

It was noted that padlock gates to the carpark needed replacing.

Action: Councillor Shaw to clarify spec of padlock required for car park gates with chairman of village hall committee and report to Councillor Macfarlane to update DRFC, so that replacement can be arranged

6) The Council to receive the following reports:

- a) Written report from district councillors
- b) Written report from county councillor

The Parish Council noted that they had received and read the reports. Thanks were given to the District Councillor and County Councillor Councillors for their work

Action – Clerk to arrange for the reports to be published on the Parish Council website

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

- a) S.24/1116/HHOLD | Erection of a replacement garage. | Walnut Villa Berkeley Road Berkeley Gloucestershire GL13 9HB

The Parish Council considered the application and resolved to make no comment

- b) S.24/1116/HHOLD | Erection of a replacement garage. | Walnut Villa Berkeley Road Berkeley Gloucestershire GL13 9HB

Duplicate Agenda Item

- c) S.24/1178/FUL | Erection of 3 agricultural buildings with yard and new track. | Land At Wick Lane Stinchcombe Dursley Gloucestershire

The Parish Council heard from member of the public in attendance and thanked them for their attendance and comments. The Parish Council discussed the application in depth and resolved to write to Stroud District Council planning officer with their objections to the applications as follows:

The Parish Council resolved to support the view that Wick Lane, Stinchcombe is an unsuitable location for a new pig farm and believe the original decision to refuse permission was sound.

The parish council objects to the further application for the following reasons:

- It will result in a highly unattractive industrial pig farm in an area of outstanding natural beauty which will be visible from many locations in the village and spoil the views of the Severn Vale from local footpaths. This is contrary to CP11 within the Stroud District Local Plan which states that permission will be granted for industrial or business development, or for the expansion or intensification of existing industrial or business uses, provided that the proposals would: be of a type and scale of activity that does not harm the character, appearance or environment of the site or its surroundings or to the amenity of occupiers of nearby properties. The Parish Council are of the view that this condition is not met in this application.

- The inevitable squealing of pigs will create significant noise nuisance in the village and the facility will be the source of unpleasant odours. A nuisance in law is usually caused by a person doing something on their own land which they are lawfully entitled to do, but which becomes a nuisance when the consequence of their action causes an unreasonable

interference with the use or enjoyment of neighbouring land. Nuisance in law can extend to objectionable noises and foul odours. Smells caused by keeping pigs have been held to constitute a nuisance where the interference is sufficiently serious. It is unclear and no assurance has been provided as to the degree of nuisance that this application will lead to particularly as the business expands in intensity and sheep and turkey farming added.

- Stinchcombe is accessed by narrow lanes which are single track in places. A pig farm will require an increase in HGVs delivering feed, taking pigs to market, and removing waste. This will adversely impact road safety. Insufficient information has been provided to demonstrate that a safe and suitable access for all users of the highway will be provided. The narrow lane is already well used by locals and visitors including walkers, horse riders and cyclists. Adding significant heavy traffic to this route is contrary to CP13 (development should not be detrimental to and, where possible, enhance road safety). It is anticipated that there would be an unacceptable impact on highway safety as a result of this application being successful. This application is also contrary to E15 which states that a development should be for a use compatible with its location and will not generate traffic of a type or amount inappropriate for the rural roads affected by the proposal, or require improvements or alterations to these roads which could be detrimental to their character.

- It is unclear how the pig farm will impact wildlife in terms of loss of habitat, noise and light pollution and pollutants in runoff. CP14 states the following requirements for development: no unacceptable levels of air, noise, water, light or soil pollution or exposure to unacceptable risk from existing or potential sources of pollution/adequate water supply, foul drainage and sewage capacity to serve the development and satisfactory provision of other utilities, transport and community infrastructure/no unacceptable adverse effect on the amenities of neighbouring occupants. The Parish Council is of the view that this application does not meet these requirements.

The Parish Council also resolved to Call-In the application should the officer be minded to agree the application.

8) To note decisions on planning applications, enforcement notices and appeals since last meeting of the council (Appendix 1)

The Parish Council noted receipt of report from clerk which will be shared on the Parish Council website

9) To receive a report from clerk on correspondence and ongoing matters from previous meetings and to agree any further actions

The clerk gave a summary of clerk priorities and actions following previous meetings. A copy of the report will be shared with the minutes

10) To discuss Footpaths around the parish and agree any actions

Member of the public discussed a proposal to improve accessibility and footpaths around the parish. The Parish Council noted areas of concern and discussed potential resolutions.

Action – Councillor Wall to provide warden contact details to Councillor Kirkham

Action – Councillor Kirkham to work with attending Member of the public to create a working party for the footpath improvement

Action – member of the public to draft communication piece to be reviewed by Parish Council before circulating with local residents

11) To revisit agenda items deferred from June 2024 meeting:

a) **Item 9** – To receive updated declarations of pecuniary interest forms from all members of the council

All DPIs were signed and returned to clerk

Action – Clerk to forward to Stroud District Council for their public records

b) **Item 10** - To discuss Stroud District Council CIL 'Strategic Infrastructure Funding Scheme' and agree any actions

The Parish Council agreed that this wasn't appropriate for Stinchcombe Parish Council at this time

- c) **Item 11** - To approve Direct Debit mandate for Information Commissioners Office (ICO) subscription

The Parish Council agreed to make payment to ICO, however, current bank account set up does not allow for Direct Debits, therefore Parish Council will miss out on the annual discount of £5.

Action – Clerk to arrange payment

- d) **Item 12** - To review and agree Parish Council Policies and Procedures

- (1) Financial Regulations (appendix 2)

The Parish Council agreed to adopt the new Financial Regulations

- (2) Reserve Policy (appendix 3)

The Parish Council agreed to adopt the Reserve Policy

- (3) To discuss implementing a Local Nature Action Plan (LNAP) in-line with Stroud District Council Biodiversity Policy (appendix 4)

The Parish Council agreed to adopt the Biodiversity Policy

- (4) To review and agree policy review timeline (appendix 5)

The Parish Council agreed the timeline

- e) **Item 13** – Parish Council Finances

- (1) To review and agree banking and payment practices

The clerk presented a comparison of bank accounts suitable for the Parish Council and discussed the pros and cons of the current banking practices. It was agreed to delegate authority to clerk to set up a new bank account for the Parish Council with Unity Bank with online banking access.

- (2) **Item 14** – To consider the Parish Council's internal and external communication requirements and agree actions

The Parish Council discussed the current communication and engagement channels and the current set up with website and email access. It was agreed that improvements were to be made.

Action: Clerk and Councillor Macfarlane to arrange meeting with current website manager and discuss options

- (3) **Item 15** - To consider the objectives of Stinchcombe Parish Council for 2024/25

It was agreed to defer this item to later in the year to discuss alongside budget requirements

Action – Clerk to add to end of year agenda

- (4) **Item 16** - To note completion of risk assessments

There were no risk assessments to report

Action – Clerk to work with Councillor Macfarlane to review assets and risks

- 12) To review and agree a Social Media policy

The Parish Council agreed to adopt the draft policy which had been circulated by clerk

- 13) Parish council finances

- a. To review and agree payments on the payment schedule (appendix 6)

The following payments were approved:

Clerk Salary and PAYE payments from May to August (LGA 1972, S112)

Chair's expenses of £53.10 (LGA 1972 S15)

b. To note any receipts

There were none to note

c. To review and agree bank reconciliation

Clerk currently has no access to bank account to review this. Item deferred.

d. To review and agree earmarked reserves

The Parish Council agreed to defer this decision to the budget setting meeting later in the year

14) To receive verbal reports from parish councillors on meetings and actions since last meeting

There were no further updates

15) To confirm upcoming meeting dates

The Parish Council agreed to hold an extraordinary meeting due to receipt of Planning Consultation which requires a response before the September meeting. Meeting planned for 31st July 2024

Signed: Mandy Rossiter, Clerk

Date: 10th July 2024