



Kemble & Ewen Parish Council

Minutes of a meeting of the Parish Council on Friday 13 February 2015 at 7.30pm 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

District Councillor - John Birch

Three residents and PC Mark Weedon

To hear any contributions from local residents before the meeting begins:-

A representative of Kemble Community Gardens spoke about the 'green space' allocation letter which was provided at the last meeting, its inclusion in the Local Plan consultation, and their group's interest in preserving the current layout. 12 houses on the site may not seem much but it would seriously compromise things. They had unresolved queries about whether the number of 12 might be reduced by infill development occurring in the meantime and whether that number could be negotiated lower. They would like to follow closely the progress of this possible development if the PC is willing.

RP said that at some future point the PC may have more opportunity to influence matters, but it is not the decision-maker here. The group has the opportunity to put its views to CDC as part of the Local Plan consultation, and if it wishes to share their report he is willing to offer feedback. LN pointed out that the green space toolkit already contains most of the salient points, and it has to be borne in mind that CDC has both to maximise community facilities (such as the gardens) and maximise return on their capital (as they own the land), which are conflicting aims.

The Chairman of the Village Hall thanked the Council and said he was delighted that the PC had generously agreed to support the Wi-Fi installation at the hall. He expected that the VH committee will be able to fund the costs from year 2.

Re the Top Farm development, a resident highlighted four points:-

1. The loss of the dry stone wall in West Lane
2. Vehicles potentially backing out of driveways into the lane
3. The land on the new corner by the big tree creates a circle that doesn't appear to have ownership, for cutting grass, litter clearance, etc.
4. For the houses bordering the farm track/road the screening will be removed. Will it be replaced?

RP said these were all good points and would be considered fully as part of the PC's response, under item 5a below. He wouldn't want that to prevent residents submitting their own concerns direct to CDC.

PC Weedon is the beat manager for Cirencester South, which includes Kemble and Ewen. He has attended this meeting as often he is not on duty when the Council meets, but he always endeavours to provide the latest crime statistics when a meeting is due. For January, there were 5 reported crimes versus 6 last year. South Cerney has had a spate of house burglaries, access often being gained

through patio doors. Also, garden equipment is often taken from sheds. He said if residents need a source of help they can ask at the Police Station, where they also sell various locks and other security devices. In response to fly-tipping in the Community Gardens, he said this should be reported to CDCs environmental health people as it is not actually a crime, though members of public are free to report and register concerns by ringing 101.

RP noted that shed break-ins are a recurring theme and asked whether the Police could identify a gang of regular culprits responsible. And can clear-up rates be shared too?

PC Weedon said that detections and crime data do not always match as they are reported differently, so more clear-ups than crimes might occur in one month. Some cases don't proceed when victims refuse to give evidence, for example.

Councillors were grateful that PC Weedon had attended the meeting and provided a helpful update.

District Councillor John Birch gave a report:-

- a. The Top Farm planning committee meeting is on 11 March, therefore before your next PC meeting, so please write to Lesley-Jane Weaver at CDC to register with her that the PC wishes to speak. Speaking is limited to three minutes total for the public (however many speakers) and the same time for the Parish Council. ACTION: NS to write.
- b. Re the Bradley Lodge planning proposal, Highways do not normally get consulted re access onto the roadway, but the engineer has looked at the plans and has no issue with it.
- c. Re the 1 West Hay Grove wall proposal, the hedge can be removed, or the resident could build a wall and keep the hedge. (to be discussed later under item 5d).

1. There were no apologies for absence (DB has to leave meeting by 10pm)

2. There were no declarations of interest

3. The minutes of the meeting held on 9 January 2015 were approved and signed

4. Matters arising from previous meetings:

- a. Highways – The meeting noted the ongoing correspondence with the cyclist whose wheel was damaged and does not think it is reasonable to deny a claim simply because Highways were aware but had failed to repair it. RP said he was due to meet the Highways Manager, Richard Gray, next week on Tuesday to agree a maintenance programme. He may not concede any money but at least we can exert pressure in the new financial year. It was noted almost all the 30mph stretch through Ewen was in a terrible state regarding potholes.
- b. Trees on A429. After some debate about removing four trees, and the need for traffic lights, it was agreed that DB should do a report as roots may need removal (at increase cost) and new trees could be provided at the same time. There were also trees on the other side needing attention. Overall budget of c. £2k agreed in principle subject to report. ACTION: DB
- c. Kemble Station parking – RP said there had been several newspaper articles implying little action, but the facts were a solution is in hand and is subject to discussions between the landowner and the railway. It was noted the land value is influenced by the potential 'take' from parking fees, and that is simply a commercial negotiation. RP will email Sarah McManus re the petition run by the paper.
- d. Railway bridge protection/preservation update – LN had emailed Michelle Scoggins and the bridge is in the railway conservation area. No reply yet, and meanwhile should apply to get it listed via English Heritage.
- e. Defibrillators update – ES reported that the device at the Wild Duck pub will be moving to the phone box by the Ewen bus stop, where there is an electricity supply. All three are working now and are checked weekly by the committee.
- f. Neighbourhood Watch/ 'Our Watch' report – Police report already discussed in the public session.
- g. Update on repeat of First Aid training from St Johns – NS to reserve slot with St Johns and contact interested parties.
- h. Consider co-option for the two Councillor vacancies – SS advises that Carol Douglas is interested, and while currently on leave due to half-term he will speak to her in a week. Agreed to leave one vacancy due to forthcoming election.
- i. Updating of members' contact details for public notice boards - NS will update temporarily, pending arrival of any new member(s).

5. Planning items - All

- a. Discuss and agree response to planning committee on Bovis Homes/Top Farm 'reserved matters' proposals, following public consultation [Proposal: Erection of 50 dwellings (Reserved Matters details relating to Appearance, Layout, Landscaping and Scale of residential development approved under permission 11/04236/OUT)].

There was a good turnout at the two public sessions, and useful input was obtained. The followings points were agreed. ACTION, Clerk to write to CDC summarising these:-

1. An essential requirement is of construction commencing at ground level to ensure the height of the buildings is contained at a natural level. We believe this means digging traditional foundations rather than 'no dig' foundations.
2. There is inadequate provision for visitors parking.
3. In many cases the garages and/or driveway areas are in the properties' back gardens or some distance from the front door. This will lead to unwanted street parking as residents with shopping or children will park as close as they can to their property.
4. We would like to see the dry stone wall along West Lane retained, rather than destroyed to make several access points.
5. The design should not enable or encourage vehicles to reverse out onto West Lane from driveways.
6. Each property appears to be constructed of identical stone and roofing which will appear too uniform. This is not how Kemble typically appears, and designs should reflect the variety found currently. Greater variety of finishes and materials as seen elsewhere in the village will create a more harmonious appearance. Examples can readily be seen along Windmill Road, Station Road, Railway Terrace, and amongst the 'estate cottages' around the village.
7. White woodwork appears to have been specified, when the colours in the Cotswold Code would be more appropriate.
8. Street lighting should be minimal, as elsewhere around West Lane and School Road.
9. The junction between the farm track and the top of Old Vicarage Lane must incorporate a suitable barrier to prevent vehicular access to and from OVL.
10. Reinstatement of trees and hedgerows along the boundaries of the development should be extensive, and replicate those already removed. The boundary with the A429 should be planted with hedging/tress to provide a natural visual barrier at this important entrance to the village. This will have a secondary benefit of reducing road and railway noise for residents.
11. Suitable pedestrian access over the A429 to the private road leading down to The Tavern and railway station should be provided, together with a footpath from the railway bridge to the station. Such a crossing will also provide an incidental benefit of slowing vehicles descending the hill towards the crossroad and existing pedestrian-controlled crossing.
12. The ownership of the new 'circle of land' adjacent to the revised entrance to West Lane is unclear. If the Parish Council is expected to maintain it, then a significant deposit will be required (as was the case when Bovis built West Hay Grove and left a green to be maintained.)

- b. Discuss and agree response to Local Plan Reg.18 Consultation: Development Strategy and Site Allocations [Public Consultation is open until 5pm on 27 February 2015] and related Green Space allocation in relation to Kemble Community Gardens. After some debate it was agreed that the PC generally supports the strategy for Kemble, except that design should follow a Kemble example rather than a Chipping Camden one.

- c. Neighbourhood Planning update – ES reported that he and RP had tried to get a local person to coordinate this but ultimately they were not interested. Therefore we don't have a chair or coordinator. No funding has been found yet, though the next tranche will be released in April. This may be announced at the 23 March meeting in Brockworth. RP said he felt that putting flyers through letterboxes was the best way to communicate with the majority, though he would like a mass email list. Agreed to highlight at the Annual Parish Meeting. ACTION: MB to investigate data protection issues over holding email details. ES to draft item for Parish Magazine.

d. Details of new planning applications:-

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| Reference | 14/05533/FUL |
| Application Validated | Thu 22 Jan 2015 |
| Address | 1 West Hay Grove, Kemble, Cirencester, GL7 6BE |
| Proposal | Erection of single storey side extension and erection of 2 metre high wall |
| Status | Awaiting decision, deadline 13 Feb. Clerk has requested an extension. Agreed that GC should speak to applicants to see if proposed wall can be avoided or be made better to blend with surroundings. |

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| Reference | 14/05397/FUL |
| Application Validated | Tue 09 Dec 2014 |
| Address | Collingwood Cottage, Ewen, Cirencester, GL7 6PZ |
| Proposal | Erection of single storey side extension |
| Status | Awaiting decision, deadline 12 Feb. Meeting to ratified decision to SUPPORT. |

Planning DECISIONS made by CDC, for information.

Application: 14/05111/FUL
Date decided: 9 Jan 2015
Decision: Application Permit
Location: Land West Of 188 Station Road, Kemble
Proposal: Erection of a cottage and alterations to existing access

Application: 14/05277/FUL
Date decided: 21 Jan 2015
Decision: Application Permit
Location: 10 Windmill Road, Kemble, Cirencester GL7 6AL
Proposal: Erection of one house with garage and construction of driveway

Application: 14/05593/FUL
Date decided: 5 Feb 2015
Decision: Application Permit
Location: 2 Windmill Road, Kemble, Cirencester GL7 6AL
Proposal: Erection of single storey and two storey rear extension, detached garage, driveway and dropped kerb

Application: 14/05577/FUL
Date decided: 6 Feb 2015
Decision: Application Permit
Location: Bradley Lodge, Limes Road, Kemble, Cirencester.
Proposal: Creation of a new vehicular access and associated works

6. Finance matters - All

- a. Complete and sign replacement bank mandate, including signatories RP, DB, and GC as a minimum, with Clerk to receive statements etc. Completed without DB's signature (as he had to leave earlier). ACTION: NS to get DB's signature and ID and return to Santander.
- b. Discuss and agree expenditure:-
 - i. PC and associated equipment for Clerk, c. £600 – agreed, MB to order
 - ii. Broadband installation for Village Hall, c. £1200 – agreed subject to detailed breakdown
 - iii. Replacement of zip wire seat (damage reported by playground orderly) – agreed, Clerk to instruct installers.
 - iv. Clean, repair as required, and re-varnish Parish Council notice board – agreed, Clerk to ask KHMS to carry out.
- c. Receive and approve items for payment by cheque - approved
- d. *To review and consider for adoption new Financial Regulations, including setting suitable monetary limits – All*
- e. *Review of audit procedures, particularly internal audit scope, frequency and service provision options - GC*
- f. *Review and revise Standing Orders - GS*
- g. *Discuss Governance procedures (included in the annual audit each year)*
- h. *Discuss mandatory introduction of the Transparency Code - GS*
ACTION: ABOVE ITEMS d to h inclusive carried forward due to lack of time for full debate.
- i. Decide which grass cutting tender to accept for next 3 years – NS presented the details from two tenders received from the recent exercise. Decided to continue with present supplier who had generally given good service and was also the less expensive. ACTION: Clerk to advise outcomes.
- j. Grant Scheme – confirmed available budget for 2014/15 scheme is £700, for Clerk to publish in time for a decision at March meeting.
- k. To further debate and agree actions and initiatives for inclusion in the 2015-16 business plan – All

7. Cemetery

- i. Approve installation of memorial in church yard, not cemetery, for an exceptional case – GC explained the full background to this unique case which had the Council's full support.
- ii. Discuss options to extend burial grounds. Carried forward due to lack of time.

8. Any other business for discussion, subject to the Chairman's approval

- a. RP had been contact by a representative of the Cotswold Airport as they are proposing that this site should feature in the Local Plan as potential for 2000 homes, potentially reducing pressure on the Chesterton site. District Councillor Birch and the Head of Planning at CDC are meeting.
- b. RP had asked for the village to get a road sweep, which was done and described as an elective sweep, in addition to the two regular visits each year.
- c. RP had coordinated a littler pick and equipment will be supplied by CDC, and insurance was in place for volunteers.
- d. There was a meeting with Highways about the A433/A429 junction at the Tetbury Road, and it was agreed they will cut back tress to improve visibility and reinstate the sign warning of impending queues at this dangerous junction.
- e. Re footpaths, Graeme Reay had kindly liaised with the farm manager about reinstating stiles opposite Kemble Park and the handrail on the Thames Path footbridge. This was considered to be a positive outcome.