

KEMPSFORD PARISH COUNCIL

Clerk: Teresa Griffin, Winterwood, Whelford, Fairford, Glos. GL7 4EB

Tel: 07818626158 Email: clerk@kempsfordparishcouncil.gov.uk

To all Parish Councillors

Members are reminded that the council has a general duty to consider the following matters in the exercise of any of its functions: Equal opportunities (race, gender, sexual orientation, marital status, religion and any disability), Crime and Disorder, Health and Safety, and Human Rights.

Minutes from the Parish Council Meeting of Monday 15th September 2025

Present:

Members of the public:

Cllr Mark Strange (Chair)	Dennis Strojwas (Agent for Helen Cheese-Probert)	
Cllr Stephen Andrews		Tracey Whitham
Cllr Christine Nugent	Marey Boland	Sarah Harrison
Cllr Debbie Watson	Beryl Gray	Georgia Harrison
Cllr Karen Saunders	Carl Elliott	Lee Nicholls
Cllr John O'Connell	Tony Williams	Shirley Curtis
CD Cllr Helene Mansilla	Gill Northen	Kelly Nicholls
CD Cllr Tristan Wilkinson	Michael & Ruth Gray	
Teresa Griffin (KPC Clerk)	Roger & Sarah Newman	

1. **Apologies:** GCC Cllr Dom Morris
2. **Minutes:** Minutes of the Parish Council Meeting held on 18th August 2025 were approved.
3. **Disclosure of member's interests:** None
4. **Dispensation requests:** None
5. **Matters Arising:** None
6. **Questions from members of the public:** The following comments and questions were raised in respect of the planning application for 4 houses at Paradise Farm (25/02133/FUL) –
 - Please can you explain the procedure from this point of the application up until it is determined? The Parish Council is a statutory consultee, similar to that of other organisations such as Highways and Thames Water. We are not planning experts but can provide valuable local knowledge and represent the views of the community. Tristan Wilkinson explained that he is one of two District Councillors that represent this ward and he also is a member of CDC's Planning Committee. Which in this case means he would not be representing the community if the application is to be considered by the Committee. Helene Mansilla would be the Councillor representing the community. The main thing about planning is 'weight', the weight of public good against public harm. At the end of the consultation period, and responses received from consultees, the Planning Officer will make a recommendation. If, as District Councillors we are happy with this recommendation, the applications can be determined under delegate powers. If, however, there are strong reasons why we feel this is not the correct decision, we can request the application is heard by the Planning Committee, where the final decision is made. Most of our guidance we seek from Officers but if we have a strong reason for disagreeing with them, their recommendation can be overturned. If an application is approved it may well include certain conditions. The applicant has the right to appeal against any decision. Helene Mansilla advised that any support or objection to a planning application has to be made on relevant and material grounds. The views of the Parish Council and parishioners are important to both the Planning Officer and myself and Tristan as District Councillors. We are here to represent you. CDC is still gathering information from all consultees and Officers have not yet visited the site.
 - Will the Parish Council come to a decision this evening? Not necessarily. The application will be discussed and following the meeting a draft response will be prepared.
 - Denis Strojwas introduced himself as agent for the planning applicant and circulated paper copies of the proposed plans.
 - Is the Parish Council aware of the preparatory works that have been undertaken on the site in respect of clearance and removal of stone wall? Denis Strojwas advised that clearance of shrubbery, ivy and brambles has been done, which resulted in some burning on site. The Canal Trust have also

undertaken some preliminary clearance work. The removal of the stone wall arose to prevent recent fencing around Manor Cottage being fixed to it and using the wall, which was part of Paradise Farm, to enclose the area. A retrospective planning application for the demolition in a conservation area was then submitted. The wall removal was not done to increase access width for a fire truck as this was already sufficient – a resident advised that during a fire at Stable Cottage a few years ago the fire engine was unable to get through this access and an alternative route had to be sought.

- If you look on Google maps and say that it is shrubbery that has been cleared, in addition to the 2 large trees that had approval to be cut down, it looks like the whole of Wills Patch has been cleared.
- As a resident of Oakley Court, there were 2 fir trees that bordered our property that looked in good health and had crows nesting in them. They were felled and the baby birds died. The bonfires created a public nuisance. Waste water from a hot tub was also discharged in to a ditch. The Chair advised that it is not illegal to have a bonfire but if it is causing a public nuisance, the date and time should be recorded and reported to CDC. Denis Strojwas advised that the applicant responded to the Officer, moved the site of the bonfire and enquired about regulations. She was advised there isn't any.
- Was the pond surveyed for newts before it was emptied in to the river and cleared? Denis Strojwas advised that an Ecological Survey was carried out in 2014 and no newts were found.
- When forming its decision, does the Parish Council take in to account any comments/reports from other parties? Yes, we do consider the reports and surveys from other bodies such as the Biodiversity and Flood Officers.
- As a neighbouring resident I would urge the Parish Council to refer to the objection document we have submitted. It has been prepared by an expert and will be submitted to the planning portal tomorrow. The document is not just a statement of why we do not want this development, but states specific compelling reasons why it should not be approved. I also wish to support the comments from my neighbours that it is really a coincidence that all the works that have been carried out recently to clear a space suitable for these houses. A complaint was lodged with CDC about the additional tree felling and it is due to be investigated.
- As former Chair of the Parish Council, I spent a lot of time in the defining of the common land with the use of stones to protect it and have not seen any comment from the Conservation Officer yet. Mark Strange advised that damage to the green and track is of concern to the Parish Council and we would like to see a Construction Method Statement to see how this would be dealt with. Denis Strojwas reported that the gravel track from the High Street to the start of Paradise Farm is a communal driveway. It would be protected during the construction phase and any damage made good. It is also proposed to give the Canal Trust a right of access to the old canal and public for when the canal is opened up. Mark Strange advised that any public access is welcomed by the Parish Council, but that there is a concern if permissive only, that it could change in the future.
- Historically, villagers used to access the River Thames this way. Is it not a Public Right of Way? No.
- Can I ask about the talk of the canal being reinstated? Mark Strange advised that as a member of the Canal Trust, the proposed plan is that the Kempsford Section would fall in to Phase 2 of any works and that this Phase would start by the visitor centre at the spine road and head eastwards, therefore not any time soon.
- The statutory notice period has not been complied with and some neighbours received no notification.
- Will any properties be leasehold or freehold? Denis Strojwas advised that this is something for the applicant to decide and that the intention is that they would be available for sale at shell construction so buyers can customise to their own requirements. There will be a management company.
- Will the sewerage be a sealed unit and removed from site, or will there be a discharge in to the old canal? The proposal is a biodigester system which involves a natural process of turning effluent in to drinkable water and discharged in to the canal. There will be no connection to the public sewer system. The unit will be buried, and not seen from above

Note. The view expressed in the public session (Item 6) should not be considered authoritative but should be raised as appropriate as comment to the application in order that Officers have the opportunity to address them.

7. **County Councillor's Report** – Not present. An update on the Hannington Road culvert repairs was circulated earlier. Works are currently 2 weeks ahead of schedule.

8. **District Councillor's Report** – Tristan Wilkinson reported –
- Local Government reorganisation -I delegate for the Leader on this. There has been some very interesting data on demographics. If we end up with an East/West split, and we are in the East, it is projected that we would end up wealthier and healthier than the West. The West would end up with a higher proportion of adult social care. This is driving enthusiasm towards a single unitary authority.
 - Local Plan – With the new Government housing targets we do not currently have a 5-year housing supply and are about to issue a 'call for sites'. I would encourage everyone to engage in the consultation. Helene Mansilla added that the question of whether it is fair for central Government to push targets on regions like the Cotswolds given the limitations, and would it make more sense for other areas to accept more housing.
9. **Kempsford Parish Council**
1. Parish Councillor vacancy – It was agreed to readvertise in the October Parish Newsletter and on the Kempsford village Facebook page.
 2. Cotswold District Local Plan 2025-2043: Call for Local Green Space Nominations – We have formerly put forward the Hazel View Field in to the Local Plan review. The deadline for responses is the 6th October and it was agreed this needs to be looked at further.
 3. Updates from meetings attended and working groups –
 - Kempsford Village Hall – Karen Saunders circulated notes from the last meeting by email.
 - RIAT – A big change for next year will be parking for visitors from the West. Various potential issues were raised about the changes and we haven't heard back since the meeting.
 - The Police came out to participate in a community speed watch at Whelford as part of preparing a media campaign to encourage more volunteer speed watch groups.
 - GAPTC working group on devolution – The debate was focused on the use of the word 'place', and those who wish to change it to neighbourhood. In a future area or place, Fairford, Lechlade, ourselves and the villages in the Coln valley might well form a logical group.
 - Stephen Andrews attended the GRCC 'Know your Patch' meeting in Fairford. I have some separate notes to follow up on, such as working for well-being and foodbank etc., and the way that Kempsford fits in to it.
 3. Residents reports to Councillors –
 - Laura Whitton expressed her thanks in arranging for the football nets to be picked up at the end of day reducing the risk of wildlife becoming entangled in them.
 - It was noted that the Green Lane to High Bridge has been cut back slightly with the major obstacles removed. It is thought this was done by a resident.
 - The issue of overgrown vegetation at Broadway Close has been dealt with.

10. **Planning, Policies & Licensing:**

Ref.	Location	Proposal	Decision
25/02133/FUL	Land at Paradise Farm, Kempsford	Full application for Erection of 4 dwellings in two semi-detached blocks, utility block, and upgrade of laneway to private driveway	Object subject to further information required. Clerk to draft response
25/02739/FUL	Land at Paradise Farm, Kempsford	Full application for Retrospective demolition of small stone rubble wall	Formally object pending report from Conservation Officer
25/02856/TCONR	Lorien, High St., Kempsford	Works to trees in conservation area	No objection
25/02601/FUL	20 Newfound Reach, Coln Waters	Variation of conditions of permissions 24/01973/FUL and 22/02175/FUL	Object & support FTC's response, plus pending PROW determination
25/02628/FUL	Land at Plot W.32 Reserve Edge, Coln Waters	Proposed erection of two holiday homes	Object & support FTC's response, plus pending PROW determination
25/02206/TDC	Land South West Of Goldfinch House	Technical Details Consent application for the construction of a single dwelling, detached garage and other associated	Note new Drainage Strategy and SuDS

	Totterdown Lane Fairford	works following approval of Permission in Principle (25/01107/PLP) – NEW INFORMATION	Statement & await comments from LLFA
	Manor Farm Quarry, Kempsford	Request to Access Phase 4A	Clerk to draft response & circulate by email
25/0058/COMPLI	Kempsford Quarry (Old)	Compliance with conditions relating to planning consent 15/0071/CWMAJM	Resend earlier comments re drainage & request further info

11. Finance

1. The following bills paid between meetings were approved: -

002530	M Dyball t/a Willow Gardening (Aug grass Kempsford)	£302.40 inc. VAT
002531	TEEC Ltd (gov.uk domain & changeover)	£120.00 inc. VAT
002532	The Play Inspection Co. (2 x annual inspections)	£360.00 inc. VAT
002533	Busy Fingers Printing (Sept Newsletter)	£141.75
002534	C Nugent (gift & card N Green)	£34.50
002535	T Griffin (wages & use of home)	£732.00
002536	HMRC (PAYE – Emp’er NI)	£44.55

The following bills were approved: -

Lloyds Bank (monthly service fee & charges)	£6.29
---	-------

Receipts since last meeting

Bank Interest	£43.59
---------------	--------

2. Finance Reports – The monthly Finance Report consisting of bills to be paid, receipts received, bank reconciliation and income/expenditure vs budget was received and agreed.

12. Clerks Report – Nothing to report.

13. Correspondence - Noted and all correspondence received via email has been circulated.

14. To note date of next meeting – Monday 20th October 2025 at 7.00pm at Kempsford Village Hall

Copies:- Mrs Nugent, Mrs Saunders, Mr Strange, Mr O’Connell, Mr Andrews, Mrs Watson CD.Cllrs, C.Cllrs.

Meeting ended at 9.25pm

Appendix A

Kempsford Parish Council - Attendance Report		12 months to: Sep-25
Name	Attendance	Attendance Percentage
Dom Morris (GCC)	3/12	25%
Helene Mansilla (CDC)	2/12	17%
Tristan Wilkinson (CDC) - elected Dec 23	6/12	50%
Mark Strange (KPC - Chair)	12/12	100%
John O’Connell (KPC - Vice Chair)	12/12	100%
Christine Nugent (KPC)	9/12	75%
Karen Saunders (KPC)	11/12	92%
Stephen Andrews (KPC)	12/12	100%
Debbie Watson (KPC) - Co-opted Nov 23	12/12	100%