



## Kemble & Ewen Parish Council

### *Minutes of a meeting of the Parish Council on Friday 9 January 2015 at 7.30pm held in Kemble Village Hall*

**Present:** Parish Councillors – Roger Pettit (Chairman), David Ball, Michael Binks, George Collins, Lester Napper, Eric Silk, Sohrab Sorabjee.  
Clerk - Nick Spindler (until 8.10pm)  
District Councillor - John Birch  
Six residents.

**To hear any contributions from local residents before the meeting begins. In particular, to hear any views about the Top Farm 'reserved matters' application detailed below.**

A small group of residents spoke about their concerns over the future of the Community Gardens (KCG) as that site had now been identified in the draft CDC Local Plan as suitable for development with 12 homes. There were some misgivings about whether the PC's SHLAA submission could have highlighted the benefits as well as the opportunities and whether public views had been fully reflected. The KCG committee want the site retained and wants to work with the PC to do all that is possible to achieve that.

The Chairman recapped the process that had been followed, and subsequently reported in the Minutes early in 2014. It remained that nobody had wanted any development, but given the constraints, preferences were expressed and submitted as required. An invitation to the public consultation had been delivered to all households in the village and both the daytime and evening events had stimulated much interest with c140 households attending to express a view. None of the small group of residents in attendance at the meeting had either attended or lodged an opinion at the time. GC firmly expressed the view that residents' opinions during the consultation had been clear, carefully noted and properly represented.

Soon after the SHLAA submission three Green Spaces were identified and submitted for inclusion. Today, a letter had been received from CDC confirming all 3 sites had been accepted – the letter had been copied and was circulated to the meeting (including members of the public). John Birch stressed that residents should seize the opportunity presented by the Local Plan consultation to have their say.

Although the agenda had highlighted that comments were invited on the Top Farm proposals, no-one attending had any comments, and none had been sent in beforehand.

Cllr John Birch gave an update:-

- a. Re Top Farm, the matter of the resident at The Oaks whose tree roots are in the route of the proposed roadway and revised junction with the A429 has been raised with GCC Highways department. Though the formal deadline for comment has passed, the application will be going to the planning committee and views can still be submitted.
- b. The Kemble Farms estate land set out as an equestrian yard containing two caravans has been asked to seek planning permission.
- c. Re the station car park, there has been a meeting with the Bathurst Estate, funding is in place, and Network Rail and First Great Western will submit joint planning permission.

SS mentioned to JB that the Byre in Ewen had created a concrete area where planning permission had been refused. There is a pipe into a storm drain.

1. **There were no apologies for absence**
2. **To receive any declarations of interest – none**
3. **The minutes of the meeting held on 28 November 2014 were approved, after correcting a typo and the name of the Cllr reporting on item 4c.**
4. **Matters arising from previous meetings:**
  - a. Highways – reassign responsibility for liaison. Agreed to leave reallocation until the AGM.
  - b. Trees on A429 update – Following removal by Highways area still untidy. Agreed to have ash trees levelled, ivy cleared, stumps ground and grass seeded. Also to remove tree that is out of line with others. ACTION: RP to ask Keith Harrison to carry out work. A resident has pointed out a tree is damaged that overhangs the road. DB to examine
  - c. Kemble Station parking update – RP said JB had already updated the meeting and he has correspondence from FGW's MD indicating progress.
  - d. Defibrillators update – ES reminded the meeting that two defibs are in place, a third came free and with consent from Arkells will be located at the Tavern. A housing box needs to be purchased to protect it, which will cost £300. Agreed to fund this, as long as on-going fundraising for maintenance is in place.
  - e. Neighbourhood Watch/ 'Our Watch' report – PC Weedon's report was discussed and residents asked to keep vigilant and report any incidents to Police.
  - f. Update on repeat of First Aid training from St Johns – NS to email date of proposed course.
  - g. Consider co-option for the two Councillor vacancies – discussed with no decision.
  - h. Updating of members' contact details for public notices and website. MB has updated website. ACTION: NS to print and laminate new notices for noticeboards.

## 5. Planning items

- a. **Update on Bovis Homes/Top Farm 'reserved matters' proposals, detailed in section d. below.** Agreed to have public consultation meeting at a Monday Coffee Morning and an evening on Wednesday. Will require posters and household drop. ACTION: NS to find out date of CDC committee meeting; RP to establish Bovis availability, subject to Village Hall availability.
- b. Neighbourhood Planning update – ES reported that the South Oxfordshire village of Woodcote is a similar size and could act as a model for Kemble. He will talk to GRCC about grants. We need to register the area to be considered as the first stage of the grant application. Crudwell's plan seems to include the entire airfield, so RP will ascertain if this is intentional.
- c. Discuss and agree process for responding to CDC Local Plan – Agreed to circulate extracts regarding Kemble for all members to read. LN to pass extract to GC to scan and post link for all.
- d. **Details of planning applications**

The following valid planning applications have been lodged or new details have been received in the Parish of Kemble on 27 November 2014.

[14/03638/REM](#)

**Ward:** Thames Head

**Date:** 27 November 2014

**Location:** Land At Top Farm, West Lane, Kemble, Cirencester, GL7 6AD

**Proposal:** Erection of 50 dwellings (Reserved Matters details **relating to Appearance, Layout, Landscaping and Scale** of residential development approved under permission 11/04236/OUT)

**Case officer:** Deborah Smith

**Deadline 18 Dec. Comments were submitted on 31 December in line with the extended deadline granted.**

There are additional technical applications on-going to seek compliance on various matters such as drainage, contamination and cycleway, all viewable on the CDC Planning Portal at <http://publicaccess.cotswold.gov.uk/online-applications>

[14/05340/TCONR](#)

**Date:** 03 December 2014

**Location:** 159 Church Road, Kemble, Cirencester, GL7 6AA

**Proposal:** T1 - Sycamore - fell; T2 - Sycamore - fell; T3 - Sycamore - 2m height reduction and lateral spread not closer than 3.5m

[14/05111/FUL](#)

**Date:** 04 December 2014

**Location:** Land West Of 188 Station Road, Station Road, Kemble.

**Proposal:** Erection of a cottage and alterations to existing access

RATIFIED comments as follows:-

*The Parish Council supports this in principle. However, the design style should match the existing buildings, nos 188/190. Materials for roofing should be either natural or artificial Cotswold stone. Provision for parking should allow at least 2 additional spaces and leave at least 2 for the existing dwelling. Hard standing for vehicles should be porous Cotswold gravel rather than tarmac.*

[14/05277/FUL](#)

**Date:** 22 December 2014 (consultation ends 12 Jan)

**Location:** 10 Windmill Road, Kemble, Cirencester, GL7 6AL

**Proposal:** Erection of one house with garage and construction of driveway.

Decision - SUPPORT.

Planning Decisions made by CDC as notified, and shown for information:

**Application:** [14/03671/FUL](#)

**Date decided:** 03 December 2014

**Decision:** Application Permit

**Location:** Morning Dew, Kemble Road, Cirencester, GL7 6BW

**Proposal:** Replacement dwelling

**Application:** [14/05043/TCONR](#)

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

**Date decided:** 10 December 2014

**Decision:** No objection (County)

**Location:** Denham House, Ewen, Cirencester, Gloucestershire, GL7 6BY

**Proposal:** T1 - Leaning Ash tree - fell

**Application:** [14/05216/TCONR](#)

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

**Date decided:** 11 December 2014

**Decision:** No objection (County)

**Location:** The Vicarage, Church Road, Kemble, Cirencester, Gloucestershire, GL7 6AG

**Proposal:** 2 x Limes on the front boundary. Remove epicormic growth remove deadwood. 2 x Yews on the right hand boundary. Crown raise over the trackway to approximately 5-6m. Willow and Hazel beneath on the rear boundary. Fell to near ground level. Conifers around the front and side boundary- prune the front fact back as hard as possible without completely defoliating. Laurel to the right of the drive entrance Trim hard to tidy. 2 x Apple trees and various shrubs along the left boundary up to the garages. Prune trees back to previous and prune/trim shrubs to contain and tidy.

**Application:** [14/03666/FUL](#)

**Date decided:** 17 December 2014

**Decision:** Application Permit

**Location:** The Walled Garden, Main Street, Ewen, Kemble, GL7 6BU

**Proposal:** Insertion of 3 rooflights in east facing elevation and 3 rooflights in west facing elevation (Retrospective)

**Application:** [14/04651/FUL](#)

**Date decided:** 22 December 2014

**Decision:** Application Permit

**Location:** 27 Clayfurlong Grove, Kemble, GL7 6AP

**Proposal:** Erection of single storey front porch and two storey side extension

**6. Finance matters - All**

- a. Update on Santander's refusal to accept new mandate – carry forward as NS had to leave early.
- b. Resolved unanimously and confirmed for Santander's benefit that Fiona Garnett Lawson is no longer the Parish Clerk, is not a signatory to the accounts, and that all correspondence (including outstanding bank statements) must go to Nick Spindler at 18 Old Manor Gardens, Kemble, GL7 6FF.
- c. Complete and sign replacement bank mandate including signatories RP, DB, and GC as a minimum – carried forward.
- d. Receive and approve items for payment by cheque, plus sign Direct Debit to ICO – agreed and DD mandate signed.
- e. To review and consider for adoption new financial regulations, including setting suitable monetary limits – carried forward, as training due later this month
- f. Update on grass cutting contract and tendering – NS had emailed update re 4 interested parties who have been sent maps and tender docs. Adverts in Glos Standard had appeared for the last two weeks.
- g. To further debate and agree actions and initiatives for inclusion in the 2015-16 Business Plan, and to determine Precept submission – Agreed precept can remain as last year - £20,000. Plan can include:- broadband in Village Hall; Defib maintenance; pedestrian access to station from the Windmill Road playing field; landscaping the A429; put in missing footpath to Ewen at bottom of hill leaving Kemble; update playground area (DB to provide photographs).

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

- a. RP reported the Grant of £500 had been received from GCC for Keep Fit classes.
- b. Further discussion about what green space designation means (see public discussion at start)
- c. ES has successfully had upgraded broadband installed, achieving about ten times the former speed.
- d. Do we know the status of all the permissive paths, such as the KFL track to the station off Windmill Road?
- e. MB reported Vodafone are updating a mast and their service may be interrupted this week.
- f. SS asked who was responsible for the Thames Path bridge as it is lethal without a handrail in icy weather.
- g. Was letter ever sent to CAA re night flying?
- h. Put extension of cemetery on next agenda, as there remains a high demand.
- i. Action should be taken to seek listing of the railway bridge on Station Road in light of recent iron fence installations on the parapets of the other bridges. (see 7c. in 28/11/2014 minutes)