

**MINUTES OF BIBURY PARISH COUNCIL MEETING HELD IN THE  
VILLAGE HALL,  
ON TUESDAY 25<sup>th</sup> JANUARY 2022 AT 7PM**

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

Also Present: 5 Members of the Public

**Public Time**

Mrs Jenny A'Bear spoke on behalf of several residents of Ablington to highlight their concerns with regards to Planning Application 21/04298/FUL Land And Buildings West Of Stonebank, Ablington.

In summary:

- Access – safety concerns and that this is a Public Right of Way.
- The number of additional cars that would then be exiting onto the Lane in a dangerous location. Plus the traffic, including HGV's that would be required in the development.
- The excavation work of the bank.
- The height and imposing nature of the proposed development, that will lead to loss of light and privacy to the neighbouring properties.
- That several of the descriptions/statements in the application could be misleading.
- That it could harm the character of the village of Ablington.
- That the application is in an unsustainable location and fails to meet several requirements set within the Local Plan.

**1/22. Apologies for absence.**

Apologies were received from County Cllr Lisa Spivey,

**2/22. 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.)

Cllr Richard Williams declared an interest in Agenda Item 4/ 22 for Planning Applications 21/04440/FUL, Pudding Hill Farm, 21/04793/FUL + 21/04794/LBC Shoecroft Barn & Tree Application for 22/00052/TCONR for Bibury Trout Farm.

**3/22. Approval of the Minutes of the Parish Council Meeting held on Tuesday 9<sup>th</sup> November 2021.**

<https://www.biburyparishcouncil.gov.uk/uploads/bibury-nov-21-draft-minutes.pdf>

*The minutes of the meeting held on Tuesday 9<sup>th</sup> November 2021 were approved and signed as true record.*

#### 4/22. Planning:

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

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

*The Council agreed to object to this application and furthermore request that this application is referred to the District Councils Planning Committee if the Planning Officer is minded to 'approve'.*

*The reasons for objecting are as follows:*

- *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.*

21/04503/FUL | Replacement concrete outbuilding with stone garage and ancillary rooms and rear single storey extension | **Mill House** Potlicker Lane Ablington

*The Council agreed to support this application.*

21/04504/LBC | Replacement concrete outbuilding with stone garage and ancillary rooms and rear single storey extension | **Mill House** Potlicker Lane Ablington

*The Council agreed to support this application.*

21/04549/LBC | Internal alterations only to reconfigure layout | **Coln Cottage** Arlington

*The Council agreed to support this application.*

21/04696/FUL | Erection of new garden shed | **Barn House**, Hawkers Hill, Arlington

*The Council agreed to support this application.*

21/04712/LBC | Removal of stone slate roof, safe storage of stone tiles and temporary weather proofing to address 'dangerous structure' notice | **Barn House**, Hawkers Hill, Arlington

*The Council agreed to support this application.*

21/04793/FUL | Change of Use of Shoecroft Barn and historic outbuildings for use as an events venue. Refurbishment and alterations to include replacement of lean-to with Dutch barn extension, erection of entrance link building and garage extension. Alterations to fenestration and reinstatement of historic vehicular entrance | **Shoecroft Barn**, Ablington

*The Council agreed to support this application.*

21/04794/LBC | Change of Use of Shoecroft Barn and historic outbuildings for use as an events venue. Refurbishment and alterations to include replacement of lean-to with Dutch barn extension, erection of entrance link building and garage extension. Alterations to fenestration, modern internal floors and partitions, and reinstatement of historic vehicular entrance | **Shoecroft Barn**, Ablington

*The Council agreed to support this application.*

22/00052/TCONR | T1 - Willow tree - Re - pollard to a height of 5m. T2 - Ash Tree - The tree is suffering from ash die back - remove all diseased wood leaving the main trunk and crown of the tree at 6m. T3 - Willow tree - re pollard to a height of 5m | **Bibury Trout Farm** Arlington

*The Council agreed to support this application.*

22/00127/TCONR | 1 No. Common Lime (T25 on the accompanying plan). Fell to ground level and remove stump. Growing through crown of adjacent mature specimen oak (T21) and suppressing the lateral growth of this better quality tree . | **Bibury Court**, Church Road

*The Council agreed to support this application.*

22/00181/TCONR | 1.group of mulberry trees - pollard them back to previous cut 2.Sephora japonica - prune back to previous cut. **The Bibury Stud**, Church Road

*The Council agreed to support this application.*

22/00009/FUL | Erection of oak framed three bay single storey outbuilding | **Kingsbury House**, Arlington

*The Council agreed to support this application.*

21/04440/FUL | Installation of sewage treatment system to service the existing certificated campsite | **Pudding Hill Farm**, Arlington Pike, Arlington

(Cllr Richard Williams departed the room whilst this application was considered).

*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-2022-as-at-20th-jan-22.pdf>

**5/22. Finance:**

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

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

<https://www.biburyparishcouncil.gov.uk/uploads/rfo-report-january-22.pdf>

*The Council approved the payments.*

**b. To approve the budget for the Financial Year 2022/23**

The Clerk sent the Members the draft budget prior to the meeting.

<https://www.biburyparishcouncil.gov.uk/uploads/draft-budget-22-23-updated-20th-jan-22.pdf>

*The Council approved the budget, for Financial Year 2022/23.*

**c. To set the precept for the Financial Year 2022/23**

*The Council agreed to set the precept for the Financial Year 2022/23 at £16,618.*

**d. To appoint Ian Crowe FCA, as the Internal Auditor for the Financial Year ending 31<sup>st</sup> March 2022**

*The Council agreed to appoint Ian Crowe FCA, as the Internal Auditor for the Financial Year ending 31<sup>st</sup> March 2022.*

**6/22. Date of the next meeting.**

The date of the next meeting will be Tuesday 8<sup>th</sup> February 2022.

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