

**EVENLODE PARISH COUNCIL**  
**MINUTES of meeting held 4/12/2023**

**Present** Tim & Judy Proger, Brad Hooker, Shrimp Mackie, Angie Hunt, Charles Watson

**Councillors** Jamie Mackie, Chris Johnston, Wendy Dancer, Jan Lesser

**Clerk** Jan Lesser

**Also Present** Ben Peters, Hugh Yarrow CEO, Charlie Luxton Architect

The Chairman indicated to those present that, given the nature of the topics on the Agenda, he would permit comments from the floor.

**MINUTES**

**1. Apologies** from Councillor John Holmes, David & Jane Watson.

**2. Balance at Bank** = £9518.00. £452 VAT reclaim due to be credited & the most recent invoice from Lawns2Mow to be debited. Over £9000 is a healthy balance and sufficient to enable 2 projects: (a) to remove the concrete lid on the drain on the verge in front of 2 Orchard Cottages, and(b) to clear the ditches along Church Lane from the Church to where the water flows from Julia Higgs' field. The PC unanimously voted for the Clerk to obtain quotations for this work from George Reynolds and report back.

**3. Ben Peters together with his CEO at Evenlode Management as well their architect Charlie Luxton gave a presentation:** some points covered:

- developments such as this always have tight and numerous conditions attached to the permission
- the issues relating external lighting and the details relating to the transport plan ( bussing employees from stations) are all currently being worked on
- the premises are only intended to be used on Mondays and Tuesdays; on other days and weekends it will be unoccupied and therefore available for community use as well as schools' use for children to learn about sustainability etc
- 20% of the company's profits go to its charitable purposes
- building will be as unobtrusive as possible from the road
- the fields which lie either side of the main driveway will be used for summer wild flowers ( w.e.f. summer 2025) and winter grazing ( w.e.f. winter 2024)
- the actual building works are envisaged to commence March/April 2024 with the building completed, it is hoped, end summer 2025. The premises will be A\* rated re: carbon efficiency; with a 'package treatment plant' for sewerage turning waste into virtually clean water, and an attenuation pond ( in addition to the dew pond in the field) to cope with run off.
- Ben indicated there would be no objection to the usual dog walkers ( about 6 in the village) using the main driveway pedestrian gate to access the PROW which runs alongside the building. It is not yet clear whether the footpath which runs alongside the barns now will be permanently diverted to the other side of the hedge or only for the duration of building works
- The company really wants to be good neighbours to Evenlode – to be involved in community activities and to facilitate village /community activities in the building when not used for the business on Mondays and Tuesdays and any occasional business event.

**4. Traffic Management through the village:** the PC notes that the question of traffic through the village is a perennial problem, given the number of horse riders/cyclists/ dog walkers and pedestrians using the lanes where there are no pavements and the verges are deliberately left overgrown for wildlife. A 20mph speed limit and traffic calming mechanisms were discussed, with input from GCC District Councillor Mark Mackenzie-Charrington as to the length of time, legal requirements and other possible methods of drawing attention to drivers for their speed and manner of driving. The PC listened to the views of those present and concluded that lit signs and speed humps were both out of tune with the village

environment and unlikely to have much effect. There was some enthusiasm for a camera recording number plates of those speeding so that police could contact the driver to reprimand them. M M-C suggested contacting Gray Elkington of Little Rissington PC who has gone into this method in depth, in order to help inform Evenlode PC's decision making. **The PC decided to reserve its position and consider the options.**

#### **5. The Stow Town Council Neighbourhood Plan:**

Under the Neighbourhood Planning Regulations, this Plan is subject to a consultation run by Cotswold District Council, before being reviewed by an Independent Examiner, who will take comments into account in reaching a view on the Plan and its policies and whether it should be approved. The Plan currently provides for a large housing development in the field behind Tesco for 170 – 240 houses to be built along with a car park and exit onto Broadwell Hill – this is in order to satisfy the requirement for Stow TC to build only some 30-odd affordable & social homes. There is a proposal to build the required number of affordable and social homes on land adjacent to King George's Field with access to the Joddington Road from the existing road infrastructure. M M-C indicated Stow TC may not have given sufficient or reasoned consideration to this proposal and had favoured the Broadwell Hill proposal, notwithstanding less than resounding enthusiasm for the Broadwell scheme from Stow residents and other interested parties. Broadwell PC was considering its further response on 4/12/23 and our Ward Councillor was there to hear the views. Evenlode PC unanimously agreed to wait to hear from Ward Councillor David Cunningham and then to consider and compile its response whilst encouraging village residents to submit their own views in light of the probable traffic increase and rat-running of local lanes.

**6.** 2022-23 expenditure and the next year's likely expenditure and the **2024-2025 Precept Bid**. The PC had considered the financial report of 2022-23 expenditure compiled by the Clerk & RFO. The village's regular expenses do not vary and even with the costs identified at Item 2 above, the PC unanimously agreed that the bid should be for the usual 2% increase on this year's Precept.

**7. A O B** The Minutes of the last meeting were signed as an accurate record; the Chairman thanked Ben Peters for coming along; the Clerk will circulate M M-C's report to villagers along with the Minutes.

The meeting concluded at 7-30p.m.