

MINUTES OF BIBURY PARISH COUNCIL MEETING HELD IN THE
VILLAGE HALL,
ON TUESDAY 13TH FEBRUARY 2024 AT 7PM

Present: Cllr Craig Chapman (Chairman)
Cllr Ann Haigh
Cllr Michelle Holt
Cllr John Phillips
Cllr Mike Pini
Cllr Brian Skarda

Also Present: District Cllr David Fowles
3 representatives from Ridge & Partners Ltd and Foster & Partners
Approximately 50 Members of the Public for the presentation and public time, upon completion of the presentation and public time 7 members of the public remained for the formal meeting.

Presentation: On proposals for Ablington Manor, by Mr Guy Wakefield, Mr Michael Frazer and Ms Kate Murphy

Also See Agenda Item 16/24a - Planning Applications 23/03849/FUL & 23/03850/LBC.

The presentation with slides covered an overview of the design, which includes works to carryout restoration of the property, install an orangery, fix the roof, raise the boundary wall, install a studio, underground car park/car lift, small swimming pool/pond, electricity substation, ménage, coach house, remove the tennis courts and carryout landscaping. (Note the full details of the proposals can be found online at Cotswold District Council's Planning Portal <https://www.cotswold.gov.uk/planning-and-building/>).

A further presentation was given that focused on the project/traffic management with an overview of the construction side and how they will manage the traffic to minimise the disruption. The developers want to ensure that there is an open dialogue with the residents.

Link to the proposed Construction Management Plan

<https://www.biburyparishcouncil.gov.uk/uploads/23-03849-ful-construction-management-plan-1972964.pdf?v=1708700709>

A summary of some of the questions / responses following the presentation:

Q. How can the construction traffic be controlled especially with regards to the routes.

A. Suppliers will be given specific instructions.

Q. How is the spoil to be managed.

A. The majority will be removed from site, there will be wheel washing facilities.

Q. It is very likely that the roadside verges will be damaged.

A. The developers will be looking to maintain them.

Q. Concern was raised about the sheer mass of soil that would need to be removed and the size to the trucks that could be used.

A. It was confirmed that there could be about 8–10 lorries a day that will be required to remove the spoil. Some of the soil will be used to level out and for other parts of the proposals.

Q. Concern was raised about the management of the trucks, as lorry drivers will take their own route.

A. Suppliers will be provided with the suitable routes.

Q. How long will the development take.

A. It is envisaged to take about 3 years (although construction traffic will not be required for all of it).

Q. Will there be noise from the proposed generator.

A. The generator will be sound proofed.

Q. Why are Cotswold type tiles to be replaced with slate.

A. Due to the pitch of the roof, the Cotswold type tiles are unsuitable. The proposal to replace with slate has been discussed and agreed as appropriate with the Conservation Officer. This is not visible from the road.

Q. Is there any direct benefit to the community being offered resulting from this development.

A. No.

The main concerns were:

- That certain proposals within the application, for example the underground car park will cause a huge amount of disruption, due to the sheer amount of soil that would need to be removed from site. Alternative measures to accommodate the cars should be considered, for example screening.
- The number and size of trucks required for the development (a limit should be placed on both).
- The length of time that the construction would take.
- The damage that is likely to the rural lanes and verges and even properties along the routes.
- Work could be carried out at unsuitable times, causing noise disturbance to the residents of Ablington.
- The lack of proper consultation with the residents.
- There is little or no benefit to the community.

District Cllr David Fowles provided a briefing on the planning process. He reminded the residents to ensure that they comment via the planning portal.

Public Time

Concerns were raised with regards to applications for tree works in Cemetery Lane, (see Agenda Items 16/24a i & ii). The reasons provided for the justification to the felling of trees was challenged and it was noted that the land has not been actively managed for over 20 years. It was suggested that the real reason is to clear the land to make way for development.

Questions were asked why Cotswold District Council have not taken action with regard to trees that have already been felled.

It was suggested that there could be confusion over which trees need to be felled, and the application should be more specific. There should be a tree survey and correct mapping to accompany the applications. It was also suggested that a TPO should be applied for.

The Chairman highlighted that they will be a presentation in the March meeting on the proposals for Land off Cemetery Lane.

No questions were accepted on the Trout Farm applications, as the Council will be deferring their responses until the March meeting.

7/24. Apologies for absence.

Apologies were received from Cllr Simon Brownless & County Cllr Lisa Spivey

8/24. 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.

9/24. Approval of the Minutes from the Parish Council meeting held on Tuesday 9th January 2024.

The minutes of the Parish Council meeting held on Tuesday 9th January 2024, were approved, and signed as true record.

<https://www.biburyparishcouncil.gov.uk/uploads/bpc-minutes-january-2024.pdf?v=1704887497>

10/24 To receive reports from the District and County Councillors.

County Cllr Lisa Spivey sent in the following written report:

<https://www.biburyparishcouncil.gov.uk/uploads/county-cllr-lisa-spivey-report-february-2024.pdf?v=1707410631>

District Cllr David Fowles sent in the following written report:

<https://www.biburyparishcouncil.gov.uk/uploads/district-cllr-david-fowles-report-february-2024.pdf?v=1707761019>

The following points were highlighted:

- The process / short time scales regarding calling in planning applications for Planning Control Committee
- Will ask the Planning Control Committee to attend a site meeting for Ablington Manor
- That Telegraph Poles don't need planning permission and this has caused considerable upset in the village of Willersey, having the character of their village spoiled.
- There is a District Council budget meeting scheduled for 21st February, which will result in an increase to the Council Tax.

11/24 To receive the Highways Report from Cllr Craig Chapman.

Cllr Craig Chapman presented the Members with the following written report:

<https://www.biburyparishcouncil.gov.uk/uploads/bibury-pc-highways-report-feb24.pdf?v=1707761193>

12/24 To receive an update from the Parking Working Group.

Summary of an update provided by Mr Jason Holt from the Parking Working Group:

- Jason introduced himself and listed the other members of the Working Group.

- Short term aims – to gain some control over the coach parking.
- There has been a site visit and meeting with Gloucestershire County Council (GCC) Parking Enforcement, GCC Highways, Gloucestershire Police, and Hannah GCC Traffic Regulation Officer.
- A Survey Camera was put on the bridge for two weeks, to monitor how the coaches have been parking and what vehicles were using the bridge. This was funded by GCC. Once the data results are received then the Working Group will consult with the Parish Council and then issue a survey to residents.
- Further Public Consultation may be necessary, especially if a Traffic Regulation Order is considered.
- Wanted to thank the great support provided from District Councillor David Fowles, County Councillor Lisa Spivey and, MP Geoffrey Clifton Brown.
- Other evidence has been seen from the facebook site has been viewed by the relevant parties, although they saw for themselves during their site visit.

13/24` To receive an update from the Parish Plan Working Group.

Summary of an update provided by Mr Mehdi Mahjour on the Parish Plan Working Group:

- The group has met twice.
- There are currently 7 Members on the working group, it would be helpful to have a representative from Ablington.
- They are looking at long term and short term proposals
- A survey will be sent to residents via the Village Life, there will be an online link and QR code.
- There will also be an incentive offered to complete the survey.
- The survey will cover three sections: facilities and community, open questions (getting a feel for what is going right or wrong with in the community) plus the last section which is optional requests contact details.

The Clerk confirmed that the Working Group should first contact the Clerk for any expenditure that will be covered by the Parish Council.

14/24 To receive the Clerks report.

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

<https://www.biburyparishcouncil.gov.uk/uploads/clerks-report-february-2024-6.pdf?v=1707571160>

15/24 Finance:

a. To agree payments in accordance with the budget.

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

<https://www.biburyparishcouncil.gov.uk/uploads/rfo-report-feb-24.pdf?v=1707566462>

The Council approved the payments.

b. To receive an Internal Financial Check Report.

This Agenda Item has been deferred, so Cllr Simon Brownless can present the report.

c. To appoint Mr Ian Crowe FFA, as the Independent Internal Auditor for Financial Year Ending 31st March 2024

The Council appointed Mr Ian Crowe FFA, as the Independent Internal Auditor for the Financial Year ending 31st March 2024.

16/24. Planning:

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

i) 24/00132/TCONR | T1+T2- Willow coppices - cut to ground level and remove due to damaging stone walling. T3+T4 - Hazel coppices - Remove to ground level due to encroachment of access and preventing expansion damage to stone walling | **Land To The South East Of The Cemetery, Cemetery Lane.**

The Council agreed to object to the trees being cut down to ground level: as the Council does not agree that these trees are so close to the wall that they are causing damage. The Council would only support work carried out that will preserve the trees.

ii) 24/00153/TCONR | T1-Horse chestnut - Fell due to being pushed out by large dominant neighbouring trees . T2-Apple - Reduce crown by 3 meters/pruning back the leggy growth to maintain tree. T3-Thorn - crown reduce and trim by approx 20%. T4-Ash - crown raise to approx 4 meters and prune to shape and ballance. T5-Ash - - crown raise to approx 4meters and prune to shape and ballance. T6-Sycamore - Fell poor self set specimen with compressed basal unions and damage caused to stone walling. T7-N.Spruce - Fell over matured specimen to prevent further damage to stone walling and property. T8-N.Spruce - Fell over matured specimen to prevent further damage to stone walling and property plant 3 native species of broadleaf tree standards in suitable open locations on this site | **Land North Of Cemetery Lane**

The Council agreed to that there is no objection to the felling of T1 – the Horse Chestnut Tree. There was considerable concern though that there could be confusion with the two dominant neighbouring trees, that should NOT be felled and provided with full protection.

The Council agreed that there is no objection to works for T2 - Apple, T3 Thorn, T4 & T5.

The Council agreed to object to the felling of T6 Sycamore, T7 N.Spruce & T8 N.Spruce – as these trees are an integral part of the character of the village.

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 that they cannot support this application at present until further community engagement has been taken for this vast planning application, to address the Traffic Management Plan and Construction Process. The Council were extremely concerned with regards to the sheer volume of soil that would need to be removed and how to keep the disruption to an absolute minimum. It was agreed that if some aspects of the application were removed (for example the

underground car port and studio) this would assist in limiting the disruption. It was noted that the work required would be ongoing for a number of years without any benefit to the community.

Due to the number of residents who turned out to voice their concerns, the sheer number of proposals covered by the application, the unacceptable long term disruption that will be suffered by residents of Ablington and the effect on local roads, the Council requested that this application is referred via the Ward Member to be determined by the Planning Control Committee. Furthermore, if approval is given for all or any part of this application, then appropriate conditions should be included to adequately address *issues with regards to construction and traffic management.

* 1) limit the construction times to minimise noise disturbance – no early starts, late finishes or weekend work. 2) limit the size and number of construction traffic to the site, so not to damage or overload the rural lanes. 3) Condition to ensure that any damage inflicted to the local lanes, verges or properties are made good by the developers, at their expense.

iv) 24/00142/LBC | Installation of aluminium framed secondary glazing to the front, rear and side elevations | **Bridge House The Street**

The Council agreed to support this application.

v) 23/03980/FUL | Erection of a café/gift shop | **Bibury Trout Farm** Arlington

The Council agreed to defer this application and request an extension.

vi) 23/04050/FUL | Installation of 6no. glamping pods and associated decked paths. Minor landscaping of the site, planting of native species of shrubbery and wildflower | **Bibury Trout Farm**

The Council agreed to defer this application and request an extension.

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/planning-report-feb-2024-updated.pdf?v=1707761633>

c. To consider submitting a response to the Cotswold District Council Local Plan Review.

The Council agreed to defer this Agenda Item.

17/24. Councillor Submissions (for notice of forthcoming events or reminders, not for discussion).

There were none.

18/24. Date of the next meeting of the Parish Council –12th March 2024.

The date of the next meeting will be held on Tuesday 12th March 2024 in the Village Hall .

There being no further business the Chairman closed the meeting at 10 pm.