



## **Kemble & Ewen Parish Council**

### **Minutes of a meeting of the Parish Council on Friday 28 March 2014 at 7.30pm in Kemble Village Hall.**

**Present:** Parish Councillors – Roger Pettit (Chairman), Michael Binks, George Collins, Eric Silk, Sohrab Sorabjee  
Clerk: Nick Spindler

Apologies: Cllrs. Lester Napper, Gabi Somerville and David Ball

District Councillor, John Birch.

#### **Contributions from local residents before the meeting began**

District Councillor John Birch gave his report before the public discussion about item 5b because of his role on the Planning Committee. He had three items:-

- i) The Boundary Commission's recommendation for changes to Thames Head ward mean that it will become the Kemble ward and comprise around 2500 rather than 1400 as at present.
  - ii) Regarding the possible three future development sites, the Head of Development Control has suggested the PC gets its desires or requirements recorded for the benefit of the community, even if the developments don't necessarily proceed. Help can be obtained from [astrid.harvey@westoxen.gov.uk](mailto:astrid.harvey@westoxen.gov.uk)
  - iii) The revised application for Laburnham Cottage has been received (see item 5c)
- RP thanked JB who left the meeting.

Several residents attended to speak following consultation over the 3 proposed development sites. There were two passionate defenders of the Kemble Community Gardens who cited the many benefits the scheme had brought to the villages and residents, both young and old. They highlighted the apparent contradiction between the past PC's support for the KCG and its current stance on recommending the site for development. The strong feeling was that the PC should fight any development of the site given its current benefits and use. Another suggested no commitment could be given until the Top Farm plans were clear. One resident had a different view and was clear that the Community Gardens site was the best of the three as the others were less suitable as land and would potentially extend the village boundaries.

The Chairman explained that these arguments were familiar and the PC had set forth the same points at the Top Farm appeal, but to no avail. It remained the case that the CDC owns the land, they had never made it available other than on short-term lease, and had

always indicated it might be developed (and this was understood by the committee and plot-holders). In the consultation it had been hard to find anybody who wanted more housing, and we already have the potential 50 at Top Farm. The timing was not optional as the CDC had to progress their plans and we would either be part of it or miss out our chance to influence matters. He concluded by reminding residents they could stay to hear the item discussed later or leave at any time, as they chose.

**1. Apologies for absence from Cllrs Ball, Napper and Somerville were accepted**

**2. There were no declarations of interest**

**3. The minutes of the meeting held on 21 February 2014 were approved**

**4. Matters arising from previous meetings:**

- a. Highways report – GS was absent but Cllrs approved of the speed with which recent potholes had been filled.
- b. Kemble Station update – a recent meeting with Michelle Scoggings had confirmed that the track redoubling was now running late, following the harsh winter where resource had been diverted to repairs. The line will be closed in April and August 2014 each for around 5 days. The potential additional parking was being progressed by First Great Western in negotiation with the Bathurst Estate, owners of the land in question; therefore the PC is seeking to meet FGW.
- c. Neighbourhood Watch/ 'Our Watch' report – LN had circulated a report to the Cllrs.
- d. Windmill Road landscaping – proposals from GS were handed out by the Clerk. These were rejected as they were not landscaping but were setting out the installation of posts along the Windmill Road verge.
- e. Ownership of Windmill Road verge update – NS reported he had just today had a reply from GCC's Highways Records Department who said: "...part of the verge (to the west of the green & dashed line) is historically regarded as part of the highway and so is unlikely to have a registered owner. The part of the verge to the east of the green & dashed line is thought to be in the ownership of the District Council (and not part of the highway); therefore, if it's this land that was potentially subject to transfer to the Parish Council, you would need to ask the District Council." ACTION: GC and RP to review previous records on the PC's decision.
- f. Refresh of Parish Plan – ES said this was on hold until the SHLAA was done (item 5b). Residents seemed keen but he felt it was not clear to many what it will (and will not) do.
- g. Grass cutting contract update – NS confirmed the contractor had agreed to extend the contract to this season at the same price. ACTION: NS to include a future agenda item for starting the tendering process.
- h. Replacement village orderly – NS reported interest from one villager and it was agreed to check if an employee under age 18 could do the work and meet the Insurer's requirements. ACTION: ES to check with Came & Co.
- i. Update on vacancy for Councillor – NS reported that on 21 March the CDC Electoral Services Manager had advised they had not received any requests to hold an election for the vacancy created by Amy Dyke, so the PC may now co-opt. This was noted and the item will be carried forward.
- j. Update on 'keep fit' classes – RP had contacted CDC with the suggestion of a 3-month trial at a cost of around £40 plus travel of c £10 per session. County Councillor Shaun Parsons agreed it was a good idea at a cost of C £3k per annum, and a pilot of around £750 in total for 3 months. ACTION: RP will consider what publicity might be suitable.

## 5. Planning items

**a. Update on Bovis Homes contact re West Lane/Top Farm** – RP advised that Bovis had just made further contact and it was agreed that a further meeting within the next two weeks would be ideal to discuss the proposed layout of 50 homes, split equally between affordable and regular. ACTION: NS to check availability.

### **b. SHLAA activity on 3 preferred sites - review of public responses and action required from open meeting and received by email/post**

Summarising the 47 sheets that were returned from the public consultation that had been held across two days gave the following:-

- Clayfurlong site – 10 of 14 returns considered it suitable
- Station Road/Old Manor Gardens site – 6 of 20 considered it suitable
- West Lane site – 2 of 13 considered it suitable

These were considered alongside the views expressed to Councillors on the consultation days when the total visitors were thought to be around 150. It was recognised that this was an excellent turnout reflecting considerable interest. It was agreed that the Station Road site was the best option with mitigation, whereas the other two were simply unsuitable. ACTION: RP to summarise the return and circulate before issue.

A resident's report about proposing an extension to the conservation area was welcomed, and because the CDC were likely to look at this over an extended period it was agreed that the PC should support it, and seek DC Birch's support to press the CDC to progress it more urgently.

### **c. Other applications**

#### **[14/00583/FUL](#)**

**Date:** 04 March 2014

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

**Proposal:** Extensions to existing bungalow and erection of garage with home office in roof space. Facing dwelling with natural Cotswold stone and demolition of existing garage.  
(Deadline 3 April)

SUPPORTED

**Application:** 14/00867/FUL

**Date:** 25 February 2014

**Proposal:** Erection of rear extensions, detached garage and new access.

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

(Deadline 28 March – reply extension agreed)

SUPPORTED

In addition, a proposal received the day before the meeting (hence too late for the agenda) about tree thinning at Ewen Manor was supported, application: [14/01346/TCONR](#)

Decisions for information:

**Application:** [14/00221/NONMAT](#)

**Date decided:** 19 February 2014

**Decision:** Application Permit

**Location:** Forge House, Limes Road, Kemble, Cirencester, GL7 6FS

**Proposal:** Non-material amendment for the retention of the existing stable building and conversion of car port and alterations to construction of external separating walls

**Application:** [14/00276/TCONR](#)

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

**Date decided:** 24 February 2014

**Decision:** No objection (County)

**Location:** The Limes, Church Road, Kemble, Cirencester, GL7 6AA

**Proposal:** Holm Oak (T1) - 20% crown reduction. Crown thin of 15%

**6. Finance matters - ALL**

- a. Receive and approve items for cheque payment – approved, together with additional cheques to reflect decisions at item c below. The cheque to CDC to cover the Windmill Road site lease was cancelled and a new one written to a reflect revised sum advised of £187.50, pending receipt of Invoice, after which it will be issued
- b. Update on Business Plan 2014-15 – GC said this was being finalised.
- c. Review and agree Grant scheme payments for 2013-14 – NS distributed summaries of five full applications received. The following sums were approved:-

Neighbourhood Watch	£150
Little Fishes	£250
Kemble & Ewen Thursday Group	£150
Kemble & Ewen WI	£250
Kemble & District Playgroup	£100

In addition, the sum of £100 for on-going support to the Parish Magazine was agreed. It was noted and agreed that all these payments should be made despite being marginally over the original budget.

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

- a. Agreed that preferred speakers at the Public Annual Parish Meeting on 16 May should be Shaun Parsons, John Birch and Paul Waldron. Clerk to invite them.
- b. John Birch's WW1 grant fund has approved partial funding for a bench, and the PC will offer additional funds if it is to be placed in the Jubilee bus shelter in Windmill Road.