



Kemble and Ewen Parish Council: Minutes

Meeting of Kemble and Ewen parish council was held on: Friday 16 October 2009
at 7.30pm

in: Kemble Village Hall

Present:	Councillor R Pettit Chairman Councillor D Ball, Vice-Chairman Councillor S Sorabjee Councillor G Somerville Councillor S Turner	Councillor W Cole Councillor S Lawlor Councillor G. Moreman Councillor G Collins John Birch, District Councillor
Visitors:	Rosemary Lynn - CDC Sue Bevin - CDC	Apologies: none
In attendance:	F Garnet-Lawson, clerk	

- o Rosemary and Sue explained the process by which affordable housing is allocated within Gloucestershire, and the legislation that guides the process.

All (most) of the ex-council housing in CDC is now owned by Fosseyway Housing Association. This is responsible for matching properties to applicants according to a series of rules. There are 66 properties in the village that are classed as 'affordable housing'. So, when you take into account the private rented properties, a total of (just less than) a third of all houses in the parish are rented.

Houses built after 1997 in 'rural exemption sites' which are typically ones that are attached to village like Kemble, have a Section 106 agreement written into the planning permission, which means that they have to be allocated to local people first. This means, in practice that people who have an association with Kemble and Ewen come first, then those of surrounding parishes and then the distinct. That can be include someone who used to live here as a child, or has close family here, as well as those who currently live or work in the parish. A local 'silver band' applicant will gain preference over a 'gold band' person from outside the area. There are 6 properties that this applies to in Kemble.

The Housing Association is responsible of 'tagging' the property, advertising it, and 'banding' the applicants. Fosseyway contact is Julie Roberts. Applicants are interviewed and application forms independently checked. If anyone has evidence that housing has been allocated inappropriately (ie the applicants do not meet the criteria for the property) then KEPC should contact Sue Bevin direct.

Only 2% of Fosseyway housing as a whole is allocated outside the district, and in practise this is done by a reciprocal arrangement with other districts. Between Jan 2004 and Oct 2009 there have been 24 lettings in Kemble - which means that a third of the houses change occupancy every 5 years (past events do not mean that the future will be the same however). The CDC is seeing increasing numbers of people going onto the housing register in search of somewhere to live. The rules governing house allocation are set by the 1996 (part 6) Housing Act - these apply nationally. This has the effect of ensuring a transparent set of standards, but also mean that the applicant 's needs come first and that no consideration is taken of surrounding residents (ie just as in the private-rental and owner-occupied market).

In response to questions about an incident in Kemble earlier this year, Sue categorically dispelled rumours about the resident concerned and confirmed (without breaching confidentiality) that these had no factual basis.

If the CDC is aware that any resident has care or support needs (as identified by the Housing Association), they will do their best to provide assistance in what ever form is appropriate including skills mentoring. If anyone has concerns about anti-social behaviour the should contact Sue Bevin (clerk ahs contact details).

A big 'thankyou' to Sue and Rosemary for explaining everything so clearly, and for doing such a difficult job on behalf of the community.

1. **Apologies for absence:** none. J Birch arrives 8.25pm
2. **Declarations of interest on items on the agenda:** G. Moreman: airfield
3. **Approval of minutes from previous meeting:** Minutes for September were approved
4. **Matters arising**
 - a. CLEUD report judgement - JB still waiting for transcript of judgement. Expressed concern that this may never be produced. **JB**
 - b. Station car parking - still no response (but there have been other problems this month relating to extensive renovation works on the line). JB is now going to ask MP Geoffrey Clifton-Brown to use his contacts at Network Rail to get a response. It is important that the size of the car park is included in the track-dualling feasibility study. **JB**
 - c. Ewen sub-station - still in hot pursuit. JB made aware of the situation. **SS/JB**
 - d. West Lane - 'parked' for 6 months. We have been successful with many highways projects and now want to concentrate on these.
 - e. VAS sign - it works!
 - f. Pedestrian traffic lights - noted that the light sequence is STILL wrong. **GS**
 - g. Hedges - clerk to copy letter for signature by chairman, and them GS/SL to distribute by hand as appropriate. Note is also going into parish News. **clerk**
 - h. Dog bins - installed and being used.
 - i. Parkers Bridge - Renovation work complete. As a result the road is now slightly wider at this point. RP to write letter of thanks to building engineer.
Footbridge - unfortunately the gap is 9m, the standard bridge is only 8m so we cannot get a 'free' bridge, and this is not a project that either highways, Glos footpaths of KEPC can fund at present. No further action.
 - j. Trees A429 - the ash trees belong to Highways, the maples to KEPC, but the land is GCC. GS has asked if we cut down the trees can we recharge GCC - awaiting response. **GS**
 - k. Housing Survey - after much deliberation KEPC concluded that it does not agree that the conclusions made in the study are supported by the facts of the survey itself. It does not follow from the research, combined with the exiting level and turnover of rented housing in the parish that there is that number of residents in immediate need of affordable housing. It therefore will not agree to the publication of the report. **clerk**
5. **PLANNING**
 - Clayfurlong Barns - this is now in the hands of CDC planning enforcement and conservation officers **JB**
 - Village gates - Highways proposal and compete approved. Clerk to write formal letter to Glos Highways. **clerk**
 - Ewen Manor - JB acknowledge residents concerns. The hanger is not consistent with the nature of

the site. Negotiations are underway between CDC and applicant's agents. The underground parking is of less concern providing agreement is kept over repair of road and verges, and the transport of waste material.

JB

6. FINANCE

- a. The Schedule of accounts for payment was approved unanimously.
- b. Councillors reviewed expenditure plans and gave approval to re-evaluation of scheme to improve appearance of Windmill Road via landscaping scheme which was proposed a few years ago, but was postponed in favour of other expenditure. A bus shelter was discussed. GS to investigate and re-present ideas at next meeting.
- c. The external audit is approved and now complete.
- d. Council approved national pay scale rates (April 2009 award), and instructed clerk to research local government pension scheme.

GS

clerk

9. REPORTS

- a. Neighbourhood Watch/policing: attended both the local policing at Coates and that in Victoria Road school, Cirencester. Still have a way for go before police incorporate local rather than national concerns at this level of consultation process.
Still have a good level of support within the neighbourhood watch scheme - but recognise need to improve communications to the group (which is in hand). WC indicated need to survey residents to provide evidence to support for extended 'no-cold-calling' area.
- b. Allotments: community police have now include this area within their objectives and will patrol regularly. BBQ and bonfire on 31 October 5pm - all welcome.
- c. Kemble Village Hall - concern over state of some of the masonry at front of building.
- d. Highways/traffic - need more people to join the Traffic Action group - due to people leaving the village and work pressures.
- e. Airfield Liaison - inter-parish meeting held successfully. CDC and Wiltshire County have agreed to support and chair independent meeting between representative of local parishes and airfield management, including establishing a separate complains procedure.
 - SS explained that the Lufthansa training involved mechanical and technical skills only and required aircraft taxing only - ie not additional flights.
- f. Youth Club: KEPC positively encourages Youth Club organisers to prepare plans for 2010-11 financial year, to improve facilities for young people in the village.
- g. Playing field - discussed signage and bins. Since ROSPA inspection approved existing signs, agreed that no action required. Bins checked and are ok. Fence belongs to Fosseway Housing.

WC

SL

SS/RP

ST/GM

10. Kemble burial ground - to be brought forward to next meeting higher up the agenda.

GC

11. Consultations - agreed not to take part in the waste consultation as it does not directly affect local residents.

clerk

12. AOB -

- Meeting dates 2010 - clerk to circulate dates for approval at next meeting
- Agreed that the public notice board by the shop is for public, not trade, notices only. So - concerts and fund raising notices are fine, but overt business notices are to be removed. Traders should use the paid-for (donation to charity) space in the shop instead.

clerk

clerk

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- CDC budget process meeting - Monday 2 Nov - GC to attend.

clerk

Meeting adjourned at 11.00 pm. **The next meeting will be on Friday 27 November at 7.30pm**