

KEMERTON PARISH COUNCIL

The minutes of Kemerton Parish Council Meeting held at the Victoria Hall on Tuesday 7th November 2017 at 7.00pm.

PRESENT Cllrs C Kulukundis, C Carver, A Darby, Sir D Logan, S Papacostantinou, R Davies and Van den Broek.

IN ATTENDANCE Ms J Shields (Clerk).

1. To Elect a Chairman.

Cllr Kulukundis remained in the chair.

2. Apologies For Absence.

No apologies were received.

3. Declaration Of Interests.

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

Cllr's Kulukundis and Darby, both registered non prejudicial ODI, as neighbours, in item 6a.

4. To Consider The Adoption Of The Minutes Of The Meeting Held On The 4th September 2017.

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

5. Finance

a) To agree the invoices to be paid.

The following invoices were agreed for payment:

Mark Farey	Bus Shelters Aug – October 2017	£75.00
Mark Farey	Repair bench seat	£80.00
Wychavon	Replacement Litter Bin	£174.77
BHCG	Admin	£30.00
Grant Thornton	Audit	£120.00
J Shields	Clerks Expenses (July – Sept).	£45.39

b) To receive the bank balance to date.

Balance was presented to the Council.

Clerk to investigate charges on the Santander Account.

c) Review Insurance requirement – Quote for War Memorial.

The council is having difficulties in finding a quote to rebuild the War memorial. Clerk to ask CALC.

6. Planning.

a) To Consider Planning Applications received to date.

17/02065/HP. Bramley Cottage, Back Lane, Kemerton. Gardener tool store.

In principle, the Parish Council does not object to the creation of a new storage building at Bramley Cottage, however the siting of the proposed store gives rise to some serious concerns.

The proposed building is positioned outside the development boundary and inside the Cotswold AONB, in a traditional orchard. This is exactly the sort of setting that has been specifically mentioned for protection in the Cotswolds AONB Management Plan.

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If approval were given for a new building in this orchard, it would set a dangerous precedent for Kemerton, which has many similar sites.

Under the proposal, the building is sited close to an old oak tree whose roots extend well beyond the site of the proposed building. The loss of root area would be likely to cause this tree significant harm. Veteran trees such as this are highly valued and must be protected.

The proposed building is positioned more than 55 metres from Bramley Cottage and where it will intrude into the view at the village entrance. If it were located closer to the cluster of existing buildings around Bramley Cottage, it would be much less impactful. The Parish Council strongly requests that the proposed building is re-sited close or next to Bramley Cottage where a gardener's tool store would sit more comfortably in the street scene.

The draft Design Guide SPD p 57 requires that: "As well as adhering to the general design principles for outbuildings/garages, the building should be sited close to the main residential property, have a size and scale to reflect its ancillary function, have a shared curtilage and shared facilities and it should be designed in a way to allow it to be used as part of the main dwelling at a later date." The proposed building definitely does not meet this requirement.

- b) To Ratify The Comments For Applications and Appeals Submitted Since The Last Meeting.

None received.

- c) To Consider Planning Applications Submitted since the Publishing of the Agenda.

None received.

- d) To Report Wychavon Planning Decisions.

Approved by Wychavon

17/01127/HP - Hoptons House, Overbury, Kemerton,

Refused by Wychavon

17/01295/HP – Dutnells Kemerton Road Kemerton.

7. To Receive a Report from County Councillor Mr A Hardman.

No report.

8. To Receive a Report from District Councillor Mr A Darby.

As always I have been most concerned with planning matters, both as a member of Wychavon's planning committee and the South Worcestershire Joint Advisory Panel. There are two major issues.

1. Cheltenham Gloucester Tewkesbury Joint Core Strategy. The inspector has now produced her final report and the three District Councils have to vote on whether to approve her final amendments. These include the provision of 500 houses at Mitton in Wychavon District. Once this strategy has been finalised the developers are likely to submit a planning application to Wychavon.

2. The government has produced a consultation document 'Planning the Right Homes in the Right Places' which proposes a standard method for determining the number of houses needed by each planning authority. This has the advantage of saving a great deal of debate with developers at the start of each plan making period, and thus time and cost, but in Wychavon's case would increase the number of houses we would have to find by about 100 units a year. Since we have a recent plan only approved in 2016 we can rely on its numbers until 2021 but will need to accommodate new numbers from then on. We therefore will have to start work on a new plan very soon, given that the process takes several years and that it is very dangerous to allow the plan to become out of date.

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The JAP approved the SWDP Design Guide Supplementary Planning Document. This is important for Kemerton and is indeed relevant for the application at Bramley Cottage which we are considering today.

I have been asked to act as vice-chairman of the planning committee meeting next week because the regular vice chairman will be chairing it in the absence of the chairman.

9. New Homes Bonus.

White gates.

The council agreed to defer this as apart from Cllr Davies, the council are not sure how effective they are, whether they would be funded by New Homes Bonus and would increase street furniture.

Clerk to ask Highways whether "Children playing" signs could be placed at the entrance to the village.

10. Progress Reports for Information.

a) Clerk (Report circulated).

Clerk updated councillors on items carried out and received since the last meeting.

b) Speeding and Parking.

Clerk to E Mail the "VAS Hits" to all councillors.

c) Water courses and weeds.

The quote, having been agreed at the last meeting, for removal of weeds on the road outside the limes, Cllr Carver to investigate removal of said weeds within government guidelines.

11. Correspondence For Information. (Listed on the Clerk's Report.)

"Phase 2 Drainage work - At the junction of Wings Lane and Castle Hill Road has been completed and looks good, the ditch on the side of the road has been dug out all the way down to the main road and linked in." Mark Farey (lengthsman).

12. Items for Future Agenda and Councillor Reports.

1. Neighbourhood Plan.
2. Precept for 2018/2019.
 - Clerk to contact Rooftop regarding the outside condition of the garages in Bayliss Road.
 - Mr Mr. Adrian Williams of Kemerton has kindly donated a solar light for the telephone kiosk.
 - Clerk to report abandoned vehicle.
 - Clerk to apply for a grant from the transparency fund for WIFI in the Village Hall.

13. Date Of Next Meeting.

Tuesday 16th January 2018.