

## KEMERTON PARISH COUNCIL

The minutes from Kemerton Parish Council Meeting held at the Victoria Hall on Tuesday November 5<sup>th</sup> at 7.00pm.

Present Cllr's Mrs K Cartwright, Mrs C Ford, (Chairman), Mr A Darby and Dr C Renfrew.

In Attendance Ms J Shields (Clerk) and Mr M Darby.

Mr Matt Darby apologised for the anxiety in the village surrounding 'Manorial Rights', if any one has any questions please ask him.

### **1. Apologies For Absence.**

Apologies were received and accepted from Mr S Papacostantinou, Dr R Withnall and Cllr 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 3<sup>rd</sup> September 2013.**

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

### **4. Finance**

#### a) Invoices To Be Paid.

The following invoices were agreed for payment:-

SO October and November. J Shields £123.41, Lengthsman £115.15, VAS Expenses £25.00, New Farms July £108.00, HMRC £178.40, M Farey £75.00, Victoria Hall £14.00.

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

The following remittances had been received:-

Lengthsman £143.75, Precept £3,723.00, Interest .57p, Wayleave £7.80.

The bank balance was presented to the council.

#### c) To Consider A Donation To The Bobby Club.

The council agreed to a donation of £25.00.

#### d) To Consider The Precept For 2014/2015.

Cllr Darby proposed, Cllr Logan seconded and it was agreed to keep the precept at the same rate as this year, due to the economic climate and central government changes in local funding. However, the rate on the council tax bill may not be the same due to the number of occupied houses, banding changes and the system of funding from central government.

### **5. Planning.**

The council agreed to comment on the Gloucester Cheltenham Tewkesbury Joint Core Strategy and the Bredon Planning application W/13/02148/OU Land off Tewkesbury Road and Rear of, College Road, Bredon. Residential development of up to 107 units with associated roads and sewers, green infrastructure. Cllr Darby will draft a response to be circulated via E Mail.

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

(i) W/13/01568/PP - Saltwood, Castle Hill, Kemerton. Proposed demolition of a two storey flat roofed extension and erection of a single storey natural stone extension. No reason to object.

(ii) W/01812/PP Tustains, Hill Road, Kemerton. Extension at rear to provide additional bedroom with ensuite, larger kitchen and porch at front. No reason to object.

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

Approved by Wychavon.

- (i) W/13/01507/LB - The Grange, Kemerton, Tewkesbury. Alterations to landscape within the curtilidge of a listed building, removal of lean too shed and improvements to site access W/13/01506/PP - The Grange, Kemerton. Alterations to landscape within the curtilidge of a listed building, removal of lean too shed and improvements to site access.
- (ii) W/13/01568/PP - Saltwood, Castle Hill, Kemerton. Proposed demolition of a two storey flat roofed extension and erection of a single storey natural stone extension.
- (iii) W/01812/PP Tustains, Hill Road, Kemerton. Extension at rear to provide additional bedroom with ensuite, larger kitchen and porch at front.

### **6. To Consider Parking on the Grass Verge Outside the Victoria Hall.**

Cllr Ford had taken professional advice and received two quotes; further investigation is required before the proposal can be sent to highways. The cost would be in the region of £7,500.00.

Cllr's Ford, Cartright and Renfrew had manned the stall at the Village Fete, draft information was given regarding this and the traffic calming issue, all of the comments were positive.

### **7. To Discuss The Draft Traffic Calming Document.**

Ongoing. A questionnaire on this item and item 6 will be distributed, once the document has been completed. Cllr Cartright to organise a traffic counting exercise to take place over a 5 day period.

Cllr Darby will investigate 'Quiet lanes'.

### **8. To Consider the Village Hall Plans.**

The Victoria Hall committee has changed their plans for the hall. The storage area and the kitchen will be enlarged. The hall now has a website <http://www.kemerton.org.uk>.

### **9. To Discuss Overhead Electric Cables.**

Deferred.

### **10. To Discuss The Grass Cutting Contract for 2014/2015.**

The council agreed to keep the existing contactors with minor changes. Chairman to discuss with the contractor. The council agreed for a further full cut to be undertaken.

### **11. County Councillor Report.**

Worcestershire County Council has to reduce its spending by 30 million for 2014/2015 and 100 million over the next three years.

Funding to the 540 services will be under review.

### **12. District Councillor Report.**

It is only two months since I last reported to you but there have been some developments on issues which I brought to you last time and I thought it might be helpful in these cases if I went over the ground once more.

Gloucester Cheltenham Tewkesbury Joint Core Strategy.

I am repeating what I said last time as there is at present a consultation on the Preferred Approach which is open to 26 November. The next stage of this plan which covers the whole of North Gloucestershire and therefore affects the south of Wychavon has now been approved for further public consultation by Tewkesbury BC and is due for consideration by the other two councils. The development proposed at Ashchurch camp will certainly affect Kemerton. At the moment it is proposed to extend into the open country to the north of the camp. This will generate a lot of traffic up the Kinsham Lane into Kemerton and then onto the road through Overbury and Conderton to join the A46 at Beckford as motorists look for a "rat runs" to avoid congestion on the A46. It will also bring urbanisation almost up to Wychavon's

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boundary and increase still further the impact of Ashchurch as seen from Bredon Hill. I am urging all parish councils and Wychavon to make submissions on this strategy.

### Development at Bredon

I can report that the application for 33 houses on Cheltenham Road, Bredon was turned down by the planning committee by 13 votes to 1, against the officers' advice. This will now go to appeal.

There has now been a further application for 107 houses on the Tewkesbury Road at Chains Corner and backing on to College Road. This site is also not proposed in the SWDP, but may be hard to resist because of the five year housing land supply situation – see below.

### South Worcestershire Development Plan.

The plan is now with the Planning Inspectorate, and the Examination in Public started on 1 October at Worcester. The first stage of the examination took three days and looked at major issues such as housing, employment land, and retail requirements and the duty to cooperate with neighbouring councils. The inspector has now issued a preliminary report which I think has been sent to your clerk. In it he has asked for more information before he arrives at the final housing numbers, although he has made it pretty clear that he is looking for an appreciable increase. Providing this information will entail an inevitable delay and leave us vulnerable to the issue of whether Wychavon can show a five year housing land supply for at least two or three more months.

### Five-year Housing Land supply

You will recall that for some time Wychavon had been unable to show that it had a five-year housing land supply judged against the numbers in the West Midlands Regional Spatial Strategy. The consequence of this is that the saved housing policies in the old Wychavon District plan were regarded as no longer valid.

At its July meeting the Wychavon Planning Committee was told that we had given so many consents that we could now show a five year housing land supply so long as our SWDP allocations were counted, and, therefore, that our existing policy GD1 (no development outside development boundaries) was once again relevant. However we only just met the target and our calculations might be challenged at appeal by developers. Therefore we were advised to pass planning applications outside the GD1 development boundaries where such development could be regarded as sustainable and where the harm did not outweigh the benefit. At the August planning committee meeting we refused several applications on the grounds that they were contrary to GD1 and could not be regarded as sustainable.

At the October planning meeting we were told that the advice was the same as it had been in July. Despite this, the first reason for refusal of the Cheltenham Road, Bredon application was that it was contrary to GD1, although later reasons went to show that the harm would outweigh the benefit.

The inspector now seems unlikely to accept the initial SWDP housing numbers after stage 1 (see above), but if he is content with a comparatively modest increase we will then have an excess supply and we will no longer have to consider sites which do not accord with the plan.

### **13. Progress Reports for Information.**

#### a) Clerk.

Clerk to report water coming out of the pavement by Crossfield.

#### b) Chairman.

The Chairman had 'walked' the village with Andy Hull (Lengthsman), areas of excess water had been pointed out, which had led to a far better understanding and appreciation of the problems.

The Chairman and the Clerk had attended a flood meeting with Dave Lavender, (Worcs. Highways Department), Danielle Degville and Matt Maginnis from the Flood Risk Team and Tony Jones from Wychavon District Council, apologies were received from Andy Hull, Martin Hunt (Worcs. Highways Department), Adrian Hardman (County Councillor) and Adrian Darby (District Councillor).

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Within the county there are many villages with a higher risk of flooding after rainfall than Kemerton. Kemerton therefore does not have high priority for flood defence works.

Clearing all water courses at the top of the village would result in a higher risk of properties lower in the village flooding.

Due to the loss of information over the years, properties tapping into the village water course, raising of the road level, blocking of ditches, debris from the hill and lack of maintenance the natural and man made courses have been altered and some no longer exist all of which have exasperated the problem. There is no one solution, however the County, District and Parish will work together to try and improve the situation.

County is carrying out a programme of mapping the existing drains etc but this will take quite a time to complete. It is also very expensive where investigation needs to be carried out by CCTV.

Any ditch or other drainage problems should be reported to Wychavon District Council who will contact the responsible property owner to discuss any appropriate works that may be required.

Wychavon District Council has, if necessary, enforcement powers.

Cllr Darby will endeavor to keep the bund on the track adjoining Daffurns Orchard (created by Kemerton Estate) effective.

### **14. Correspondence For Information. (Listed On The Clerk's Report.)**

Clerk to report overhanging Cherry tree in Church lane to Highways.

### **15. Items for Future Agenda And Councillor Reports.**

Cllr Logan (Footpath Warden) had cleared a fallen tree from the footpath of Jobs Lane, the two bridges on the same path that go over the Squitterbrook, will be repaired by County Volunteers.

### **16. Date Of Next Meeting.**

January 7<sup>th</sup> 2013.