



Kemble & Ewen Parish Council

Minutes of a meeting of the Planning Committee of Parish Council on Thursday 17 December at 7.30pm in Kemble Village Hall

Liz Hall, Parish Clerk

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Present: Planning committee – Roger Pettit, Carol Dougill, Michael Binks, Sohrab Sorabjee.

Clerk - Liz Hall

District Councillor – Tony Berry

3 members of the public

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

The meeting heard a report from Mrs Sarah Watling regarding her objection to the new details for item 3d) Pigeon House. She confirmed that she and her husband have already submitted an objection to CDC but wanted the Parish Council to hear their position before a Parish response was considered. She explained that their house, The Grange, lies directly behind the barn to be converted. They have no objection in principle to the conversion but do strongly object to the new details. If the rooflights are positioned on the north side of the roof, it would result in the garden and a majority of accommodation of The Grange being overlooked. Anybody in the barn would have a 'square on' view of their garden and house, resulting in a complete loss of privacy. The chairman thanked Mrs Watling for her comments and confirmed they would be taken into consideration when a decision was made.

Comments were forwarded regarding item 3c) Laburnum Cottage. Concern was raised that the application seemed to be for a change of use rather than simple planning and was also being applied for retrospectively as the work has already been carried out.

Public session ended at 7.45pm

1. To receive any apologies for absence

Apologies received from George Collins

2. To receive any declarations of interest

Item 3b) Parish Councillor, Carol Dougill

Item 3d) District Councillor, Tony Berry

3. Planning items

3a) 174 Windmill Road, Kemble, Cirencester, GL7 6AN

15/04308/FUL – Erection of a single storey front extension and first floor rear extension

No objection

3b) Pear Tree Cottage, Kemble Cirencester Gloucestershire GL7 6BT

15/04665/FUL – Double garage with basement and underground parking access

No objection

3c) Laburnum Cottage, Ewen, Cirencester Gloucestershire GL7 6BT

15/04310/FUL - Excavation of topsoil and foundations from house and garage construction, and using same, (plus additional topsoil) to create two mounds and three raised planting beds

Objection –The land is currently for agricultural use only and should therefore should not be used as a garden. The excavations created by the work to the house could be spread in a thin layer over the whole site (if there is concern about nuisance to neighbours by this being removed) instead of making the mounds. The introduction of planters cannot be seen appropriate on land designated as agricultural

3d) Pigeon House, Kemble

15/04235/FUL & 15/04236/LBC – New details to be reviewed. Three roof lights on rear of barn instead of two at the front.

Committee agreed to strongly object to the new details.

The Parish council have no objections to the original proposal for rooflights on the south side of the barn. However, if positioned on the north side, the rooflights give a view directly over both the garden and the accommodation of the neighbouring property, The Grange, resulting in a complete loss of privacy for the owners. The barn can easily be seen from Church Road. Currently this view over the barn and it attached storeroom and garage offers a lovely line of Cotswold stone roof tiles. This would be spoilt by the introduction of roof lights.

4. Cotswold District Local Plan – Local Plan Regulation 18 Consultation: Planning Policies.

The meeting discussed the Local Plan and issues were raised. These are covered in the following comments which were sent to CDC following the meeting.

1) Residential Development Outside Cirencester and Principle Settlements (POLICY DS2)

Policy DS2 represents a significant and unwelcome dilution to the criteria for development in villages. The qualifying factors are too wide ranging and the requirement that only a single item needs to be satisfied is entirely unsatisfactory.

Additionally, the policy conflicts with the conditions specified in SP7.

Within the Plan reference is made quite rightly to the importance of villages within the area, their essential contribution to the character and attractiveness of the wider region.

Without substantial additional qualifying factors including setting, scale, suitability, established boundaries etc., adoption of Policy DS2 in its present form will place at risk these important characteristics. This would be irresponsible on the part of the District Council, wholly unacceptable and, of course, the damage would be irreversible.

2) Map 17 Kemble Development Boundary. Page 127

This map does not include the new development of 50 houses currently being constructed at Top Farm, West Lane, Kemble. In the interests of accuracy, we should like to see these include in the map.

3) 5. Design Policy – the revised Cotswold Design Code

Paragraphs C 18-21 that state the architectural style, the Cotswold vernacular. What is tricky is when we have to make comments on new builds and extensions to traditional Cotswold buildings with modern design. In the appendices, C new build houses, a b d and e page 163 talks of the style that should be used. However, in the extensions to existing buildings section, 'a' states it should respect the scaling, proportions, materials and characteristics of the building and in section f says it should 'look right', but in section g it says 'it may often be necessary to adopt a design approach in keeping with the original building, especially when dealing with listed buildings or prominent locations, but in some cases adopting a contemporary approach may be equally acceptable.

When commenting and putting forward our views following these paragraphs, anything seems to be acceptable - Maybe clearer guidelines should be given?

A.O.B.

Larcum, School Road – 15/05403/TCONR - removal of most of planting from front garden.

As there is little planting of note the meeting have no objection to the application. There are a couple of larger trees, in particular ID 11, where there may be some merit to them being left or pruned. To include in comments that a tree officer may want to look at this possibility.

The Limes, Church Road – 15/05471/TCONR – Annual pruning to trees and shrubs

No objection

Equestrian Centre Home Farm Old Vicarage Lane Kemble GL7 6AD

15/01553/FUL Use of land for the stationing of two mobile homes occupied by equestrian workers

This application had only come in 16/12/2015(yesterday) with more information needed before a decision could be made. Comments to be in by 30 December.

Further discussion took place amongst the committee in subsequent days. It was decided to object to the application. The following comments were sent to CDC

Kemble and Ewen Parish Council object to this application. The application is for temporary consent to retain the two caravans but the duration of the temporary period is not defined. The planning statement provides no indication that the requirement to accommodate the employees at the site is anything other than permanent. Indeed, it states that one of the caravans has already been present for 8 years. However, no indication of a long term solution to this requirement is given. The caravans are located in a highly conspicuous position, readily visible from the public footpath, and their presences is inappropriate and significantly detrimental to the quality of the landscape. The site is within the SLA and adjacent to the Kemble Conservation Area. It is believed that the case for conversion of the adjacent barn and subsequent extension to this structure between 2002 and 2004 was based on a similar premise. Should consent be granted, it is considered that this should be temporary and strictly limited to a period of not more than two years. Planted screening would be more appropriate then fencing.

Meeting ended 9.30pm