

Minutes

Kemble & Ewen Parish Council



Minutes of a meeting of the Parish Council held on **Friday 6 January 2012** at 7.30pm in Kemble Village Hall.

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

Clerk: N Spindler

Public: 2 members of the public

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

Mr Jim Krauer showed detailed plans and explained the background to his imminent planning application for the Dutch Barn at Mill Farm, Ewen Road. Following a change of approach from CDC, the intention is now for C3 residential use, rather than live/work, which seems to be rare in this district. The Chairman thanked him for the helpful information and said there appeared to be general approval from fellow Cllrs.

Another resident asked about potential future meetings between the Council and Hunter Page - the agents for the owners of Top Farm - about the contributions under S106 should the development proceed. He was concerned that the £800k sought might be reduced to £350k, and that detailed drawings of the possible extension to the current Village Hall had not been submitted. The Chairman said that his understanding is that the Parish Council would meet Cotswold District Council, and they in turn would meet Hunter Page. At that stage greater details on any proposal could be provided. An alternative location for the village hall had been discussed in the past, linked with other developments, but neither progressed

1. To receive any apologies for absence

None.

2. To receive any declarations of interest

The following were received: Re item 4e., Cllrs Napper and Somerville, re item 5a., Cllrs Sorabjee, Ball and Collins, and re 5b. Smerril Dairy, Cllrs Sorabjee and Ball.

3. To approve the minutes of the last meeting on 28 November 2011

These were approved and signed as a true record.

4. Matters arising from previous meetings:

- a. **Bus shelter in Windmill Road** update, and decision to pay £900 + VAT deposit to The Oak Frame Carpentry Co Ltd.

GS had previously visited the company's premises, where they often constructed items more the size of a village hall. They had apparently supervised the Greenoak Hall at Westonbirt. They are using offcuts to minimise

the cost of the bus shelter. SS knows two satisfied customers who used them for garages. MB proposed and LN seconded decision to pay deposit.

ACTION - Clerk to raise cheque.

Discussing installation, DB suggested getting a spec from the Oak Company for a builder to use. ACTION - GS will get a letter from Chris Franklin re proximity to roadway for siting shelter, and contact Oak Company to check progress on construction – she hoped for end March – and their recommended footings and how to set it out.

RP recapped that Council had previously discussed preference for 'conservation' tiles, which GS said had been quoted at around £600, plus £250 for installation by the Oak Co.

ACTION – Clerk to add tiling to schedule for installation.

- b. **Car Parking in Station Road and Windmill Road** – installation of four posts and revisions to 'hockey sticks'.

GS advised that no oak posts had been delivered yet. Hailey Wood Sawmill Ltd would invoice the Clerk, and the posts could be stored in Cllr Dyke's garage temporarily. ACTION - GS will chase the 'hockey stick' road painting.

RP also asked if GS could ask Glos. Highway's Chris Franklin about the lower end of West Lane, where it approaches the A429, as there has been severe flooding due to clogged drains, and it now needs resurfacing. AD added there is flooding outside the school car park too. ACTION – GS.

- c. **Notice Board** – deposit of £500 paid.

RP reported that Keith Harrison had informed him this would be ready within a couple of weeks.

- d. **S106 (Station Road)** – quotes for alternatives to reinforced play wall and possible further grants.

AD and GS had established that lottery funding of £22k to £27k might be available if the Council can use its S106 funding as a catalyst. It can take at least 3 months to arrange. This could potentially provide two 'zip wires' at c. £7k each including surface and safety certificates, a two-metre kick wall, and outdoor gym equipment. The previous discussions on this were recapped. The S106 monies do not include installation it was noted. Two main ACTIONS agreed:-

1. Approach landlord for long-term lease (say 10 years) on playing field - GS. Clerk to find existing lease paperwork.
2. GS to progress possible lottery grant in parallel.

- e. **Renewal of Community Gardens lease** – RP has to hand a new lease for two years from January 2012 to January 2014, plus letter from CDC confirming no rights to tenure. ACTION - Agreed RP and DB will sign on behalf of Council.

- f. **Kemble station garden** improvement update – RP reported that Geoffrey Clifton-Brown took this up with the MD of First Great Western, as allocated funds are only for car park improvements. However, the MD has referred to his FGW property department, and a reply is awaited. Apparently Prince Charles' people may take it up, as the Prince uses the station occasionally.

- g. **Ewen Electricity Sub Station** update – SS has been told that work should start this month, so he will chase at month-end for progress.

5. Planning matters

a. Top Farm proposal

Top Farm proposed residential development comprising 43 new dwellings and 34 extra care units – update from sub-committee on submission of objection and S106 requirement to CDC.

RP reported that the Council's objection was lodged by the 12 December deadline, together with an analysis of the survey. The Clerk had circulated these papers to all Cllrs. Between 150 and 200 letters were also submitted to CDC he believed.

No news has yet been received on the actual decision-making, though if the Officer refuses they can do so without going to the Planning Committee.

b. Other planning items

[11/05488/FUL](#)

No objection – ACTION clerk.

Ward: Thames Head

Date: 12 December 2011

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

Proposal: Single storey rear extension & loft conversion with new windows & rooflights

[11/03657/FUL](#)

No objection - already submitted.

Ward: Thames Head

Date: 13 December 2011

Location: Smerrill Barn [correct name: Smerrill Dairy], Kemble Road, Cirencester, Gloucestershire, GL7 6BW

Proposal: Erection of two agricultural buildings and slurry storage (part retrospective)

Appeal Ref No: APP/F1610/E/11/216637/NWF
& APP/F1610/E/11/2166659/NWF

No action required.

Appeal by Manor One Ltd Re: Conversion of attic space over drawing room and dining room with installation of dormer window, windows, rooflights and internal alterations **at Ewen Manor, Main Street, Ewen, Kemble.**

Manor One Ltd have/has appealed to the Secretary of State for the Environment against the refusal of the above planning permission/listed building consent. The appeal is to be dealt with by the Informal Hearing procedure. **Please quote the above appeal reference number APP/F1610/E/11/216637/NWF.** Representations must be received by the **23rd January 2012** and will be disclosed to all interested parties to the appeal.

[11/05860/FUL](#)

No objection – ACTION Clerk.

Ward: Thames Head

Date: 29 December 2011

Location: 43 Clayfurlong Grove, Kemble, GL7 6AS

Proposal: Raise the outhouse roof

The following DECISIONS were noted

Application: [11/04665/ADV](#)

Date decided: 19 December 2011

Decision: Application Permit

Location: Wild Duck Inn, Main Street, Ewen, Kemble, GL7 6BY

Proposal: Erection of one sign

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

Date decided: 19 December 2011

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: [11/04995/CLOPUD](#)

Date decided: 22 December 2011

Decision: Application Permit

Location: Grey Gables, School Road, Kemble, GL7 6AD

Proposal: Erection of single storey extension

Application: [11/05719/TCONR](#)

This application type was for information purposes only and was not open to consultation. No initial alert would have been sent.

Date decided: 23 December 2011

Decision: Application Permit

Location: The Old Bakery, School Road, Kemble, Gloucestershire, GL7 6AD

Proposal: Reduce height of Weeping Willow, (J). Fell Lawson Cypress (M), Norway Maple (K), three Norway Spruce (A, G and H), Horse Chestnut (F). Leyland Cypress (B,C,D,E) reduce in height to 3m.

- 6. To receive the Clerk's report on Kemble.co.uk website failure and restoration, and discuss future options** – The Clerk had circulated his report following the website failure in December, and subsequent restoration by Steve Marsh, who owns the domain name “kemble.co.uk” on behalf of the village. This is due for renewal on 6 October 2012. Agreed Clerk should discuss with SM about the role he wishes to play in the site's upkeep going forwards as the Council would like to meet his wishes. ACTION - Clerk to approach Derek Woolf who is believed to have provided the original images, as these have been lost in the restoration. Also to request details of pictures for memento purposes for former Clerk from DW.
- 7. Update on Business Plan & Budget 2011-12** – GC explained the proposed budget for 2011-12 and highlighted the significant items. It was agreed that to maintain the precept at the current level would represent a significant saving in real terms. Passed unanimously. ACTION – Clerk to submit return to Cotswold District Council by deadline of 27 January.

8. Finance - All

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

Approved.

b. Consider and agree placing a sum c. £5000 on fixed-term deposit of 6 months at around 1.8% pa rather than the 0.3% currently earned at Santander.

Discussed and concluded that current reserves should enable funds of between £3k and £5k to be invested roughly every three months throughout the year to earn greater interest, while retaining reasonable access in any three-month period.

Clerk has found NatWest offers a specific range of investment accounts for Parish and Town Councils, and GC confirmed they are an approved body for this purpose.

ACTION – Clerk to clarify with NatWest the exact process for investments, and expected it will require at least two Cllrs with ID and a completed cheque to commence an investment.

c. Approve value of grants to be available for application by local charities, and the deadline for their submission.

Agreed to offer grants totalling £700, unchanged from last year. Deadline to be end of February, to allow consideration at March meeting. ACTION – Clerk to issue updated notices for public notice boards.

9. Discuss the following possible improvements - MB

a. Mirror at end of Church Road to see what is coming on School Road.

This would need to be near the kissing gate, and after debate about suitable fixing point it was decided to seek the views of Chris Franklin. ACTION – GS.

b. Another dog bin on the Thames Path in Ewen on weir path.

Agreed in principle to buy two new dog bins. ACTION – Clerk to check previous source and obtain current prices.

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

a. Brief discussion following complaints about helicopters flying low over airfield.

Cllr Dyke believes an on-going Police operation in Crudwell is the most likely cause.

b. RP has been contacted by Pat Ayres as she is holding a meeting in The Tavern on Wednesday 8th February at 7pm to discuss Jubilee celebrations in the village, and Councillors are welcome to attend.

c. MB mentioned the poor drainage near Ewen's bus shelter.

d. DB referred to recent email exchanges with the Clerk from a resident because horses had churned up the Thames Path between the villages. He was aware of those who are responsible.

e. The Clerk handed out new editions of 'The Good Councillors Guide' in the interests of everyone's continuing development and keeping up to date.

The meeting ended at approx. 10.20pm