

**MINUTES OF BIBURY PARISH COUNCIL MEETING HELD IN THE**  
**VILLAGE HALL**  
**ON TUESDAY 11<sup>TH</sup> OCTOBER 2022 AT 7PM**

Present: Cllr Craig Chapman (Chairman)  
Cllr Simon Brownless  
Cllr Ann Haigh  
Cllr John Phillips  
Cllr Victoria Summerley

Also Present: 11 Members of the Public (MOP)

**Public Time**

- MOP 1** - provided an overview of the Planning Application for “Swallows Nest” (22/03206/FUL).  
- questioned whether the temporary car park at the Trout Farm had exceeded the permitted number of days it could operate.
- MOP 2** – gave an oversight for the planning application “Land next to Stonebank” (21/04298/FUL).
- MOP 3 & 4** – were frustrated by the length of time it has taken for Cotswold District Council to deal with the razor wire fencing at Glebe House. They also raised concerns about the remedies put forward in the Planning Application 22/02844/FUL to mitigate the harm.
- MOP 5** - would like to Council to consider asking for a condition to be added to restrict noise pollution, in their response to the Shoecroft Barn Planning Applications 22/02853/FUL & 22/02854/LBC.
- MOP 6** – raised concerns about the increase of traffic to the Shoecroft Barn Planning Applications 22/02853/FUL & 22/02854/LBC.  
- Reported that the brambles opposite The Swan are overgrown and reduces the road width and decreases the visibility.

**85/22. Apologies for absence.**

Apologies were received from Cllrs Neil Clegg, Richard Williams & County Cllr Lisa Spivey

**86/22. Declaration of Interest** (Members are requested to declare any interest they may have in the business set out on the Agenda to which the approved Code of Practice appears.)

There were none.

**87/22. Approval of the Parish Council Meeting held on Tuesday 12<sup>th</sup> July 2022.**

*The minutes of the Parish Council Meeting held on Tuesday 12<sup>th</sup> July 2022, were approved and signed as true record.*

<https://www.biburyparishcouncil.gov.uk/uploads/bibury-july-minutes-22.pdf>

**88/22. To receive reports from the District and County Councillors.**

A brief report was sent in by County Cllr Lisa Spivey, which was circulated to the Members prior to the meeting.

**89/22. To receive the Clerks Report.**

The Clerk sent the report to the Members prior to the meeting.

<https://www.biburyparishcouncil.gov.uk/uploads/clerks-report-october-21-17.pdf?v=1665223263>

**90/22. To receive an update on the Parking Traffic Regulation Order (TRO).**

Gloucestershire County Council are still considering the proposals and amendments from the informal consultation, this stage is hoped to be completed by the end of October 2022. The next stage will for Gloucestershire County Council to share their findings with the Parish Council before moving onto the Formal Consultation.

**91/22. To receive the Highways Report from Cllr Craig Chapman.**

The Highways report by Cllr Craig Chapman was sent to the Members prior to the meeting.

<https://www.biburyparishcouncil.gov.uk/uploads/bibury-pc-highways-report-10-oct-2022.pdf?v=1665417823>

**92/22. To consider the way forward for the feasibility of an offer of some land for a car park.**

There was an offer made in the Public Time of the July's meeting of some land behind Arlington Fields as part of a larger development. The intention would be to make the car park self funding (i.e. charge for parking).

The Parish Council raised concerns that it is greenfield land. However, the Parish Council would require further details about the plans to enable them to give the offer due consideration.

Cllr Craig Chapman to liase with the person providing the offer, to try and find out more details. **CC**

**93/22. To consider options with regards to the Noticeboard for Arlington Green.**

The Clerk advised the Council that the workshop at HMP Leyhill had to be closed for health and safety reasons, it is not known how long the workshop will be shut for.

The Council agreed to ask a local carpenter for a quote.

**CC**

**94/22. Finance:**

**a. To agree payments in accordance with the budget.**

The Clerk sent the Members the October RFO report prior to the meeting. (Note the RFO report to the Members include a bank reconciliation and a copy of the invoices for August, September and October).

<https://www.biburyparishcouncil.gov.uk/uploads/rfo-report-oct-2022.pdf?v=1665486631>

The Council approved the payments.

## 95/22. Planning:

### a. To consider any new Planning, Licenses applications or Enforcement issues.

a) 21/04298/FUL | Erection of new-build open market dwelling, conversion of existing barns to ancillary accommodation, new access and associated development | **Land And Buildings West Of Stonebank** Ablington (Revised Plans)

*The Council could see little if any change to the original planning application and were concerned that the Traffic Survey and Sustainability reports were mis-leading and not credible. The Council therefore maintained their objection:-*

- *Serious safety concerns with regards the access proposals (please refer to the response made by Gloucestershire Highways)*
- *Intrusion into the Open Countryside, the benefits of the one dwelling do not outweigh the harm caused in the AONB.*
- *This is an overdevelopment of the site within the village.*
- *The proposals harm the village settlement; eroding the open green spaces that are intrinsic to Ablington.*
- *The proposal is unsustainable - there are no amenities or facilities within Ablington.*

b) 22/02853/FUL | Change of use of Shoecroft Barn and historic outbuilding to provide x5 holiday lets. Refurbishment and alterations to include replacement of lean-to with extension and garage extension and external alterations | **Shoecroft Barn** Ablington

*The Council agreed to support this application but would like a condition included to ensure that external activities that could cause a nuisance for local residents, such as outdoor partying, music, games and fireworks are not permitted past 10.30pm.*

c) 22/02854/LBC | Change of use of Shoecroft Barn and historic outbuilding to provide x5 holiday lets. Refurbishment and alterations to include replacement of lean-to with extension and garage extension. Alterations to fenestration, modern internal floors and partitions | **Shoecroft Barn** Ablington Bibury

*The Council agreed to support this application but would like a condition included to ensure that external activities that could cause a nuisance for local residents, such as outdoor partying, music, games and fireworks are not permitted past 10.30pm.*

d) 22/03035/LBC | Re-roofing works, reinstatement of metal rainwater goods, replacement 2no. windows and various window upgrades/alterations, enclosure of external boiler, re-opening of blocked fireplace, and enlargement of service duct | **The Old Manse** Arlington Farm Lane

*The Council agreed to support this application.*

e) 22/02844/FUL | Erection of security fencing, with modifications and further mitigation (retrospective) | **Glebe House** The Square

*The Council considered the remedies put forward by the applicants to mitigate the harm caused by the razor wire fencing; but they all agreed that these proposals were unacceptable and their response to the original application still stands (see below). Plus the Council would like to see decisive Enforcement Action taken without further delay.-*

*“Bibury Parish Council strongly objects to these planning applications.*

*The razor wire fencing, spikes currently in situ are wholly unacceptable.*

*The Design and Access statement makes reference to the Crime and Disorder Act 1998. This emphasises the importance of basing planning decisions on a clear understanding of the local situation. In addition, it stresses that measures taken to prevent crime and disorder should be reasonable. Bibury attracts a large number of tourists, this particular property is within the Conservation Area, and the village is within the Cotswold AONB. Therefore Bibury should be afforded the upmost protection when it comes to considering these applications.*

*The razor wire fence and spikes go well beyond our view of what is reasonable. The adverse visual impact caused by the unsightly fencing cannot be justified given the proximity of so many historic buildings (including Glebe House), the Conservation Area, or the AONB. It is not proportionate to turn the boundary of the property into something that looks like a prison. The landowners could adopt numerous alternative measures that would provide a heightened level of security and mitigate the risk of a repetition of this crime which would not adversely affect the setting of the historic buildings, Conservation Area or AONB.*

*The 'prison look' of this razor wire fence has actually heightened fears within the village, because it is a constant reminder that a high profile burglary took place. The aesthetics of the village are detrimentally affected by this fencing and this could make a significant impact on tourism. Thousands of visitors come to Bibury each week to see "the most beautiful village in England" (as described by William Morris). Any negative effect on this could cause significant economic harm to Bibury.*

*The Parish Council is also concerned about the safety implications of such a fence, especially in terms of the neighbouring properties and the public right of way that borders this property. Fears about the safety of children and pets, as well as the aesthetic ramifications, have had a significant detrimental impact on the neighbouring households.*

*These proposals are contrary to the NPPF. They do not conserve or enhance the natural or historical aspects for Bibury. These proposals are also contrary to Policies EN2, EN4, EN5, EN10 & EN11 of the Local Plan.*

*Finally, the Parish Council respectfully requests that if the Officer is minded to support these applications then the decision is brought before the Development Control Committee."*

f) 22/03124/FUL | Conversion of 2no. dwellings back to original single dwelling, erection of single-storey side extension, internal alterations and hard landscaping | **Bibury Farm House**

*The Council agreed to support this application.*

g) 22/03125/LBC | Conversion of 2no. dwellings back to original single dwelling, erection of single-storey side extension, internal alterations and hard landscaping | **Bibury Farm House**

*The Council agreed to support this application.*

h) 22/03206/FUL | Erection of a 1.5 storey extension and other associated works | **Swallows Nest** Arlington

*The Council agreed to support this application.*

i) 22/03439/TPO | Willow tree (T1). Removal of willow tree in the carpark adjacent to Ablington road, upon removal of this tree we intend to plant 6 native trees (Oak, beech, lime, alder and yew) around the trout farm, the trees planted will be established prior to planting measuring approximately 2.5/3m in height | **Bibury Trout Farm** Arlington

*The Council agreed to support this application.*

**b. To receive an update on Planning application already considered.**

The report was circulated to the Members prior to the meeting.

<https://www.biburyparishcouncil.gov.uk/uploads/bibury-planning-report-october-2022.pdf?v=1665071761>

**96/22. Councillor Submissions.**

There were none.

**97/22. Date of the next meeting of the Parish Council – 8<sup>th</sup> November 2022.**

The date of the next meeting will be Tuesday 8<sup>th</sup> November 2022 at 7pm .

There being no further business the Chairman closed the meeting at 7.50 pm.