

**MINUTES OF BIBURY PARISH COUNCIL MEETING HELD IN THE
VILLAGE HALL,
ON TUESDAY 9TH JANUARY 2024 AT 7PM**

Present: Cllr Craig Chapman (Chairman)
Cllr Ann Haigh
Cllr Simon Brownless (arrived at 7.08 pm)
Cllr John Phillips
Cllr Mike Pini (arrived at 7.08 pm)
Cllr Brian Skarda

Also Present: 10 Members of the Public

Public Time

The residents of Ablington attended to voice their concerns about Planning Application for Land and Buildings West of Stonebank.

The residents were frustrated that despite the previous application being refused at appeal, this further application uses another unsuitable access point. The residents listed a number of concerns including several anomalies with the application itself. There was further concern in the way the plans have been drawn up, that if the application is permitted then the byway will be used to access the property, despite being ruled unsafe by Gloucestershire Highways.

1/24. Apologies for absence.

Apologies were received from Cllr Michelle Holt & County Cllr Lisa Spivey

2/24. 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.

3/24. Approval of the Minutes from the Parish Council meeting held on Tuesday 12th December 2023.

The minutes of the Parish Council meeting held on Tuesday 12th December 2023, were approved and signed as true record.

<https://www.biburyparishcouncil.gov.uk/uploads/bibury-dec-23-draft-minutes.pdf?v=1703178996>

4/24. Planning:

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

i) 23/03772/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

The Council unanimously agreed to object to this application:

- *Serious safety concerns with regards the new access proposals. The traffic survey carried out is not credible, partly due to the road being closed during the period when this was carried out.*
- *There is a real risk that the traffic island and sycamore tree will be damaged during the construction stage and when the property is in use, as there is a real lack of turning space.*
- *The plans have been drawn in a way that seriously suggests that if given permission, the landowner will use the byway for access, despite being ruled by Gloucestershire Highways as unsafe. For example there is no new drive way proposed to the location of the EV chargers.*
- *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.*

The Council further agreed to request that this application be decided by the Development Planning Committee, if the Officer is minded to approve.

ii) 23/03776/FUL | Alterations internally and externally to outbuilding | **Carters Close** Arlington Farm Lane

The Council agreed to support this application.

iii) 23/03849/FUL & 23/03850/LBC | Internal and external alterations to Ablington Manor including the replacement of existing extensions with an orangery, extension to the existing lower ground floor, and re-rendering the external elevations of the house. Internal and external alterations to Orchard Cottage, including the removal of modern extensions and the creation of a new access and alterations to boundary wall. The demolition and alteration of outbuildings and tennis court and internal and external alterations to the stables and gazebo. The creation of a basement parking area and a studio and swimming pool. Replacement of existing ménage with workshops and machinery stores as well as the erection of a bat house and sub-station, installation of ground source heat pumps, new gates at the northern entrance and associated landscaping. | **Ablington Manor**

The Council agreed to 'no comment'; but may send in a response after a presentation from the Land Agent and would like an opportunity for a site visit.

iv) 24/00016/TCONR | G1 - Mixed species - crown lift to 3.0m over the footpath. T1 - Holm Oak - 2m overall crown reduction. T2 - Hazel - coppice at 3.0m. T3 - Hazel - coppice at 4.0m. | **Mill View Cottage** Arlington

The Council agreed to support this application.

v) 23/04038/TCONR | 4 No ash trees within G25 - stage 3 and 4 Ash die back - fell to ground level 2 No Sycamore trees within G25 - in established decline (due to likely infection of Cryptostroma corticale) - fell to ground level | **Arlington Lodge**

The Council agreed to support this application.

vi) 24/00004/TCONR | Sycamore and Catalpa- fell | **Bank House** Ablington

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-january-2024.pdf?v=1704364363>

5/24. Finance:

a. To agree payments in accordance with the budget.

The Clerk sent the Members the January RFO reports prior to the meeting.

<https://www.biburyparishcouncil.gov.uk/uploads/rfo-report-9th-jan-2024.pdf?v=1704735154>

6/24. Date of the next meeting of the Parish Council –13th February 2024.

The date of the next meeting will be held on Tuesday 13th February 2024 in the Village Hall .

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