



Kemble & Ewen Parish Council

Minutes of a meeting of the Parish Council held on Friday 17 October 2014 at 7.30pm in Kemble Village Hall.

Present: Parish Councillors – Roger Pettit (Chairman), David Ball, George Collins, Lester Napper, Eric Silk, Sohrab Sorabjee

Clerk: Nick Spindler

Apologies: Cllrs. Gabi Somerville and Michael Binks; District Councillor, John Birch

No members of public

There were no contributions from local residents.

1. **Apologies for absence** were received from Michael Binks and Gabi Somerville, and also the District Councillor
2. **There were no declarations of interest**
3. **The minutes of the meeting held on 12 September 2014 were approved**
4. **Matters arising from previous meetings:**
 - a. Highways report – In GS's absence, NS had chased contractors Amey for an update, which he had circulated by email, and which wrongly stated the handrail on West Lane had been rectified. Various other items are reported as being progressed, including the tree clearance along the A429, several white line markings and blacking out, and sundry road repairs.
 - b. Kemble Station parking update – RP reported that Princess Anne had officially opened the redoubled line at 8.30am this very morning, and he took the opportunity to remind the MD of First Great Western that the car parking extension needs progressing. The renewed franchise has been in recent news items, and excessive parking in Windmill Road and Station Road in particular has attracted comments from residents and station users. RP will speak to the Bathurst estate manager to see what progress has been made.
 - c. Neighbourhood Watch/ 'Our Watch' report – LN had nothing to report as no meetings had been held recently, and the next Police meeting was due on 19 November.
 - d. Update on Speedwatch certificates – NS confirmed that certificates have still not been received despite several chasers, but insurance was in place and there was nothing to stop the team starting their activities in liaison with the Police.
 - e. Update on repeat of First Aid training from St Johns – carried forward. ACTION: NS

5. Planning items

a. Update on Bovis Homes/Top Farm proposals, following recent meeting with Bovis

RP reported that since the last meeting, Bovis had had approval from the CDC for the Masterplan. The next stage will be to see the elevations, the range of property sizes, and they may proceed quickly to the land purchase. RP will speak to Alan Cook of Bovis about arranging a public session to brief residents. Separately, Astrid from CDC has sent advice on how to comply with the various rules on Community Infrastructure Levy, i.e. benefit to the Parish as per s106.

b. Neighbourhood Plan (NHP) and Parish Plan (PP) update

ES said that any NHP must be produced in co-operation with CDC, have a defined area – the Parish boundaries being an obvious choice, and have the benefits explained to the Parish. Advice received included not to waste effort on renewing the PP as it has no statutory force, to avoid consultation fatigue with residents, and to involve the younger and/or more enthusiastic residents. Meanwhile, resident Martin Kingston is progressing work on the Conservation Area, as the CDC must give that consideration when planning. It was noted that Somerford Keynes are believed to be working on a NHP, and the general advice was not to reinvent anything but to copy/follow others where possible to save time.

The financial motive is that 25% of any Community Infrastructure Levy (CIL) arising from a development would go to the village. Using the Top Farm site ground area as a guide, this could generate £77k at £40 per square metre. The key point is that a NHP cannot stop development, but it can suggest where any should go. Adoption requires a referendum, which is a good thing to do but is costly in time, effort and money. Funding of between £4k and £6k is available from a variety of sources, but the process seems over-complicated.

It was agreed to aim to create a sub-committee to generate the plan, which can be promoted off the back of the Top Farm presentations (described above).

ACTIONS: ES to contact key personnel in village who can contribute. RP to progress meeting with him and ES, with Philippa Lowe, Principle Planning Officer at Cotswold District Council.

c. Other planning applications

[14/03540/FUL](#)

Ward: Thames Head

Date: 11 September 2014

Location: Purlieus Farmhouse, Main Street, Ewen, Kemble, Cirencester, Gloucestershire, GL7 6BY

Proposal: Erection of an extension to include a new retail area, office area and storage/distribution area. Expansion of the concrete track and unloading area.

Support confirmed

[14/03356/FUL](#)

Ward: Thames Head

Date: 22 September 2014

Location: 20 Windmill Road, Kemble, Cirencester, Gloucestershire, GL7 6AL

Proposal: Erection of two storey side and rear extension
Already approved, with amended plans – see below.

[14/04135/TCONR](#)

Ward: Thames Head

Date: 23 September 2014

Location: Ewen Manor, Main Street, Ewen, Kemble, Gloucestershire, GL7 6BX

Proposal: Prune yew trees, holly and sycamore as detailed in the submitted schedule

[14/04221/FUL](#)

Ward: Thames Head

Date: 01 October 2014

Location: Pear Tree Cottage, 169 Ewen Road, Kemble, Gloucestershire, GL7 6BT

Proposal: Proposed oak framed detached garage with room/storage area above [revised from previous application]

Supported

Planning Decisions for information:

Application: [14/02519/FUL](#)

Ward: Thames Head

Date decided: 19 September 2014

Decision: Application Permit

Location: Land South Of Washpool House, Washpool Lane, Kemble

Proposal: Conversion of agricultural barn to single residential dwelling

Application: [14/03356/FUL](#)

Ward: Thames Head

Date decided: 30 September 2014

Decision: Application Permit

Location: 20 Windmill Road, Kemble, Cirencester, Gloucestershire, GL7 6AL

Proposal: Erection of two storey side and rear extension

Application: [14/03977/COMPLY](#)

Ward: Thames Head

Date decided: 30 September 2014

Decision: Application Permit

Location: Little Patch, The Piece, Kemble, Cirencester, Gloucestershire, GL7 6AF,

Proposal: Extensions to existing bungalow and erection of garage with home office in roofspace, facing dwelling with natural Cotswold stone and demolition of existing garage - compliance with condition 4 (materials)

Application: [14/03327/CLEUD](#)

Ward: Thames Head

Date decided: 06 October 2014

Decision: Application Refused

Location: Laburnum Cottage, Main Street, Ewen, Kemble, Cirencester, Gloucestershire, GL7 6BT

Proposal: Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for use of land as garden

6. Finance matters - All

- a. Brief report on problem at Santander over cheque book and statement delivery – NS explained the fruitless attempts to change the statement delivery address, and despite RP speaking directly the bank had errors in their records over signatories. New mandate signed by GC and RP with change of address only, including ID

- requirements. NS to sent recorded delivery to Santander.
- b. Receive and approve items for payment (cheque or bank transfer). All items agreed, with methodology to be determined dependent on arrival of replacement cheque book [subsequently arrived a few days later].
 - c. To review and consider for adoption new financial regulations, including setting suitable monetary limits – carried forward.
 - d. Update on grass cutting contract and tender process. RP and DB will review scope next Friday. NS to provide previous plans to DB. GC stressed the need to issue requests for quotes by December to enable selection to be made in time for cutting season, which can be as early as March.

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

- i. The High Speed Broadband Roll Out has been delayed by a month, due to a few issues. [MB advised by email]
- ii. Consider Data Protection Act registration per recent GAPTC advice note, and the attendant 'publication scheme' required. NS advised he had made registration as required with annual fee of £35. Agreed to be paid by Direct Debit to ensure renewal not overlooked.
- iii. SS and RP had hosted an Airport Liaison meeting at the Village Hall. The chair at Crudwell joined in on various matters. There was a noisy period when the airport owner's 60th birthday was celebrated with an air display, including flights by a Hunter and Canberra.
- iv. Mike Patch at Kemble Farms (Velcourt) rang to introduce himself. RP asked him about the green in West Lane and the next day it had been strimmed. RP also pointed out the various stiles and paths that had ben reported to the PC as neglected or overgrown. DB can identify them if required, and will arrange to meet a week today.
- v. RP reported that the keep fit classes for seniors was coming up the 6 months now. The VHC had provided free facilities until August. Recent sessions had attracted 11 participants, up from 4, 5 and 6, with 15 being a break-even point. RP has applied to GCC for a £500 grant from the newly released funding, and meanwhile the Council agreed to underwrite the classes for a further quarter.
- vi. ES mentioned the equestrian area and caravans located behind Home Farm, which RP will follow-up with Bathurst estate.
- vii. ES has heard that the Tetbury railway cycle path is still progressing, albeit at a slow pace, with 6 landowners identified.
- viii. It was noted the good feedback already heard about the new landlord and landlady at The Tavern. LN will pass on the PC's support for their endeavours.
- ix. DB suggested the Cllrs details should be updated, pending the election or co-option of a further member. NS to Action.

The meeting closed at 9.45pm.