



Kemble and Ewen Parish Council: Minutes

Meeting of Kemble and Ewen residents and planning sub-committee was held on:
Wednesday 15 June 2011 at 7.00pm in: Kemble Village Hall

Present: Residents	J Hadfield; P Waldron, A Waldron, S Hill,	K Lawlor, P Carling, S Parmar, A Black
Councillors	Councillor A Dyke, Councillor R Pettit. Councillor G Somerville	
Apologies:	Councillor M Binks; Councillor L Napper	
Not present:	Councillor G Collins, Councillor D Ball, Councillor S Sorabjee	
In attendance:	District Councillor J Birch,	F Garnet-Lawson (clerk)

Topic: 179 Malmesbury Rd application (extension, new dwelling)

1. The objective of this meeting was to hear residents comments about the planning application ref: 11/01954/FUL
2. RP: explained that the Parish Council is one of several statutory consultees in the planning process. The decision to approve or reject an application is made by the CDC, either by the planning officer or the CDC Planning Committee, depending on the scale, scope and number of objections. (J Birch can take part, but not vote in this regard.)
3. In summary these are:
 - Parking – application only considers space for one car per property, using on-roadside parking only, and takes no account of the existing level of parking. At present (and particularly during term-time) the volume of parked vehicles is such that:
 - Access to Orchard Close properties is prevented (oil deliveries have already been refused due to inability to turn into the drive)
 - Visibility for traffic entering and more particularly exiting onto Clayfurlong Grove and the A429 is severely restricted, making this dangerous
 - Visibility of and by children crossing the road to/reo school is restricted.
 - Appox 25-30 primary school and 15 secondary school children cross the road at this point during term time
 - Note: this is the location where the school buses collect/deliver Deerpark and Kingshill students in addition to being a crossing point for pupils at the village primary school.
 - Note: contrary to the assertion in the Design and Access statement the hardstanding at the side of the property, site of the proposed new dwelling, is currently used to park a farm vehicle off-road
 - Note: large lorries regularly use the side road as a lay-by to park temporarily and as a turning point.
 - The new dwelling is for 'open market' housing, so mention of agricultural workers is not relevant and misleading. It should also be noted that no 178, which was previously used for farm workers accommodation has just been sold.

- It would definitely not be possible to regularly park a farm vehicle on-street.
 - The new dwelling is outside current CDC planning policy - no new open market housing is permitted for villages like Kemble which do not have a planning boundary
 - The proposal is within the existing conservation area and concerns a building dating back to 1890, constructed in traditional design and materials contemporaneous and typical of the locality.
 - The access and design statement takes no account of the planning permission already granted to 178 Malmesbury Rd, designed following consultation with the planning officer, for a side extension of proportion and positioning sympathetic to the original structure. . If permitted, the proposal would destroy the satisfying balance of the semi-detached cottages, conspicuous at the entrance to the village. The proposal similarly also completely undermines the balance and harmony of the rear elevation and the pleasing feature of a “cat slip” roof.
4. Residents agreed that a side extension in symmetry with the approved design for No 178, which left space for on-site parking, and which produced a balanced, proportional design would be acceptable as an alternative to the existing proposal.
5. Actions:
- a. J Birch to ask Glos Highways to visit the site to examine parking and visibility for cars and pedestrians
 - b. Residents to send their comments and concerns (and photographs) direct to CDC planning officer
 - c. Residents to confirm the number of children crossing the road at this point.

Public meeting closed: 8.00pm

Followed by KEPC sub-planning committee: Wednesday 15 June 2011 at 8.05pm in Kemble Village Hall

Present: A Dyke, R Pettit. G Somerville
In attendance: F Garnet-Lawson

Decision: to object to the proposal ref: 11/01954/FUL on grounds of safety (road and pedestrian users); contravenes existing CDC planning policy; increased potential for flooding.

Meeting closed: 8.20pm

Next meeting: Friday 8 July, Kemble Village Hall 7.30pm