

Minutes



Kemble & Ewen Parish Council

Minutes of a meeting of the Parish Council held on **Friday 10 February 2012** at 7.30pm in Kemble Village Hall.

Present: Parish Councillors – R Pettit (Chairman), M Binks, G Collins, A Dyke,
L Napper, G Somerville, S Sorabjee

Clerk: N Spindler

District Councillor J Birch joined the meeting at 7.45pm

Public: 4 members of the public

To hear any contributions from local residents before the meeting begins.

Mr Jim Krauer brought plans he had developed for the owners of The Walled Garden, which was soon to become subject to a formal planning application. He explained that consent had previously been obtained for a 'supersized' bungalow, which was to have been increased from c. 200 square meters to c. 480 sq.m, but this was on a more modest scale, totalling 280 sq. m., and was without a second storey. The proposed extension was all to the rear creating a 'crucifix' layout in plan view. There was debate about the merits of shiplap wood finish for some of the wall. The Chairman thanked Mr Krauer for once again taking the time to bring plans and explain the background in person.

Another member of the public asked if draft Minutes could be posted on the village website ahead of the meetings. After a brief discussion it was agreed to try this, bearing in mind it would need to be clear they were not yet approved – since that would have to await the next Parish Council meeting.

At this point District Cllr. Birch arrived and gave his report to the meeting:-

a. Expansion of **Kemble Station** car park – After consulting a plan of the site it has become clear that the relevant area is owned by Network Rail and leased to First Great Western, the scheme is in a Conservation Area (CA) with prominent trees, and the residence known as Western Ville is inside the CA. Trees in the CA are protected and it is illegal to tamper with any greater than 75mm in diameter. The concerned resident is now aware of this. Planning Permission is required for any car park extension, CDC has control and others have input, so matters are now under control.

b. Sign on the **A433** (see item 6a). JB has emailed Glos CC and they are now on to this concern about siting.

c. Since the agenda for this meeting was published permission the development of two-storey extension on rear aspect (south east facing aspect) at **3 Clayfurlong Barns** has been refused on 6 February.

d. **Top Farm proposal** – the Agent has been told that there will probably be a refusal and they can amend their proposal to counteract some of the potential grounds. Accordingly the 'extra care' homes have been replaced with 7 dwellings, reducing the scale to 50 new dwellings overall. 50% of the total would be 'affordable housing'. A decision will probably be made in March. JB suggest the Council prepares to discuss Community Gain (aka s106 benefit) with Deborah Smith, the planning officer responsible, before any refusal notice is made public, and before any appeal.

e. **Cotswold Airport/Kemble airfield** – JB has sent the Chairman an email from Wiltshire DC with attachments, relating to a draft undertaking with WDC which sets out voluntary controls on some non-flying activities as a trade for permission to regularise others. JB suggested that Kemble and Ewen

Parish Council should liaise with its neighbouring parish councils and meetings to ensure a united response can be submitted to WDC. [A debate ensued about CDC taking a 'hands off' approach to airfield planning control with severe consequences for the local environment. Also the omission of local representation from liaison discussions is at odds with Kemble having the greatest residential density close to the airport. The concession in the draft undertaking on Formula 1 car testing was thought to be 'empty' as the sport's governing body had cut testing time anyway. It also was noted that the runway for the main events is in two counties.] JB suggested that this was an opportunity to refuse planning permission, and seeking deferral might be a wise move, with help from Rodmarton, Coates, and Ashley & Culkerton in particular.

At approx. 8.35pm D. Cllr. Birch and one member of the public left.

1. To receive any apologies for absence

Cllr. Ball sent his apologies due to annual leave.

2. To receive any declarations of interest

The following were received: Cllrs Sorabjee and Collins re 5b, Cllrs Dyke, Napper and Somerville re Kemble Community Gardens items, and Cllr Dyke re item 4a as she is related to someone invited to tender.

3. To approve the minutes of the last meeting held on 6 January 2012

These were approved and signed as a true record.

4. Matters arising from previous meetings:

- a. **Bus shelter in Windmill Road** - installation and delivery update, and decision to pay second invoice for 40% completion of £1196.50 + VAT to The Oak Frame Carpentry Co Ltd. GS had estimates from Travis Perkins totalling £685.39 inc VAT for ridge tiles, roof tiles and felt. Agreed to proceed with purchase of materials if price confirmed within 10% of this. Proposed GC, seconded SS. On the shelter itself the frame had been made, and should be ready to install in a few weeks subject to the foundation being prepared. There was a debate about drilling the slab and the size of support required. Two quotes for the foundation were discussed and the design of the one from KHMS was preferred subject to requote, delegated to GS with agreement from GC. NS explained that the 40% represented that percentage of the total cost, as the first 30% had been materials and hence the expenditure was in line with the quotation. Accordingly it was agreed cheque would be drawn (see Finance item 9a).
- b. **Car Parking in Station Road & Windmill Road.** The re-markings in Station Road had been completed last week, despite some difficulties with removing the regular parkers on the days the workers were operating. H-shaped white lines now indicate areas not to park, and the previous bay opposite West Hay Grove has been removed. County Highways had agreed to put kerbs near the hump-backed bridge where reflective bollards are installed (alongside the electricity sub-station), and also drop the kerb near the OAPs bungalows at West Hay Grove. In Windmill Road, AD reported that she understood two residents might be writing to the local paper, though her impression was that most of the regular parking offenders had moved on.
- c. **New Parish Notice Board.** NS reported the new board is now in place, adjacent to the village stores, having been installed by KHMS. NS will supply keys to regular users. It was noted that the old board remains in the cottage garden, and GS said it could be used in the Community Gardens.
- d. **S106 (Station Road)** – update on alternatives to reinforced play wall and obtaining possible further grants. GS reported that to obtain the hoped-for additional grant it was necessary to have a 10-year lease. ACTION – DB to be asked to enquire about possible extension; Clerk to find relevant deeds.

- e. **Additional dog bins for Thames Path area** – information on pricing. Clerk advised that previous purchases from Glasdon cost £250 + VAT for two on October 2010. These are destined for the Thames Path and near the OAP bungalows approaching the entrance to KCG. ACTION – agreed Clerk to order at similar price as before
- f. **Kemble Station** – update on garden improvement and car parking expansion. RP said that John Birch had covered the expansion in his report. On the station garden the Garden Designer had written to Prince Charles and would reply to RP in due course, but has since gone on an extended holiday to Australia so the timescale is extended.
- g. **Ewen Electricity Sub Station update.** SS reported further evidence of progress, with surveys undertaken and hazard signs in place. He will continue to chase progress.
- h. **Mirror at junction of Church Road and School Road** – update on the response from Chris Franklin, Highways. GS reported that in essence anything is possible if you have access to private land, but not otherwise. Agreed not worth progressing.
- i. **Images for kemble.co.uk site** – update on replacements. Clerk has obtained these and Webmaster had reinstated them on the homepage as rolling images. Agreed that Clerk should circulate pictures and decision could be made about choosing a suitable image or two for a gift to the previous Clerk. MB mentioned the section for the email complaints line about the airfield had not been fully restored.

5. Planning matters

a. Top Farm proposal

Top Farm proposed residential development comprising 43 new dwellings and 34 extra care units – update on any decision from CDC. This had already been covered by D. Cllr. Birch's report

b. Other planning items – All

The Council ratified the following two decisions.

[11/05529/FUL](#)

Ward: Thames Head

Date: 10 January 2012

Location: The Brook House Brookside, Ewen, GL7 6BU,

Proposal: Change of use of agricultural land to equestrian use and formation of manege

KEPC Response: 'No objection' submitted prior to 9 Feb deadline - for ratification.

[11/05872/FUL](#)

Ward: Thames Head

Date: 12 January 2012

Location: Dutch Barn, Mill Farm, Main Street, Ewen, GL7 6BT,

Proposal: Conversion of agricultural building known as the 'Dutch Barn' to a dwelling house

KEPC Response: 'No objection' submitted prior to 9 Feb deadline - for ratification.

DECISIONS FOR INFORMATION

The Council noted the following decisions.

Application: [11/05718/NONMAT](#)

Date decided: 04 January 2012

Decision: Application Permit

Location: Park Leaze Farm, Ewen, Kemble, Gloucestershire,

Proposal: Replace 3 large roof supports with 7 smaller ones in oak frame and replace 4 glass sliding doors with 2 wood frame ones and insert window in south elevation

Application: [11/05488/FUL](#)

Date decided: 09 January 2012

Decision: Application Permit

Location: The Orchard, Old Forge, Main Street, Ewen, GL7 6BU

Proposal: Erection of single storey rear extension insertion of rooflights and insertion of two storey side facing window

Application: [11/01954/FUL](#)

Date decided: 13 January 2012

Decision: Application Refused

Location: 179 Malmesbury Road, Kemble, Cirencester, GL7 6AR

Proposal: Extension and attached new dwelling

Application: [11/05860/FUL](#)

Date decided: 20 January 2012

Decision: Application Permit

Location: 43 Clayfurlong Grove, Kemble, CIRENCESTER, GL7 6AS

Proposal: Raising of the outhouse roof

Application: [12/00401/NEI](#)

This application type was for information purposes only and was not open to consultation.

Date decided: 27 January 2012

Decision: No observations

Location: Kemble Enterprise Park, Kemble Airfield, Kemble, Gloucestershire,

Proposal: Hybrid Application (Full and Outline) For Employment Development Class B1 and B8 Uses.

Regarding an application received since the agenda was published, in relation to **Brookside Cottage, Ewen, no: 12/00274/FUL**, it was noted this is a significant change to a property attached to a listed building. Dormer windows are not a typical feature of the area, or the Cotswolds generally, and permission had been refused for less intrusive dormer windows previously (for example, on a house built in the last 35 years). ACTION - Clerk to draft reply for approval by planning sub-committee.

A further recent application was noted re **Forge House, Limes Road, Kemble, Cirencester, GL7 6FS, no: 12/00425/FUL** for the conversion of North East wing from offices and upper floor flat to a 4 bedroomed dwelling. This was seen as reverting to a house and it was agreed there should be no objection. ACTION – Clerk to respond accordingly.

6. Consider report from Cllr Ball and decide on any actions.

a. “A new road sign warning of a low bridge has been erected on the crossroads of the A433 and the Smerrill to Coates road. The sign seriously restricts visibility to the left when pulling out from Smerrill onto the A433.”

This was noted and has already been actioned by D.Cllr. Birch.

b. “There has been some damage at the playing field to the play equipment and entry gate. We were aware that the gate had lost its spring, so it now does not close on its own, but the hinge has been twisted meaning the gate would not swing. I have straightened the hinge sufficient that the gate will now swing but it would benefit from securing to prevent it being lifted off its hinges again and maybe a replacement spring as a closing device. If this still needs attention on my return I will be able to deal with it. The table in the 'wendy house' has been removed and destroyed. We can leave it as is allowing children to sit in it but with no table but if we want a replacement table it will need a bit of carpentry.”

ACTION - It was decided to ask Cllr Ball to action the replacement spring, and Cllr Dyke to check for hazards to children. It was also concluded not to replace the table.

7. Update on Business Plan & Budget 2011-12.

GC confirmed that the plan remained to be completed and he will action this.

8. War memorial – report on registration with In Memoriam 2014.

GC explained briefly about the campaign for 2014 to recognise the 100th anniversary of WW1, and having registered the memorial on the relevant website the Clerk had duly been sent a 'smart water' security marking kit which he has passed to GC. GC has also taken pictures of the memorial and recoded the names, which will be lodged with the Register of War Memorials, who should acknowledge within 6 weeks. Agreed to carry forward for future updates.

9. Finance - All

a. Receive finance summary and approve accounts for cheque payment.

Approved. It was agreed to add a further item to the schedule, for £150 to KHMS for installing the notice board (item 4c refers)

b. Brief report from Clerk on NatWest fixed-term deposit scheme.

No further flyers had been received so the Clerk will ring up for the latest version.

c. Brief report from Clerk on applications received so far for grants, closing date 29 February 2012. None received so far and only 3 requests, but an unknown number have been downloaded from the village website.

10. Any other business subject to the Chairman's approval

10.1 GS asked if the whole village could be designated a Conservation Area. RP responded that this was not a realistic option but that care should be taken to ensure robust protection for the established conservation areas, together with appropriate measures to protect the overall village environment. This should be covered in the village plan to be produced in due course as an element of the government's "Localism" proposals

10.2 RP reported that the Kemble Community Gardens lease had been signed on behalf of the Council by himself and DB, and it will be returned to us executed by CDC once the £150 cheque covering the next 12 months rent and signed tonight has cleared.

10.3 AD reported that a meeting two nights earlier in The Tavern about Jubilee events had debated a number of options including:- a church service, various activities around The Tavern, a BBQ, gifts or 'favours' such as a rose or mug for local children, an evening band, and an activity laying a mile of 2p pieces in Kemble Farm's courtyard. It was requested that AD should get further estimates of likely costs so the Council could consider a c. £500 donation.

10.4 MB requested that once again the 11 May Public Parish Meeting be preceded by the AGM for the Village Hall. Agreed unanimously.

10.5 SS reported that the Ewen bus shelter needed some updating including, replacing tiles, fitting guttering and downpipe, installing external concrete where presently there is mud, and sometimes ice. An indicative quote was £310 for the building works. Agreed GS should ask Highways to attend to the verge, and once that was done, potentially approve at the next meeting.

10.6 GC asked the Clerk to check all meetings booked including the AGM. NS confirmed they were through to December 2012. Also to consider speakers for the AGM at next meeting.

10.7 RP reported that he had recently visited the station and noticed several signs of neglect of this historic and important (and listed) building, such as wood rot, broken windows, and now sponsored station signs quite out of character. Aware that CDC have seemed reluctant to pursue, it was agreed that LN should liaise with the Conservation Officer on these matters.

10.8 It was noted that travellers on a site towards South Cerney had allegedly been throwing stones at passing cars during the hours of darkness - apparently the action of a visiting family. Police had appealed for witnesses, not perhaps appreciating that lone drivers were unlikely to stop and return to look around. Suggested LN should ask Peter Burns to look at issuing a Neighbourhood Watch warning.