



## **Kemble & Ewen Parish Council**

### ***Minutes of a meeting of the Parish Council held on Friday 17 April 2015 at 7.30pm in Kemble Village Hall***

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

Clerk - Nick Spindler

District Councillor - John Birch

Six members of the public.

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

Four residents of Ewen had come to seek an understanding of how they could respond to the surprise appeal by the owner of Laburnum Cottage against the CDC's decision to refuse change of use from field/agricultural land to domestic garden. RP said the CLEUD is a matter of fact rather than a subjective matter, and the Parish Council will be writing to the Planning Inspectorate as should any neighbours who have concerns. John Birch asked for any letter to be copied to the CDC's Legal Department for information, as this is actually a legal not a planning matter. The Clerk will provide copies of the instructions received and relevant references.

Another resident explained how up to 15 cars had recently been parked on the verge of the Malmesbury Road near the junction with Clayfurlong, for a student party. While he was quite amenable to students enjoying themselves he felt the verge did suffer damage from this and other activities such as nearby building works, and occasional visitors who don't appreciate the damage they can cause. He asked the Council to consider installing posts such as those deployed along Windmill Road to prevent vehicles damaging the area.

The new owner of 161 and 161a Church Road came to discuss his plans to screen the garden and create new extensions to the property (see planning details below in section 5. viii). He summarised the application and circulated photos and plans. Whilst the improvements were appreciated, as was the understandable wish for greater privacy, the general view was that a high wall would significantly alter the 'street scene' in this area of the Church Road conservation area, and that reconstituted tiles were not a good substitute. The newly planted beech hedge would also soon provide screening without being as intrusive as a wall. JB suggested the applicant should speak to the planning and conservation officers and check with Highways, and consider withdrawing and resubmitting revised plans.

JB said he had no report this time as he was stepping down at the imminent election, and was looking forward to retirement. He added that the Council might do well to write to the new MP soon after the election to press him on the awful road conditions around the villages. RP said that John's efforts over the last 12 years had been enjoyed and appreciated, and he had done us proud on many important issues for the good of the community – this was echoed by everyone. He was presented with a gift and a card of thanks and best wishes signed by everyone on the Council.

Lastly, RP welcomed Carol Dougill as Councillor. She had previously served as a Councillor and her co-option was approved at the last meeting.

1. **To receive any apologies for absence** – apologies were accepted from Councillor Binks.
2. **To receive any declarations of interest** – CD declared an interest in the planning application for Pear Tree Cottage as this is her property.
3. **The minutes of the meeting held on 20 March 2015 were approved.**
4. **Matters arising from previous meetings:**
  - a. Highways update – RP had met Richard Gray from Highways, and road areas to receive priority patching and sealing had been agreed. They are due to meet again in early May.
  - b. Trees etc., on A429 update – RP said this was progressing well with excellent tidying up generally, though it had been noted that many small stones were on the surface of the soil which could cause mower damage. The remaining three trees to be removed were due to be felled tomorrow, as the roads are quieter on Saturday. He had ordered 0.5cwt of grass seed from Henry Cole and a bill for c £110 was imminent. DB reported that now was not a good time to plant new trees, as pot-grown trees at £35 each would be needed, along with regular watering, whilst later in the year bare root trees were suitable at £15 to £20 each. Up to 20 trees might be needed for the 100m or so from the West Hay Grove footpath to the railway bridge, plus a further 50m stretch, with spacing at around 10 metres. Varieties considered suitable are Rowan/Mountain Ash, Crab Apple, and Pear Tree. His recommendation to leave planting until autumn was accepted.
  - c. Kemble Station – car parking update (see Planning item 5, xi.), litter bin update, and water tower restoration – LN had emailed FGW about the litter bin suggestion but had not yet heard back. He had copied Network Rail. RP had had a reply from the Railway Heritage Trust about the water tower. Their expert had suggested the tower had supplied water for Swindon workshops in more recent years rather than replenishing steam engines as had been thought. At least they could ensure the towers were not in danger of collapse.
  - d. Railway bridge protection/preservation update – carried forward (LN).
  - e. Dog fouling signs for Abbots Way – MB had reported by email that CDC's Environmental Health people will be out to put up new signage about Dog Fouling.
  - f. Broadband in Village Hall – MB had reported an engineer had attended but a further site visit was required before installation could be completed.
  - g. Neighbourhood Watch/ 'Our Watch' report – LN had missed the 8 April meeting, though the NW chair had attended. The Clerk will chase for a Police crime report.
  - h. Update on repeat of First Aid training from St Johns – NS had spoken to the trainer and had a Wednesday afternoon in May as a potential slot. CD said some from the school might welcome an opportunity to train.
  - i. Update on contact with Bathurst Estate re possible cemetery site – RP had spoken to their estate manager, and he asked us to suggest sites. GC to consider and revert.
  - j. Santander banking arrangements – GC had attended the local branch and obtained summary statements for the year. Resolved that the following four former Councillors names be removed from the account:-
    - o Laura Hetherington
    - o Mark Sebastian Bainbridge
    - o Alan Glen Moreman
    - o Jennifer Marie Courts

Resolved that Mrs Fiona Garnett-Lawson be asked to confirm her removal as she is no longer the Parish Clerk. Resolved to address all outstanding and future correspondence to the current Parish Clerk, Nick Spindler, 18 Old Manor Gardens, Kemble, Cirencester, GL7 6FF, and to issue a new bank card to enable ATM deposits to be made.

Resolved that the following Councillors should be signatories:-

- Roger Pettit
- Sohrab Sorabjee
- David Ball

The above duly signed the Santander mandate. George Collins will no longer to be a signatory due to his role as keeping control/oversight of accounts.

## 5. Planning items - All

a. Update from meeting with Bovis Homes and the CDC Planning Committee re Top Farm 'reserved matters' proposals [Proposal: Erection of 50 dwellings (Reserved Matters details relating to Appearance, Layout, Landscaping and Scale of residential development approved under permission 11/04236/OUT) etc.] now known as *Phillips Lea*.

RP reported on the meeting with Bovis at which they had agreed the proposals made about varying the finishes and providing additional visitor parking. Updates were coming through regularly on the CDC planning website and the Clerk handed around A3 colour copies of the latest plan dated 16 April. After some debate it was agreed that RP would revert to CDC as a chicane to slow traffic was not felt desirable in comparison with a raised platform, and ownership of the site boundary was unclear from the plan. It is likely we will be able to make suggestions about the name of the development.

b. Neighbourhood Planning update, following GRCC meeting which ES attended on 25 March. ES reported that it was attended by Councils who are thinking about or have started NDPs. It is all about the use and development of land, not discouraging development. It is demanding to produce but will carry the same weight as the Local Plan. It must have community engagement throughout, with robust and proportional evidence; the use of dedicated Facebook accounts is recommended. Cd suggested the school could provide input and this might be a way to draw parents in. ES said existing plans are unsuitable as a guide, as these cover too many topics. Copy slides are on the GRCC website. An independent planner had advised it needed to be submitted in 'planning speak' not normal language. Headings might include:

- Character Assessment
- Facilities Audit
- Traffic Management Study
- Concept Statements
- Design Briefs

It would be easier if the focus was just Kemble as opposed to the entire Parish, just as the Local Plan had been. However, it was agreed it needed to cover the whole Parish, so the next step is to get that agreed with CDC. ACTION: ES to get this agreed.

c. Any further discussion/debate on the 'Kemble Airfield' outline development proposals at [kembleairfield.com](http://kembleairfield.com) – RP and SS had a routine Airport Liaison meeting earlier this week. It was agreed that a further meeting would be arranged in May to cover the development proposal, and this can be debated by the PC once that has happened.

### Details of new planning applications:-

i. Proposed double garage - Pear Tree Cottage, 169 Kemble, GL7 6BT Ref. No: 15/00885/FUL | Received date: Thu 26 Feb 2015 | Status: Pending Consideration | Case Type: Planning Application

Support lodged and confirmed.

ii. Erection of a detached two-bay garage and store - Little Haynes Barn, Kemble, GL7 6BS Ref. No: 15/00894/FUL | Received date: Thu 26 Feb 2015 | Status: Pending Consideration | Case Type: Planning Application

Support lodged and confirmed.

iii. Erection of a detached dwelling. New vehicular access - Land to North of 190 Windmill Road, Kemble, Cirencester, GL7 6AL Ref. No: 15/00825/FUL | Received date: Tue 24 Feb 2015 | Status: Pending Consideration | Case Type: Planning Application

OBJECTION lodged. Full Council ratified.

iv. T.1 - Holm Oak - fell; T.2 - Yew - fell; T.3 - Yew - crown lift all round leaving clear stem to 5m height - 157 Church Road, Kemble, GL7 6AA Ref. No: 15/01069/TCONR | Case Type: Planning Application

v. Erection of single storey rear extension - 126 Old Vicarage Lane, Kemble, GL7 6BB Ref. No: 15/00950/LBC | Received date: Tue 03 Mar 2015 | Status: Pending Consideration | Case Type: Planning Application

vi. Alterations to garage doors\* - 126 Old Vicarage Lane, Kemble, GL7 6BB Ref. No: 15/00743/FUL | Received date: Wed 18 Feb 2015 | Status: Pending Consideration | Case Type: Planning Application  
\*Note: Planning Officer states "I can confirm that the proposed works would involve using the building in an ancillary use as a play room which does not require consent and as such the description of works does not include this."

Both Supported

vii. Erection of single storey front extension - Blackbird Cottage, Ewen, GL7 6BU Ref. No: 15/01104/FUL | Received date: Thu 12 Mar 2015 | Case Type: Planning Application

Supported.

viii. Replacement side and rear extensions and erection of a porch to form a single dwelling at 161 and 161A Church Road. Increase height of dry stone walls on North West boundary 161 Church Road, Kemble, GL7 6AA Ref. No: 15/00790/FUL | Validated: Fri 20 Mar 2015 | Status: Awaiting decision  
Discussed at length. RP to contact applicant for revised proposals reducing length of raised wall to 12 metres on the South side only, as outlined in public session. Would object as originally submitted.

ix. Change of use from agricultural use to car park, providing 333 spaces. Associated landscaping, lighting and fencing. New access road from A429 and new pedestrian access route to station Land Parcel adjacent to 'The Tavern' Public House, Station Road, Kemble, Gloucestershire Ref. No: 15/00786/FUL | Validated: Mon 23 Feb 2015 | Status: Awaiting decision

Support overall with comments agreed:-

a) In general, the proposal is very welcome and of a scale which will meet requirements for some time to come, enabling the introduction of appropriate parking controls within the village. b) The junction of the private road with the A429 requires very careful design. c) The location is ideal in terms of access directly from the A429 main road which will minimise commuter travel through the village. d) The location is however, prominent and will require substantial screening. This does appear to have been recognised and provided for. e) Lighting may present a problem again because of the prominence of the site but can be controlled with the installation of minimum lighting levels and appropriately designed and rated downlighting units. Current lighting proposal has twenty-five 8m lighting columns, and we are not sure this is entirely appropriate. f) The footpath appears to run only from the car park towards the Tavern. It should provide for pedestrian access from the main road and all the way to the station entrance. g) The footpath is designed to straddle the drainage ditch via an unusual cantilever structure. This is inappropriate for such a rural setting and should be routed in such a way that an ordinary footpath would meet needs. h) Permission should be conditional on the continuing use of the existing site for parking.

x. Appeal – Laburnum Cottage, Kemble – against refusal of CLEUD re change of use of agricultural land to garden. Written submission required: RP to draft confirming opposition based on evidence submitted and letters/feedback from neighbours as to historic use.

6. **Finance matters** - Receive and approve items for payment by cheque – approved 8 items as circulated, plus KHMS account for tree clearance work for £2500.00.
7. **Confirmation that all Councillors are aware of results of recent CDC nomination process in that 9 Councillors have been elected unopposed (with no vacancies).** Noted that all 8 existing Councillors had their nominations accepted, and Nicky Baber's nomination completed to total on nine. She would join after the 7 May election.
8. **Any other business for discussion, and not requiring a decision, subject to the Chairman's approval.**
  - a. SS reported that the Airport Liaison meeting had revealed that notwithstanding there being no CAA approval for night flying, executive jets can pay for night time landing and this is not barred. RP believed there was nevertheless a planning constraint that might apply. The Canberra jet was due to have flown by now.
  - b. It was noted there had been a significant failure of mains water supply a few days previously and some were experiencing cloudy looking water after reconnection.