

KEMERTON PARISH COUNCIL

The minutes of Kemerton Parish Council held at the Victoria Hall, Kemerton on Tuesday 1st November 2011 starting at 6.30pm.

Before the meeting, Richard Levett, Executive Officer, Worcestershire County Association of Local Councils, gave a briefing on the role and responsibilities of Parish Councils and answered Councillors' questions.

PRESENT Cllrs Mr A Darby OBE, Mrs C Ford, Sir D Logan (Chair),
 Dr C Renfrew, Mr S Papacostantinou and Dr R Withnall.
IN ATTENDANCE Ms J Shields (Clerk).

1. Apologies for Absence.

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 31st August 2011.

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

4. County Councillor Report.

5. District Councillor Report. (Attached.)

6. Progress Reports for Information.

a) Clerk. (Attached.)

Clerk to book the Village Hall to enable Ms. Ainscough, the Environmental Health Officer, to meet interested parties in connection with the noise level at Ashbury Farm. The Parish Council will not participate in this meeting since it has no locus standi on this issue.

Clerk to submit an article for the Parish Record describing the Parish Council's role and powers.

b) Chairman's Report.

c) Bredon Hill Conservation Group.

Meeting to take place on the 14th November. The Council asked that Tewkesbury housing developments be discussed.

d) Vehicle Activated Speed Sign.

Eckington will purchase a sign for their use only. Awaiting a response from Highways regarding a suitable site for a VAS in Kemerton.

Clerk to investigate "gates" to be located at the sides of the road at the entrances to the village as a means of influencing drivers' speed, and the possibility of a 20mph speed limit through Kemerton.

e) Lengthsman Update.

Contract in hand.

f) Jubilee Celebration.

This will be held on the weekend of 2-3 June and not at the same time as the Kemerton Show on 23 June. Christina Darby had volunteered to set up a group to organise a Jubilee event.

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

Clerk to respond to E mail regarding grass cutting in Job's Lane. Invitations to tender for grass cutting to be an agenda item for the next meeting.

Council's response to SWDP – also an agenda item for the next meeting.

The resignation of Cllr Fittus had been received. The Clerk had informed Wychavon.

8. To Consider a response to the Waste Core Strategy - consultation on Addendum to the Submission Document.

The Council agreed not to respond.

9. To Discuss the Precept for 2012-2013 Financial Year.

Cllr Darby proposed, Cllr Savakis seconded and it was agreed by all to accept, the proposed precept, which would maintain the same overall figure as the current year.

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10. Finance

a) Invoices to Be Paid.

The Council agreed to pay the following:- HMRC £91.40, Victoria Hall £1000.00, Hall Hire £13.00

b) To Receive Bank Balance To Date.

Remittances received: Wayleave £7.32 and Precept £3,223.00.

c) To consider a request for a donation to support the BBQ to be held at the end of the Kemerton Show.

The Council decided against this.

12. Planning.

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

The Council ratified the following comments.

i. W/11/01495/PP Saltwood, Castle Hill, Kemerton. Proposed replacement of existing garage with oak framed and timber clad garage with room above.

Proposed new timber vehicular gates with natural stone piers. No Objection.

ii. W/11/01913 Ashbury Farm, Wing Lane, Kemerton, Improvement and extension of hard standing for agricultural purposes (retrospective).

The Parish Council objects to the development of Ashbury Farm, both in general and in relation to this planning application, for the reasons given in its letter to Wychavon District Council of 11 July 2011. (See below). Additionally, the Council believes that the Location Plan submitted with the application could be regarded as misleading, because its diagrammatic portrayal of trees on only a limited part of the area under consideration could be interpreted to mean that only this part is a Protected Open Space. In fact the areas described on the Location Plan as orchard, proposed area, retrospective area, vegetable garden and nursery paddock are also parts of the Protected Open Space. If, in spite of the opposition to this development, permission for it is granted, the Council hopes that it will be on condition that agricultural machinery is parked only in the area proposed for hard standing in the planning application, and not anywhere else in the orchard except when occasionally necessary for operational reasons.

Text of the Council's letter of 11th July 2011.

"Kemerton Parish Council is seriously concerned about the work being undertaken by the tenants of Ashbury Farm on the land to the north of the farm buildings in the area known as Ashbury Orchard. This work constitutes development on a site which lies in a designated open space in the conservation area of Kemerton and within the Cotswold AONB. It further industrialises the site and is not sympathetic to the character of the landscape. It harms its natural beauty and adversely impacts key views into and out of the local landscape. Specifically, the Council believes that the extension of hard standing into the orchard to the north of the farm buildings contravenes the provisions of ENV12 relating to developments affecting Conservation Areas. It also believes that the excavation of topsoil in the orchard in order to lay the new hard standing represents development which requires consent, and that this has not been sought by the tenants. More generally, the Council is concerned by the steady intensification of use, machinery, and buildings at the farm site over recent years. It believes that the size and quantity of farming machinery normally parked on the orchard is inconsistent with a small farm located in the centre of a village. The extent of this machinery demonstrates that the farm is being used as a hub for a much larger enterprise and represents an over-development of the site. Frequent movements of machinery from very early morning until late at night have a major impact on older properties which lie a few metres from the newly established roadway within the boundary of the farm. There are also concerns about the increased risk of flooding due to the large areas of hard standing where tons of road scrapings have been deposited.

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Previous storage of bales in this area has led to garden flooding and to the death of established trees. For all these reasons, Kemerton Parish Council believes that the extension of hard standing into the orchard should not be allowed to proceed and that, more generally, any further development of the Farm in a manner which impacts adversely on the AONB, the Conservation Area and the village environment should be prevented.”

- iii. W/11/02125 Orchard End, Hill Road, Kemerton. Certificate of Lawful Use Proposed for installation of PV panels on front of property. No Objection.
- iv. W/11/00576 Lindum House, High Street, Kemerton. Replacement of UPVC Doors with hardwood double glazed bi-folding doors. No objection.
- b) To Consider Planning Applications Submitted since the Publishing of the Agenda.
- c) To Report Wychavon Planning Decisions.

Approved.

W/11/01495/PP - Saltwood, Castle Hill, Kemerton

13. Items for Future Agenda and Councillor Reports.

Use of the Victoria Hall; Clerk to write to West Mercia regarding the return to local duty of PC Gary Shepherd; dog fouling; and grit bins.

14. Dates Of Next Meetings.

November 17th at 7.30pm and January 10th 2012 at 7.00pm.