

Minutes of the Monthly Meeting of Somerford Keynes Parish Council 4th July 2016

Present: Cllrs R. Munroe (acting Chair), M. Rigby, J. Brailey, M. McKeown, R. Sleeman, and 5 members of the public.

1. **Apologies:** SP and CDC Cllr Berry for their late arrivals which were due to clashing appointments
2. **Declaration of interest:** MM re Lower Mill Estate
3. **Minutes** of the meeting held on 6th June 2016 were approved and signed. Proposed JB, seconded MR.

4. Business remaining

4.1 Village Lake (L99)

The PROW had been completed and the signed copy returned to the Clerk for safe keeping.

JB said the remaining benches had not yet been installed as Green Attitude had a backlog of work due to bad weather.

RS confirmed that he would prepare draft terms of reference for the Management Committee, to be agreed by the PC.

4.2 LME cycleway The Clerk was reminded to obtain a progress report from Will Vicary of LME.

4.3 Neighbourhood Development Plan

RM introduced a report, and said the draft NDP was open for pre-submission consultation until 29th July. All comments would be considered by the NDP term and, if appropriate, amendments proposed to the PC in the final version of the Plan.

SP reported that the screening commissioned by CDC concluded that a Sustainable Environmental Assessment was not required for the NDP.

4.4 CDC Local Plan. PC has received a CD of the draft Plan. The Chairman requested that the disk be circulated to councillors as quickly as possible.

4.5 Cullimore. Damage to Spratsgate Lane verges by Cullimore's heavy lorries was reported. Clerk to speak to Jason Betty of GCC.

4.6 Emergency Plan An individually addressed letter is to be sent to all volunteers who had offered to help seeking confirmation that they were still willing to participate. KM/MR intend to present a draft Plan to the meeting of the task group on 16th October.

4.7 Flooding CDC Cllr Berry had advised that CDC had agreed a budget for the creation of the proposed culvert, but there was not yet a date for commencement of the work.

4.8 GCC Highways GCC Cllr Parsons was still working with Highways to get all work done but no progress has been achieved yet. Wiltshire CC had finally repaired the grip at North End and cleared the gully beside the Spine Road Cycle Path. **4.9 Cotswold Water Park Trust/Waterland** A sub-committee of Cllrs Powell, Munroe and Rigby has been established to clarify the lease of the Parish Field. PC has a duty of care to the village and should carefully consider all of the associated issues.

5. Correspondence. Nil

6. Planning Applications

16/02360/OUT resubmission of application for up to 88 dwellings etc on land to south of Love Lane – Siddington

RM agreed to review the original submission and determine whether our objections are still valid. If so, our objection is to be reaffirmed.

16/02484/FUL Variation of condition 4 of 09/04352/FUL to allow for the holiday occupancy of plot 81 all year round at 81 Howells Mere Lower Mill Lane Somerford Keynes

16/02240/FUL to allow for the holiday occupancy of No. 4 The Water Garden, Lower Mill Lane all year round

16/02281/FUL Variation of condition 4 of 14/03250/FUL to allow for the holiday occupancy of Spinney Lake plot 6/7 all year round (Lower Mill)

16/02280/FUL Variation of condition 4 of 11/03126/FUL to allow for the holiday occupancy of Spinney Lake plot 1a Lower Mill all year round

16/02279/FUL Variation of condition 20 of 02/01741/FUL to allow for the holiday occupancy of Clearwater plots 15, 39, 66 and 78 all year round Clearwater Lake Lower Mill Lane Somerford Keynes

16/02241/FUL Variation of condition 20 of 07/01037/FUL to allow for the holiday occupancy of Bee Cottage No.75 Howells Mere Lower Mill all year round)

16/02239/FUL Variation of condition 4 of 14/00472/FUL to allow for the holiday occupancy of plot 3, Spinney Lake Lower Mill all year round

Somerford Keynes Parish Council OBJECTS to all the above applications on the following grounds:-

1. Removing the restrictions imposed by Para. 23 will make the enforcement of Para.22 even more difficult than is the case now. Should the requested easement lead to de facto permanent residence, this would put undue strain on the local infrastructure, particularly education and medical services at a time when the Local Plan envisages a substantial growth in approved permanent housing.
2. Monitoring of the holiday home regulations on residency appears to rely heavily on the management companies responsible for the locations. The proposed change would make it more difficult for them, and thus the planning authority to enforce those regulations.
3. We are advised that some plots on Lower Mill Estate are being sold on a freehold basis. In these circumstances, unless relevant and enforceable covenants are imposed, it would seem to be impossible to enforce holiday home conditions.
4. We understand that there is documentary evidence that premises on Lower Mill Estate are being offered as locations for small businesses. Any easement of Para.22 would unintentionally assist in the proliferation of developments of this kind.

16/02532/FUL Change of use of land from agriculture to create a hard standing area for the storage of caravans

No objection.

Planning Permissions

15/0042/CWMAJM Cullimore Field: Variation of condition 35, drainage infrastructure, relating to planning permission 09/0014/CWMAJM dated 16/06/2014

7. Financial Matters.

7.1 Clerk's salary April –July inc £347.53

7.2 HMRC £86.80 Proposed JB Seconded MR

8. Questions

8.1 RM had asked about the disappearance of the red sign at the crossroads to the north of Somerford Keynes (Chestnuts) advising that there was no access to LME through the village. The Clerk is to investigate and report.

8.2 Cllr MM had seen advertisements for rentals at LME properties for commercial businesses. He will send info to both Clerk and CDC Cllr Berry

8.3 Matthew Millett was to supply Thames Water contact details. Clerk to chase.

8.4 SP had received notification of new pension registration arrangements. She undertook to seek further clarification of the PC's responsibility.

8.5 RS enquired if there was any further information on ownership of the land adjacent to Garden Cottage. There appears to be no further progress to date.

8.6 Booker raised the issue of signage on Spratsgate Lane /Shorncote Junction after a recent serious traffic accident. Various solutions are being discussed with Highways and should be implemented very soon. PC acknowledged it was a dangerous junction.

8.7 A question was raised about progress on the PROW in Keynes Country Park. The Clerk was asked to raise this with CC Parsons.

There being no other business, the meeting closed at 8.50 p.m.

The next monthly meeting of the Parish Council will be on Monday 5th September 2016 at 7.30p.m in the Village Hall.