

## KEMERTON PARISH COUNCIL

The minutes of Kemerton Parish Council Meeting held at the Victoria Hall on Tuesday 1st September 2014 at 7.00pm.

PRESENT Cllrs Mrs K Cartwright, Mrs C Ford, (Chairman) Cllr's Dr C Renfrew, Mr R Withnall and Mr S Papacostantinou.

IN ATTENDANCE Ms J Shields (Clerk), PCSO Steven Tinkler and Mr G Long.

Mr Long gave the following observations to the council regarding traffic calming.

- Traffic leaving the High Street accelerates into Kinsham Lane and achieve 30mpn plus long before they pass the exit sign.
- Agricultural traffic and cyclist go too fast through the village.
- Calming measure should be in the middle as well as the entrance to the village.

### 1. Apologies For Absence.

Apologies were received and accepted from Cllr's Sir D Logan, Mr A Darby and Mr A Hardman (County).

### 2. Declaration Of Interests.

Councillors were reminded to update their registers of interest and to declare any personal or prejudicial interest in items on the agenda and their nature.

### 3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 1<sup>st</sup> July 2014.

The minutes having been previously circulated were agreed and signed as a true record.

### 4. Finance

#### a) Invoices To Be Paid.

SO - J Shields £124.54 x 2, Lengthsman £115.15 x 2, VAS Expenses £25.00 x 2.

M Farey £75.00, HMRC £178.40, Wychavon Dog Bin £566.51, S Gwilliam £24.00, Grant Thornton (Audit) £120.00, Village Hall £14.00 and R Jones (Grass Cutting) £1,320.00.

#### b) To Receive Bank Balance To Date.

The following remittances were received: - WCC £287.50, WCC £143.75.

A Statement of Accounts were circulated to all councillors.

The meeting was adjourned to allow PCSO Tinkler to address the council.

PCSO introduced himself and explained that the village should now see a police presence, surgeries would be held one a month and PACT will be re-introduced.

There had been three burglaries in the last two months.

To contact the team please call 101 extension 3631 or E mail

[pershorerural.snt@westmercia.pnn.police.uk](mailto:pershorerural.snt@westmercia.pnn.police.uk)

The meeting resumed.

### 5. Planning.

#### a) To Ratify The Comments For Applications Submitted Since The Last Meeting.

- W/14/01168/PN Aston Mill, Cheltenham Road, Kinsham. Demolition of all existing buildings including concrete batching tower, silo and sheds and removal

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of concrete hard standing and construction of 3 single storey business units for flexible use to include Class B1c light industry, Class B2 general industry and Class B8 storage and distribution. No Objection.

- ii. W/14/01014/CU - Crown Inn, High Street, Kemerton. Conversion of store rooms into ancillary accommodation. Change of residential bedrooms in pub to commercial use (B&B). The Parish Council has no comments to make on that part of the application for the change of residential bedrooms in the pub to commercial use.

As to the remainder of the application, for the conversion of store rooms to ancillary accommodation, the Parish Council considers that the enlargement of the footprint of the building plus veranda will detrimentally encroach into the garden area and that the conversion should keep to the original footprint of the building. The density of development on this site is also of concern and the Parish Council would like any permission granted to be limited to "a one bedroom unit with storage".

The Parish Council appreciates that the business at The Crown needs to be viable but more than a one bedroom unit plus the 4 B&B rooms would unfairly exacerbate the existing parking problem in Kemerton. The possibility of a parking facility for The Crown at Upper Court is thought to be impractical/unenforceable and in any event only potentially available whilst the applicant owns both The Crown and Upper Court.

- iii. W/14/01483/PP - The Old Chapel, Hill Road, Kemerton. Replacement outbuilding. No Objection.
- iv. W/14/01830/LB - Brookside Cottage, Peppercorn Lane. Six replacement windows. No Objection.

- b) To Consider Planning Applications Submitted since the Publishing of the Agenda. None received.

- c) To Report Wychavon Planning Decisions.

Approved by Wychavon.

W/14/01231/PP - The Well House, Back Lane, Kemerton.

W/14/01108/PN - Lane End, Back Lane, Kemerton.

W/14/01280/LB - The Grange, Kemerton.

W/14/01483/PP - The Old Chapel, Hill Road, Kemerton.

- d) A response to the Pre-Submission Joint Core Strategy (JCS) for Gloucester, Cheltenham & Tewkesbury, had been E mailed on the 15.8.2014. Cllr Darby had noticed that the previous response had been attributed to Ms J Shields and not Kemerton Parish Council. The clerk had asked that both responses be correctly attributed to Kemerton Parish Council.

## 6. County Councillor Report.

No report received.

## 7. District Councillor Report.

Since my last report the South Worcestershire Development Plan team has been working on its assessment of the additional sites put forward at the end of March 2014 with a view to proposing sufficient additional housing to meet the need identified by the inspector. I told you last time that Wychavon will have to produce 9950 dwellings over

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the plan period to meet its own needs plus an unspecified number to meet Malvern Hills' and Worcester's shortfall.

Both the total number required and the proposed sites to accommodate them will be announced over the next month and hopefully approved by the three councils at the end of the month to enable them to be put out for a public consultation of six weeks in October and November.

We have lost three major appeals on the grounds that at the time the inquiries took place (in January 2014) Wychavon could not show a robust five-year housing land supply. Ironically this has had the effect of increasing the number of sites available. In addition to this we had already granted a number of planning applications on the edge of settlements which had not been included in the draft SWDP and we now have a defined housing need for Wychavon determined by the SWDP inspector which is smaller than that being claimed by many developers. The upshot of all this is that Wychavon is now much more confident that it has a robust 5 year housing land supply and feels able to refuse applications which do not accord with the emerging SWDP.

This will be of relevance for Kemerton as there are two appeals pending in Bredon. That, on the refusal at Benshams, Cheltenham Road, which I told you was going to a hearing on 30 July has now been referred to a full inquiry on 2nd and 3rd December. The inquiry on Gladman's application for 98 houses on Tewkesbury Road will be held early next year. The five year housing land supply is expected to be an important issue for each of these. I have been consulted by the planning officer on two recent applications in Kemerton which are due to be decided by delegation to officers.

Dutnells. I have managed to persuade the officer to ask for some modifications to the plans to meet objections by the Village Design group and others, and I think that the new proposals are an improvement, although I am not sure they fully meet the Kemerton Village Design Guide. If the planning officer accepts them I will not ask for the application to go to the planning committee.

The Crown. I have emphasised the Parish Council's comments but have left the decision to the officer.

### **8. To Discuss The Results From The Speed Calming Questionnaire.**

The council has received 56 completed questionnaires, 18 of which were on line.

There was no clear vision for traffic calming, a more detailed report will be given at the next meeting.

Cllr Renfrew had contact the ONAB and there is no legislation regarding street furniture within the ONAB although there is guidance, details E Mailed to all councillors.

A traffic count will take place from the 6<sup>th</sup> – 12<sup>th</sup> October, volunteers required, Cllr Cartwright to coordinate.

### **9. Progress Reports for Information.**

a) Clerk.

The clerk had:-

Arranged the spraying of footways.

Chased the siting of the dog bin, which is now in place.

Submitted a response to JCS Pre-Submission - Extension to consultation e mailed on the 15.8.2014, asking for it to be attributed to Kemerton PC and not the clerk.

Attended the recent flood meeting with the Chairman and Mr Hull.

The Lengthsman had reported a further faulty VAS battery, the clerk contact Westcotec, who duly collected all three batteries and stated that they were all faulty. They

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requested that we pay for a further battery, I have reminded them that we have to date paid for three batteries and only have one which is working. A further battery will now be supplied.

b) Chairman.

The Chairman, Clerk and Mr A Hull had attended a flood meeting with various officers from County and District Council. Mr T Jones (District) has since met with Mr Hull and inspected the 'pinch points' in the village.

Mr M Magginnis is trying to obtain a grant to allow an engineer to survey the village.

c) Overhead Electric cables.

No grants are available from OFGEM, A revised quotation will be sent from Western Power.

d) Bredon Hill Conservation Group Representative.

Two planning applications in Ashchurch had been brought to the group's attention, 14/00614/OUT and 14/00343/OUT and an application for Solar panels in Defford W/14/01244/PN.

e) Victoria Hall Representative.

The hall had been through the pre planning process and was in the process of putting together a planning application.

f) Area CALC Representative.

Meeting on the 3<sup>rd</sup> September.

g) Footpath Warden.

### **10. Correspondence For Information. (Listed on the Clerk's Report.)**

Clerk to write to Ms Merchant, County Council in support of CALC Grant.

No Councillor is available to attend the SWDP briefing on the 30<sup>th</sup> September.

### **11. Items for Future Agenda and Councillor Reports.**

Precept for 2015-2016.

Clerk to report the following to highways.

Overgrown footway between Kemerton and Overbury and Kemerton and Westmancote.

Pot holes in Hill Road.

Large pothole in Jobs lane.

Chairman to speak to Mr Jones regarding strimming in Jobs Lane.

### **12. Date Of Next Meeting.**

November 4<sup>th</sup> 2014.