

Kemble & Ewen Parish Council



Minutes of a meeting of the Parish Council on Friday 17 July 2015 at 7.30pm in Kemble Village Hall

Present: Parish Councillors – Roger Pettit, David Ball, Nicky Baber, George Collins
Carol Dougill, Michael Binks, Eric Silk, Sohrab Sorabjee.
Clerk - Nick Spindler (outgoing); Liz Hall (incoming)
Apologies: - Councillor Lester Napper

Also present: District Councillor, Tony Berry
No residents.

To hear any contributions from local residents before the meeting begins [5 minutes per person maximum; not exceeding 30 minutes in total]. As there were no residents in attendance, RP began by welcoming Liz Hall, who will shortly take over as Clerk.

Tony Berry gave a brief report, having recently taken up his new role and completed training as one of 13 new District Councillors. He informed us he is on the Planning Committee and everyone is keen to 'do the right thing' for residents. Parking in Cirencester is under review at St James Place and the Hospital. In Kemble he has been working with Planning Officers over the proposed new car park for the station, and First Great Western are now being more responsive. He has a small budget for environment matters, and was thinking of getting team of two for one day to give a 'clean up' of warning signs, etc.

RP mentioned two issues about the Top Farm development: (1) The Council didn't want the ground level to be elevated, but the new access road seems to be about a metre above ground level. He has written to Deborah Smith about this. (2) The street lighting agreed is excessive compared with the area around West Lane, School Road and Limes Road, T has offered to help with this, as an approach to Bovis to spend less money on lighting may be welcomed.

NB asked if she could discuss the Community Gardens; TB agreed and suggested this would be better after he has met CDC officers about the future of the site.

Lastly, RP noted the appeal re Laburnum Cottage had not been held, and RP would welcome any news on this.

- 1. Apologies for absence were accepted from Councillor Lester Napper.**
- 2. To receive any declarations of interest – none.** RP reminded NB that she must submit her written Register of Interests form to CDC, as this is a legal requirement.
- 3. The minutes of the meeting held on 15 May 2015 were approved with a correction to item 10 that LN not NB was covering the playing field.**
- 4. Matters arising from previous meetings:**
 - a. Highways update – RP said he and NB had met Richard Gray of Highways and had agreed a programme for proper patching in Ewen, School Road, Windmill Road, and a few other sites. The road from Smerrill to the A433 has been resurfaced, and a safety survey carried out in Church Road. It will be satisfactory if this progress continues within the current budget year and particularly while the weather is good. DB asked about the trees on the 'Morning Dew' bend, and RP replied that these are due to be tacked. The Queuing Ahead warning triangle sign has recently been replaced and some vegetation cut back. MB will look at the broken village gate in case it can be repaired rather than replaced.
 - b. Trees on A429 update – RP said that contractor Keith Harrison can take three more trees

down at the bottom during the autumn where they have grown excessively. Agreed in principle to a selective fell and prune.

- c. Kemble Station – car parking and water tower restoration – RP said that the car parking proposal had slowed up as CDC and Highways had raised issues with First Great western with little response. He raised them too and things seem now to be back on track. A consequence is that the 9 July CDC Planning Meeting was missed. Debate about alternative/future sites was inconclusive as Arkells own most of the land nearer The Tavern, which is unlikely to be available. Re the water tower, RP will write to the expert accepting their proposal to repair it, as it seems unlikely ever to function again,
- d. Railway bridge protection/preservation update – Carried forward in LN's absence. He has already requested protection (see last Minutes).
- e. Neighbourhood Watch/ 'Our Watch' report – No meetings since the Council last met. Notices are up regarding the next Police liaison meeting.
- f. Police crime report, if available – NS had circulated a NIL return
- g. Update on replacement Clerk and Playground Orderly – NS confirmed that he has had handover meetings with Liz Hall who is attending her first PC meeting tonight. He will probably handover at the end of July/early August. He has not pursued the vacancy for a Playground Orderly, and there was further debate about sundry jobs that need doing, such as playground repairs and the village gate. MH will speak to John Aylett (SP?), and Jason Fursland and Bob Piecing were also mentioned.
- h. Update on repeat of First Aid training from St John – NS said he will pass this to LH to pursue.
- i. Update on possible cemetery site – GC will suggest a couple of possible sites for Bathurst Estates to consider.
- j. Update on Santander banking arrangements – GC reported slow progress, but signatories have now been updated, and the Clerk has received two new chequebooks and bank statements. Copies have not been received by the Chairman, however.
- k. Update on West Lane licence – RP has signed a copy at the beginning of July.

5. Decide on action to be taken following RoSPA playground inspection (All)

Agreed that DB, GC and RP should meet on site to assess which repairs are urgent, and which can be done locally or contracted out. ACTION – DB, RP, GC

6. Decide on contact names for Winter Maintenance return to CDC (Ann Jackson email of 30 June refers).

DB explained that the CDC used to liaise directly with the Kemble Farm management team, and suggest they are directed to Michael Patch c/o the Estate Office, KFL. ACTION: NS to reply.

7. Discuss provision of funding for The Queen's 90th birthday celebration next May. (See Pat Ayres' request)

After discussion, it was agreed that up to £1,000 would be earmarked for this purpose.

8. Planning items - All

- a. Update on Bovis/Top Farm Development:-
 - i. Decide on further response to CDC re preferred street name, and their request to use "Old Top Farm". Agreed that the PC's original choice of simply Top Farm should be used, despite reservation by the CDC officer. ACTION: NS to confirm.
 - ii. Proposal from HAGS SMP re provision of additional play area – update on meetings. CD reported this was ongoing, and she had met the HAGS rep. Bovis propose a Management Fee for residents of Top Farm, and therefore the PC will not be obliged to maintain any new play equipment. She had reservations about the appearance and quality of some items and felt that fewer better quality pieces of apparatus would serve better and more in keeping with a village setting. She is awaiting a response from Adrian on this. RP will speak to the Bovis boss about ownership and management of the site, and CD will chase Adrian.
- b. **Neighbourhood Planning update**, grant request, and redefining boundary for plan in agreement with CDC. – ES said he, RP and GC had met Joseph walker at CDC, and the outcome was to cover the whole Parish. We can subscribe to a mapping provider and CDC will mark out the area for us. ES will complete the paperwork. Decided the term Development Plan should be used to ensure residents understands the purpose (which is not to prevent development). ES felt a key benefit was the opportunity to share up to 25% of the Community Infrastructure Levy on any development, based on a published rate per square metre,

resulting in around £4,000 to £5,000 per house. Agreed that the defined map and submission to CDC should be completed before the next Parish Council meeting.

- c. **Update on the 'Kemble Airfield' outline development proposals** at kembleairfield.com following recent public meetings – Having attended the meetings, it was clear that no further detail was on show and the idea was still very much a 'vision' with little evidence of thinking about the impact on roads, for example. It had been reported in some quarters as an alternative to the c 2,500 home proposal for Chesterton, but could just as easily be in addition. The public meetings were also being held widely around the Cotswolds as many people interested might not be in the neighbouring parishes. Meanwhile, SS and RP had met Tristan Fitzgerald Associates with the airport management where the predominant issue had been on road traffic. With the airport making little money, housing was an obvious development, and they believed it would take 5 years to 'turn the first sod' if all goes well. The proposal might appear in the CDC Local Plan at the 5-year review. Wilts DC had already said no as their plan had been completed. Members had concerns that the site was being portrayed as a village when towns like Tetbury were a similar scale. It was felt too early to take up a specific position on this, though it was noted that other Parishes were keen to 'join forces'.

[Cllr NB had to leave the meeting at 9.15pm]

Details of new planning applications:-

Single Storey side extension 1 Orchard Close Kemble Cirencester Gloucestershire GL7 6AR Ref. No: 15/02239/FUL | Validated: Sat 30 May 2015 | Status: Awaiting decision (30 July)
DECISION – support, subject to checking with immediate neighbours. ACTION: GC.

Erection of single storey side extension 22 West Hay Grove Kemble Cirencester Gloucestershire GL7 6BE Ref. No: 15/02104/FUL | Validated: Wed 20 May 2015 | Status: Awaiting decision
SUPPORTED.

Installation of solar panels to outbuilding and associated re-roofing Pigeon House Church Road Kemble Cirencester Gloucestershire GL7 6AE Ref. No: 15/01332/LBC | Validated: Mon 08 Jun 2015 | Status: Awaiting decision (date extension requested)
SUPPORTED as panels are on an outbuilding and is not visible from the road.

Retrospective application for log store The Byre Mill Farm Ewen Cirencester Gloucestershire GL7 6BT Ref. No: 15/02267/FUL | Validated: Thu 04 Jun 2015 | Status: Awaiting decision (30 July)
SUPPORTED with concern that the materials do not match.

DECISIONS REPORTED by Cotswold District Council:-

Installation of four rooflights on main roof of dwelling and two rooflights on garage roof (retrospective planning application) - 2 Orchard Close Kemble Cirencester Gloucestershire GL7 6AR Ref. No: 15/01227/FUL | Received date: Fri 20 Mar 2015 | Status: Application Permitted

Proposed double garage - Pear Tree Cottage 169 Kemble Cirencester Gloucestershire GL7 6BT Ref. No: 15/00885/FUL | Received date: Thu 26 Feb 2015 | Status: Application Permitted

The replacement of the existing screens within the cart entrances and the removal of a small step - Barn East Limes Road Kemble Cirencester Gloucestershire GL7 6FS Ref. No: 15/01374/FUL | Received date: Mon 30 Mar 2015 | Status: Application Permitted

The replacement of the existing screens within the cart entrances and the removal of a small step - Barn East Limes Road Kemble Cirencester Gloucestershire GL7 6FS Ref. No: 15/01375/LBC | Received date: Mon 30 Mar 2015 | Status: Application Permitted

Residential development comprising up to 50 dwellings - compliance with condition 16 (engineering details for access) - Land At Top Farm West Lane Kemble Cirencester Gloucestershire GL7 6AD Ref. No: 14/05524/COMPLY | Received date: Mon 15 Dec 2014 | Status: Application Permitted

Replacement side and rear extensions and erection of a porch to form a single dwelling at 161 and 161A Church Road, including increase in the height of dry stone walls on North West boundary - 161 Church Road Kemble Cirencester Gloucestershire GL7 6AA Ref. No: 15/00790/FUL | Received date: Mon 23 Feb 2015 | Status: Application Permitted

Demolition of existing extension and construction of new part double/part single storey extension to the side of the property - 179 Malmesbury Road Kemble Cirencester Gloucestershire GL7 6AR Ref. No: 15/01388/FUL | Received date: Tue 31 Mar 2015 | Status: Application Permitted

Hornbeam - reduce height by 25% and shape sides appropriately - Ewelme Ewen Kemble Cirencester Gloucestershire GL7 6BU Ref. No: 15/02292/TCONR | Received date: Fri 29 May 2015 | Status: No objection

9. Finance matters - All

- a. Receive and approve items for payment by cheque – Agreed, with the addition of a payment to KHMS for maintenance of the graveyard Yew trees, tidying of the Ewen Road footpath inside the field, and strimming the A429 here newly seeded.
- b. Confirmation that internal audit was carried out 5 June and Audit Report circulated – NS confirmed members had been sent the report. There were two recommendations: 1. GC advised that when cheques are signed, the Chair must also sign the payments schedule as confirmation. 2. NS will submit a VAT reclaim before handing over
- c. To confirm the accounting statement and annual governance statement was submitted to Grant Thornton, the external auditors – NS had sent this on the due date and had received an acknowledgement.

10. To fix the dates and times of ordinary meetings of the Council and Committees for the ensuing year. Carried forward for Clerk to action.

11. Any other business for discussion, and not requiring a decision, subject to the Chairman's approval

- a. RP had a visit from Western Power Distribution as they are planning some work in Washpool Lane to protect their lines. RP has the notes which cover a sycamore and a self-sown ash that need cutting back.
- b. RP reported that the 'senior keep fit' classes had been suspended while the trainer is away. Thursday afternoons has not proved the ideal slot as it clashes with other events. Numbers attending vary from two to 12. We need to see if it will be sustainable.
- c. MB said the Village Hall has a new Chairman, Mr Nick Fox. Charges for hire are increasing slightly, and NS confirmed he had had a letter to that effect.
- d. RP said the grass contractor CGS should be asked to trim the verges where they had not been cut back right to the walls or by the phone box.
- e. SS asked if RP could raise the dangerous parking along Windmill Road, near the railway entrance, with Richard Gray or Highways. RP agreed he would.
- f. SS reported that chestnut trees on the edge of the Thames as you walk from Ewen towards Kemble just as you leave Ewen appear to have 'rust'. DB offered to look at them and report back.
- g. C reminded everyone that there is a requirement for the Clerk to become CiLCA qualified if the Council seeks Local Council Award accreditation (formerly Quality Council status).
- h. RP said that he had written a chaser to residents of 126 re the gate proposed at the end of Old Vicarage Lane, suggesting matters would proceed soon.

The meeting ended at 10.35pm