

CHEDWORTH PARISH COUNCIL

MINUTES – PARISH COUNCIL MEETING – 14th JULY 2025

PRESENT: Mr D Broad, Mr G Broad, Mr A Kingsley, Mr A McLellan, Mr I Morgan
& Mrs E Broad (Clerk)
County & District Councillor Mr P Hodgkinson

APOLOGIES: Mrs B Amory & Mr M Dentith

CONFIRMATION OF MINUTES: The Minutes of the Parish Council Meeting held on 9th June 2025 were agreed and signed as a true record.

DECLARATION OF INTERESTS: The Chairman to remind Councillors of the need to declare interests as necessary.

OPEN SESSION FOR THE PUBLIC: Councillor Hodgkinson gave a brief report, he spoke about spoke about the proposed local government reorganisation and the survey GCC has on-line. He also spoke about the 20mph speed survey that was also on-line and asked people to complete both surveys. Several parishioners spoke about the Ethans Orchard planning application.

It was agreed to bring the Ethans Orchard planning application forward on the agenda.

25/01970/PLP Ethans Orchard - Permission in Principle for Permission in Principle for the erection of 1 self-build dwelling – It was proposed by Mr G Broad and seconded by Mr Kingsley to object to the principle of development on this site. The site lies within Chedworth Conservation Area. As such the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the locality. The site has been subject to a considerable number of planning applications including: - Erection of new dwelling Ref. No: 19/02065/FUL Validated: Thu 20 Jun 2019 Status: Withdrawn following objections from Landscape Officer and others. Erection of new dwelling Ref. No: 17/03940/FUL Validated: Sat 23 Sep 2017 Status: Refused. Erection of 4 terraced cottages Ref. No: 02/01726/FUL Validated: Mon 19 Aug 2002 Status: Refused. The refusal and objection reasons remain valid despite attempts by the owner to limit views through the site by strategic planting. 1) The introduction of a new dwelling within this important area of open land within the settlement would fail to respect the local context in regard to harmony, street scene and views from the village road and footpath along the side of the site. As such the proposal would be harmful to the character and appearance of the Conservation Area, harm that would not be outweighed by any public benefits resulting from the proposal. As such the proposal would cause harm to the Conservation Area. 2) The site lies within the Cotswolds National Landscape (CNL) an AONB, the proposal would represent encroachment of residential development into the AONB landscape and the replacement of a parcel of agricultural land. The introduction of a new dwelling would be visually prominent in the landscape. The development would have a significant urbanising impact on the character and appearance of the AONB, the rural setting of the village and the built settlement pattern of Chedworth. and would fail to conserve or enhance the natural beauty of the AONB, agreed. Councillor Hodgkinson reported that he has already asked that this application to go to the planning panel at CDC if the planning officer is minded to approve the application.

PLANNING:

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25/01816/TCONR Calveshill House – Tree Works – For information

25/ 01804/FUL Barn and Stables at Denfurlong Farm - single storey extension on the west elevation to form a boot room and utility. Insertion of new rooflight in the south elevation roof – It was proposed by Mr McLellan and seconded by Mr G Broad to raise no objection subject to no exterior lighting as Chedworth Parish Council as a dark skies policy, agreed.

25/01805/LBC Barn and Stables at Denfurlong Farm – Listed Building Consent - It was proposed by Mr McLellan and seconded by Mr G Broad to raise no objection subject to no exterior lighting as Chedworth Parish Council as a dark skies policy, agreed.

25/01912/FUL Greenhill Farm - Variation of condition 2 (approved plans) and removal of condition 8 (Drainage scheme) of permission 24/03335/FUL. Construction of outdoor swimming pool and associated landscaping works – It was proposed from the Chair and seconded by Mr G Broad to raise no objection subject to no exterior lighting as Chedworth Parish Council as a dark skies policy, agreed.

25/01957/FUL Field Cottage, Chedworth Laines - single storey extension – The applicant gave a brief explanation of the application. It was proposed by Mr Kingsley and seconded by Mr McLellan to raise no objection subject to no exterior lighting as Chedworth Parish Council as a dark skies policy, agreed.

25/01991/FUL The Orchard, Calveshill - Variation of conditions 2 (material walls) 4 (materials roof) of permission 24/01710/FUL - Extension of the domestic planning unit and erection of timber garage and store with associated works - It was proposed by Mr Morgan and seconded by Mr McLellan to raise not objection, agreed.

25/02022/TCONR 1 Courts Close - Tree Works -For information.

Conservation Area: This was raised by Graham Rebek at the May meeting. Mr Rebek had sent some information through today but as Council had not had sufficient time to consider this it was agreed to hold it over until the next meeting.

MATTERS FOR DISCUSSION

Traffic in Village and Road Matters:

- a) Roadside Verge: Nothing further.
- b) Cooks Hill, Reduced Width: Nothing further but Cllr. Hodgkinson reported that Anne Johns had told him that the signage here was on the list.
- c) Tuns Hill Waterfall & The Stream: Cllr. Hodgkinson reported that he understood from Anne Johns that they had secured funding for the works, but no timetable had yet been agreed.
- d) Road Safety around St Andrews School: Cllr Hodgkinson had received no response to his request for a meeting with the head. It was agreed to write to the Chairman of the board of governors to try to move this forward.
- e) Traffic Speed on Fields Road:
 - i) Provision of Interactive Speed Sign: No reply had been received to our email. Cllr. Hodgkinson offered to follow this up and asked the Clerk to copy him the email sent.
 - ii) Extension of 40mph Speed Limit: A reply had been received from Anne Johns stating the introduction of the crossing point is being dealt with by their Highways Development Management team who will have assessed its introduction in line with relevant policy and guidance. A replacement bollard has been installed, and the edge of carriageway road marking had been repainted. She also stated these matters do not alter the process previously outlined regarding implementation of a TRO to reduce the speed limit. It was agreed to reply that the Parish Council were concerned that the proposed crossing was being put on the national speed limit (60mph)

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section of road and is very close to a blind bend. Councillors felt that suitable signage should be erected warning of this crossing.

f) Road Maintenance: Mr Morgan raised concerns about the poor condition of the road at the top of Tuns Hill. No reply had been received from Anne Johns about the cost of repairs to this stretch of road. The Clerk was asked to follow this up.

Footpaths:

a) New Footpath Gates in the Valley: An email from Mark Lanyon circulated by Mike Dentith concerning the condition of these new gates was considered. As it was not clear which footpath they were on it was agreed to send a map to Mike and Mark asking them to mark the area.

b) KCH36 at Fossebridge: An email had been received from Ben Pridgeon regarding the dangerous condition of the area on this path which has been dug up. The Chairman had been to look at the footpath which has been closed off with agreement of the County Council on several occasions, but it was not currently obstructed but did need some remedial work. It was proposed from the Chair and seconded by Mr Kingsley that the Chairman would contact the landowner with a view to getting this section improved rather than risk the County Council agreeing to close it again, agreed.

Playing Field:

a) Gate Post on Fields Road: Repairs were required to the Playing Field gate post on the far gate on Fields Road. It was proposed from the Chair and seconded by Mr G Broad to get a quote for the new gate post from Phil Dickenson, agreed.

b) Folk Camp request for use of Playing Field for Camping June 2026: It was proposed by Mr Morgan and seconded by Mr G Broad to charge £200.00, agreed. This was the suggested amount after an email exchange, and the organiser had been informed. They were going to consult their members and get back to us.

The Grass Keep Field:

a) Tree Planting on Diggers Field: Mr McLellan gave a brief update. The field had been mown which was felt to be a good job and a request was made to purchase a hosepipe. It was proposed from the Chair and seconded by Mr Morgan to set a ceiling of £100.00 to purchase a hosepipe, agreed.

Supporting the Seven Tuns: A brief update was given by Mr Kingsley. The pub was now advertised on the open market for £800,000 + VAT or £50,000 per year for a lease. As nothing further had been heard from STAG, it was agreed to wait until they contacted us.

Xbox:

a) Defibrillator Cabinet Repairs: The replacement switch was still awaited.

Playground behind the Village Hall: Nothing further in Mrs Amory's absence.

Benches: The Chairman was still awaiting a quote for repairs to Coronation Bench at top of Tuns Hill.

School Fete: An email had been received from Ben Pridgeon on behalf of the PTA asking for the Parish Council to pay for the hire of the Village Hall for the school fete on 18th July the cost would be around £50.00. It was proposed by Mr Kingsley and seconded by Mr G Broad to pay this, agreed.

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FINANCE:

1. E Broad (Audit Postage) £3.55, prop. D Broad, sec. I Morgan
2. IONOS (Hosting of Village Website June 2025) £7.20 Direct Debit, prop. G Broad, sec. A Kingsley
3. IONOS (Hosting of Parish Council Website July & Domain Renewal) £20.40 Direct Debit, prop. G Broad, sec I Morgan
4. Cottage Garden Services (Playing Field Cutting June & Diggers Field Cut) (£302.00 + VAT) £362.40, prop. A Kingsley, sec. A McLellan
5. G Broad (Microsoft 365 Renewal) £104.99, prop. D Broad, sec. A Kingsley
6. Play Inspection Company (Annual Inspection) (£108.00 + VAT) £129.60, prop. A McLellan, sec. A Kingsley. The Inspection report had been circulated; no issues were raised.
7. Viking (Ink) (£37.51 + VAT) £45.01, prop. G Broad, sec. I Morgan
8. Council in receipt of £100.00 shed rental from Gardening Club
9. Council in receipt of £200.00 shed rental from Drama Group
10. Council in receipt of £19.52 water reimbursement from HVLTV
11. Quarterly Financial Review to be undertaken at the end of the meeting by Cllr. Morgan & the Clerk

The meeting concluded at 8.48pm.

NEXT MEETING: Parish Council Meeting – Monday 11th August 2025 at 7.30pm.

Chairman.....

Date.....

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