

MICKLETON PARISH COUNCIL MINUTES

Minutes of the meeting of Mickleton Parish Council held on Wednesday 22 October 2025, in King George's Hall, at 7.00pm.

Mickleton Parish Council (MPC)
Gloucestershire County Council (GCC)
Cotswold District Council (CDC)

PRESENT:

Joanne Piper-Bourn (chairman) (JPB), Andy O'Neill (AON), Chris Cottam (CC), Kevin Fletcher (KF) and Jerry Arnall (JA)
District Councillor Tom Stowe (TS) and the clerk, Elaine Fuoco-Lang (EFL), were also in attendance, with a trustee from the Chipping Campden Community Trust (CCCT)
Plus one member of the public

Business to be transacted:

01. To receive apologies for absence: apologies to be accepted/not accepted by council

County Councillor Tom Bradley (TB) and District Councillor Gina Blomefield (GB) gave their apologies

Councillor Emile Dodin (ED) gave his apologies, which were accepted by MPC
Councillor Jerry Arnall (JA) arrived at 19.09

02. Declarations of interest:

a. To make declarations of interest on the items on the agenda

JPB declared an interest in relation to item 16b

JA and CC declared an interest in relation to item 10c

TS also wished to declare an interest in 25/02213/OUT

b. To consider any dispensation requests

MPC agreed that if a dispensation was required for item 16b it would be granted

03. To confirm the minutes of the meeting of the parish council held on 27 August 2025

It was RESOLVED to approve the minutes of the parish council meeting held on 27 August 2025 as a true and accurate record of that meeting, accepted and signed by the chairman.

EFL

04. Presentation by Chipping Campden Community Trust

A trustee from the CCCT gave a presentation regarding giving grants for educational and community projects.

See Appendix A for a full report

CC asked how much the grants are for.

The CCCT trustee stated approximately £1,000, but can be bigger, especially for exceptional projects.

Initialed.....

05. To receive the clerk's report

MATTERS ARISING

Website

Website information and a photo are needed from councillor ED, and a photo is needed from KF.

ED/KF

Training

Councillors AON and KF to identify training dates from the county association website, as per MPC's training policy.

AON/KF

Bus shelters Stratford Road

JPB to contact EFL regarding looking into the lights at the above.

JPB/EFL

CLERK'S REPORT

Games area:

The clerk has raised this for discussion with CDC regarding the passing of the s106 deadline to spend funds (26.08.2025 and 03.10.2025), but has not had a response as yet.

EFL

Following the advertised vacancy in relation to the most recent resignation, no local government electors from the parish requested an election by 12.09.2025, so MPC will be free to co-opt this and the other FIVE vacancies.

Please do contact EFL or another councillor if you are interested in taking up one of these vital vacancies.

Updated register of interests forms from CC and JA have been processed by CDC.

JA confirmed he would be interested in taking on the following responsibilities: litter pickers, sports club, games area, burial board and defibrillator representatives.

MAINTENANCE

Churchyard

The churchyard wall repairs are almost complete, the site was being cleared today. Due to the movement of the wall, an external buttress had to be erected (there was already a buttress near to the QEII gate at the rear of the churchyard). MPC informed the church and obtained permission from the landowner.

Junior Playing Field

A contractor has removed a rotten bench, filled holes in the ground and carried out repairs to one of the goals. They will remove graffiti in due course (subject to item 18a) .

Cemetery

The temporary solution of repointing walls has been completed.

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Initialed.....

New cemetery

Overseeding has taken place.

Other items

TOPS has agreed to store the parish council's winter salt allocation.

EFL attended an online Terrorism (Protection of Premises) Act 2025 course, also commonly known as Martyn's Law. It now seems that it is unlikely to affect most of MPC's events, but MPC is being kept informed. MPC has 2 years (from 3 April 25) to implement its requirements.

Some items which have been sent to councillors included:

Cotswold District Local Plan 2025–2043: Call for Local Green Space Nominations. Further to talks with the Planning Policy Officer MPC was advised that this is not to protect/safeguard from development and not for anything that currently has some form of protection, none of the suggestions from councillors would be considered, but MPC was referred to alternatives to the green space designation.

South Warwickshire Local Plan: summaries of the representations have now been published following the Preferred Options consultation.

The Ministry of Housing, Communities and Local Government (MHCLG) has launched a survey on local authority-led neighbourhood governance.

National Association of Local Councils (NALC): officially opened nominations for its 2025 governance elections.

NALC has published its annual analysis of parish and town council tax levels for 2025/2026, showing that precepts continue to grow in scale and importance. The average Band D precept is £91.22.

The county association's information sharing event Precept Setting for the Future highlighted an average of nearly £58.00 for a band D property and a 70K average precept in the county. Despite being a large parish council MPC's band D equivalent is currently £42.95, as it is using reserves for larger projects.

Rural England has published its 2025 State of Rural Services report, highlighting persistent and wide-ranging disparities between rural and urban communities.

CDC's Local Plan Regulation 18 Consultation Update on the Local Plan, meeting government housing targets, and Local Government Reform.

Some additional items which were posted on MPC's website/Facebook

Self-balancing scooters aka Hoverboards: it is illegal to use these on a public highway (or the pavement).

Planning information updated, including the public consultation regarding outline planning application 25/02213/OUT.

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Trust and Confidence survey has been launched by Gloucestershire Police and the Office of the Police and Crime Commissioner.

Gloucestershire County Council has announced the launch of the public consultation for the county's first Local Nature Recovery Strategy (LNRS) (this closed on 19.10.25.

Gloucestershire Police page on our website was update and MPC published a news story regarding crime statistics for the area.

06. Finance:

a. To receive the financial statement (signed by chairman)

Received by council

EFL

b. To approve payments (signed by two councillors and to note authorised signatory)

Payments that required authorisation prior to the meeting have been paid, authorised by JPB and CC. A full list of payments and total amount of £8207.41 is at Appendix B

*Hall hire October consultation	34.00	BACS	LGA 1972 s134(4)
*Smart Cut overseed new cemetery	616.36	BACS	Open Spaces Act 1906 ss9-10
*PATA payroll salary forecast	15.00	BACS	LGA 1972 s111

Approved by council

To note that CC is the authorised signatory.

CC/EFL

c. To note receipts (signed by two councillors)

RECEIPTS			
Interest	52.79		
Cemetery fees	400.00		
VAT refund	872.79		
Precept 2/2	11312.00		
TOTAL	12637.58		

Noted by council

d. To note bank reconciliation: 01.08.25 to 30.09.2025 (signed by two councillors)

Noted by council

EFL

e. To note receipt of quarterly budget report up to 30.09.2025 sent on 01.10.2025

Noted by council

f. To note any unexplained variances regarding item f

EFL apologised that the above should read 'item e' not 'item f'

s106 monies have not spent by the deadline, so this has been raised with CDC £3,724.14. Also £356 in relation to installing the cycle racks.

Initialed.....

Overspend

Speed camera £61.60 as at budget setting MPC did not include the £179.00 speed watch data renewal fee as it did not know that it would be coming out this early, but this will be taken out of general reserves.

Bank charges £25.92, this was unknown at budget setting.

Potential overspend:

Communications has only £97.99 left because of communications regarding planning and 20s plenty. If this budget is exceeded there are general reserves.

Potential underspend:

Planters £659.31 as MPC was looking at whether to replace any troughs.

Training £490.

Less than predicted income:

Cemetery income £2,200.00 against a budget estimate of £7,000 for the year, but this is a challenge to predict accurately, as income was over £7,860 at this time last year.

MUGA hire currently £291.91 against a budget estimate of £700.00, as a regular hirer has not rehired the facility.

07. To provide members of the public with the opportunity to comment on items in respect of the business on the agenda (maximum time 15 minutes and 5 minutes per person as per Standing Order 3 e-g). At the close of this item, members of the public will no longer be permitted to address the council.

No questions were asked.

08. To receive a report from Gloucestershire County Council

TB sent MPC the following report:

20mph

At the recent Environment Scrutiny Committee I asked the Highways Directors what resource they had to move forward with the new administration's 20mph policy. At the time I was advised no additional resource had been provided, and that officers were concerned they would be overwhelmed with a "tsunami" of applications. They have flagged this to Cabinet as a major concern. I also asked about timescales given the likely interest across the county. Officers confirmed that even dealing with the initial sift will take "several years, if not longer" before they can even begin to look at the necessary Traffic Regulation Orders. I am therefore advising my parishes that if they are interested please do let the County Council know, but where there are issues with speeding then let's work together on other options in the meantime which we can get actioned more quickly.

EV charging

The County Council are currently looking at on-street options for new EV charge-points (they are looking at 4 bays for this), with a scheme for parishes, village halls,

Initialed.....

etc., to be launched next year for off-street parking. If either of these are of interest, do please let me know and I can ask the relevant officer to liaise.

Other highways

I am also working to pull together options for the 2027/2028 financial year resurfacing programme – if there are any major stretches of highways that you think are in need of a full resurface, as opposed to repair, please do let me know and I can try to get these assessed.

I am liaising with Stagecoach and Warwickshire County Council regarding bus service provision to Stratford and the desire to have a service that would arrive in time for work and college. I hope to have an update on this some time this month.

Broadband

I have been looking at broadband provision for the village and how we can ensure fair and equal access to superfast broadband. The northern section of Mickleton and the new(ish) development in south-west Mickleton are already superfast enabled through what was known as Fibre to the Cabinet (FTTC) technology, and officers have undertaken manual checks which show those properties can access the highest end of the superfast download range, between 70-80megabits per second (mbps). For context, Netflix advise that a 15mpbs download connection is required to watch a 4K resolution movie. As these properties were superfast enabled, they were ineligible for additional funding from the previous superfast project, Fastershire.

Work in other parts of Mickleton delivered by Gigaclear and Openreach was commercially funded, and as with any commercial company they are free to invest where they choose. However, looking at the latest data collected by central government, both these areas have planned commercial delivery of full fibre broadband in 2027.

Moving forward, any properties that are not gigabit enabled and are not part of a planned commercial delivery will be eligible for intervention from the government's Project Gigabit initiative. In terms of new-build sites, these are the responsibility of the site developer and there are requirements under building regulations about the provision of broadband infrastructure.

Education

I have been approached by a number of schools locally concerned around future school provision and school improvements. I am following this up with officers and the relevant portfolio holders to ensure that the revised housing targets for the Cotswold District are taken into account in future school planning and that any developer contributions from our area are spent in our area.

Local government reorganisation

Officers continue to draw up the evidence pack for two options – a single all Gloucestershire unitary, or an East/West split. To date, data shows the majority of residents prefer the single unitary option and that this would deliver the best value

Initialed.....

for the taxpayer. Council will vote on its preferred option in November, which will then be followed by a recommendation to MHCLG. We will have a Ministerial decision by summer next year, with potential elections to the shadow authority in May 2027 and then full vesting in May 2028.

09. To receive a report from Cotswold District Council

TS gave the following report update regarding planning. CDC has launched a Regulation 18 consultation to fast track a 5-year local plan. This is a high-level indicative plan to identify where development can take place in the district. CDC is required to accommodate 18650 new homes. Over 80% of the district is protected National Landscape, and after areas such as those in flood risk are taken out this leaves only 6-8% of the district that can be developed. Mickleton has a potential of 590, Willersey 180, Moreton 2,300 and south-east of Cirencester 5,000 new homes.

CDC has no other options as this has been imposed upon CDC by the government. If CDC ignored the allocation it would be for developers to pick and choose or government would use a third party to deliver a local plan and charge CDC.

TS is cosigning a letter with Mike Every, leader of CDC, to the new secretary of state regarding the impact and unsustainability of the housing target. Previously, a letter was written to government, but there was no change.

TS highlighted that residents, communities, the parish council and businesses must get involved, as sites could be discounted with evidence. In November roadshows will be taking place, including one in Mickleton, and dates are to be announced.

Early next year the Regulation 19 consultation will take place, with more detail about sites, specific allocation and an infrastructure statement. Then the local plan will be adopted at the end of 2026, as then CDC will cease to exist and the local plan will carry weight and be adopted by the unitary authority.

CC: How do residents address full council?

TS: Anyone can do this, but contact democratic services the day before. There is a set time period per question and a maximum time limit for all questions. You have to direct a question to a cabinet member.

CC: How do members of the public respond to Regulation 18 when lots of questions are about infrastructure?

TS: Raise what Mickleton needs, so that will feed into Regulation 19 and what makes up the infrastructure statement.

CC: Where does the need come from with regard to the NPPF?

TS: From government. There is no discussion with CDC, and it is unsustainable and

Initialed.....

impractical. The 590 potential figure for Mickleton has arisen from the target that government has set.

10. To consider/ratify the following planning applications:

a. 25/02692/LBC Redecoration of the exterior of the building at Butchers Arms, Chapel Lane (ratify)

Agreed to ratify a comment of no objection

b. 25/02872/FUL Full Application for Replacement windows to front elevation at Mill House, Mill Lane

Agreed by council to submit a comment of no objection

EFL

c. 25/02213/OUT Outline planning application for the erection of 60 dwellings with means of access at Foxwold House, Broad Marston Lane

Agreed by council to submit an objection comment, see Appendix C

EFL

d. 25/02958/TPO Works to trees with a TPO for Pruning to maintain vehicular and agricultural access and root sucker removal twice yearly (proposed works to trees covered by 25/00005/GROUP) at Land Parcel at E416541 N244341, Mattock Mews

Agreed by council to submit a comment of no objection

EFL

e. 25/02998/TCONR Works to trees in conservation areas for t1: 2m reduction on oak tree and t2: dead wood on oak tree, at Kings Arms Inn, High Street (ratify)

Agreed to ratify a comment of no objection

f. 25/02999/TPO Works to trees with a TPO for t1. crown lift oak by 1m all round to avoid damage to building at Nineveh Farm, Campden Road

Agreed by council to submit a comment of no objection

EFL

g. To consider any urgent planning applications received since publication of the agenda

25/03263/FUL Proposed porch, garage conversion and replacement rear extension at 23 Nursery Close

Agreed by council to submit a comment of no objection

EFL

h. To receive an update on planning permissions/refusals

Cotswold district council has permitted/has no objection to:

- 25/01729/FUL Full Application for External alterations to French door opening, addition of bullseye window to front elevation and two Velux rooflights to rear

Initialed.....

roof slope at Ostlers Cottage, 4 Greyrick Court. Approved 12.09.25.

- 25/02401/TCONR Works to trees in conservation areas for Remove a large ash limb over hanging the road and pathway, limb heavily weighted. Marked A on sketch plan. Remove lowers on a yew tree, dislodging Wall. Marked B on sketch plan. Remove lowers on spruce on garage roof. Marked C on sketch plan. Remove ash tree at bottom of the garden, with die back disease. Marked D Sketch plan at 1 The Manor, Church Lane. Approved 27.08.25.
- 25/02561/TCONR Works to trees in conservation areas for Ash tree – remove the tree due to decline in health, which I believe is Ash dieback. Evergreen tree – remove the tree as we want to rebuild an 8ft boundary wall, and therefore, avoid future problems at St Michaels House, Chapel Lane. Approved 11.09.25.
- 25/02456/TPO Works to trees with a TPO for T5 ash – fell to ground level. Reason: large cavity in lower trunk. Poor form. Located adjacent public road. T6 ash – fell to ground level. Reason: Poor form. Brackets of decay fungus on trunk. Located adjacent public road. T11 ash – fell to ground level. Reason: Basal cavity on south side and another at 3-4m high. Poor form. at Darlings Barn, High Street. Approved 24.09.25.
- 25/02169/FUL Full Application for Erection of front porch and two storey rear extension at 18 Granbrook Lane. Approved 09.10.25.

Withdrawn applications:

- 25/01621/OUT Outline application for up to 120 dwellings with all matters reserved with the exception of access at Land North East Of Mickleton, Gloucestershire, GL55 6UF. Withdrawn 09.09.25

A consultation was held at KGH on 07.10.2025 regarding 25/02213/OUT and was well attended with approximately 60 attendees. MPC received thanks from members of the public for holding the event.

11. Community Governance Review (CGR):

a. To note that Cotswold District Council is undertaking a CGR review over the next 9–12 months, with any changes implemented at the ordinary elections in May 2027

Noted by council

b. To note that Mickleton Parish Council did not wish to agree any requests for inclusion in this review

Noted by council

12. King George's Hall charity: to formally note that Mickleton Parish Council (and the Charity Commission) has been informed by the King George's Hall chairman that

Initialed.....

Mickleton Parish Council's involvement in nominating a trustee is no longer required, as seen in an extract of minutes of a trustee meeting dated 28 February 2025, and effective from 1 March 2025

Noted by council

EFL

13. To note the clerk's appraisal was carried out on 05.10.2025

Noted by council

EFL

14. To vote on Mickleton Parish Council subscribing to Scribe Accounts, to sit alongside the Scribe Cemetery software

Confirmed by council and to subscribe to this at a cost of £1,448 for set-up and import and £35 per month from January 2025 (ex VAT)

EFL

15. To agree the parish council's draft action plan for 2026/2027

Agreed by council

EFL

16. To consider and award grant applications received from the following:

a. Great Western Air Ambulance Charity

Agreed to award £275 as per the grants policy

EFL

b. Mickleton Rangers Youth

Agreed to award £275 as per the grants policy

EFL

17. BT phone kiosk on Church Lane

a. To vote on whether Mickleton Parish Council should adopt the above kiosk

MPC voted not to adopt the kiosk.

KF requested that the following be minuted: KF objected to MPC's decision

If yes to item 17a:

b. To vote whether council wish to employ a solicitor to review the agreement for the sale and purchase of telephone kiosk, as per item 8.5 of the BT agreement
MPC did not vote on this item because of its decision at item 17a

c. To vote on whether council wish to employ an electrician, as per item 5.3 of the BT agreement

MPC did not vote on this item because of its decision at item 17a

EFL

18. To consider painting some of the junior playing field equipment:

a. To agree which items to paint

Initialed.....

MPC agreed to paint the swings and youth shelter as per quote 2: £ 2,164.22 ex VAT

EFL

b. To agree how to fund this

MPC agreed to fund this from CIL funds, reserves and to apply for a grant from the Chipping Campden Community Trust

EFL

19. Annual carol service Christmas event:

a. To decide the recipient of the charity collection

MPC voted on the recipient of the charity collection as: The Chipping Campden Community Trust

EFL

b. To confirm that an unofficial road closure has been applied for

Confirmed by council

c. To confirm letters will be sent to affected residents regarding the road closures

Confirmed by council

CC/EFL

d. To confirm if the council is to work with the church regarding their nativity trail event, to be held before the carol service, and to advertise both events jointly

Confirmed by council with careful wording to show these are different events

JPB/EFL

e. To confirm if the current Christmas lights are working or if they need replacing, and to approve any spend

Lights are not working and MPC agreed a spend cap of £300

CC/KF/EFL

f. To confirm which councillors will volunteer to put up and take down the lights or whether a contractor should be paid to do so, with or without councillor assistance

JPB's son has volunteered. This activity needs risk assessment and supervision, and councillors agreed they will supervise this activity

20. To confirm arrangements regarding laying a wreath at St Lawrence's Church for Remembrance Sunday

Either JPB or CC will lay the wreath

JPB/CC/EFL

21. To receive a report from the Climate Working Group

CC gave the following report:

Very little to report this month due to members of the Climate Group being heavily involved in responding to significant planning applications from developers.

Initialed.....

Thanks is given to the chair of the KGH for providing an update on the need for cycle racks, both at KGH and other locations throughout the village.

22. To receive a report regarding the Community Speed Watch (CSW) camera JPB reduced trigger speed but this resulted in too many verifications. The fastest speed recorded was 64mph. See Appendix D for the table of results.

23. 20's plenty

- a. To receive a report from the 20's plenty working group
An online survey has been set up and to date there have been 130 responses, with 75% in favour of the scheme. [The survey is on MPC's website]

At 8.25pm MPC agreed to suspend standing order 3x due to time constraints to fulfil the rest of the meeting's actions.

24. To note checks of the following:

- a. Junior Playing Field playground (weekly)
Only 1 report was received for September and 1 in October
EFL reminded MPC that: without written/email evidence that the visual checks have been carried out the insurance company would not be able to defend a claim
EFL has highlighted the legal position regarding the claim period which MPC needs to be aware of: claimants have 3 years from the date of any incident to make a claim, and minors have until 3 years after their 18th birthday to make a claim
- b. Games Area (weekly) 1 report was missing in September and 1 report was missing in October
- c. Churchyard and cemetery (fortnightly) all reports received
- d. Defibrillators (monthly) KGH defib was not updated on The Circuit in September, and email was sent and this was dealt with

25. To receive correspondence

Some correspondence items include:

Various contact regarding the potential housing developments and following MPC's September public consultation, which were passed to the planning representatives.

Members of the public who had not registered their comments with CDC were encouraged to do so.

MPC was copied into correspondence regarding concerns a resident had regarding decision notice 23/1075.

MPC has received correspondence from Ebrington Parish Council and the countryside charity CPRE regarding application 25/02213/OUT.

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Two separate incidents of bonfires were reported to TS in fields off Broad Marston Lane.

Cabinet member for Sustainable Transport and Road Safety Thanked MPC regarding its response – Community 20s and Safer Roads Initiatives
155 parish councils submitted feedback.

Concern was raised by a parishioner regarding a flag in a garden on the High Street. TS gave the following advice: Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the display of national flags is generally permitted without express consent, provided the flag is flown from a single vertical flagpole no more than 4.6 metres in height.

Cotswold District Council has been organising a series of 'Strengthening Communities' events through 2025 into early 2026. The final one is taking place at Mickleton Village Hall on Wednesday 18 February – 11.30am to 2.30pm, MPC is awaiting poster from CDC, then this will be advertised in due course.

A resident of Bearcroft Gardens has asked MPC not to replace broken bench, this was circulated to JPF councillors, and awaiting full response on this.

26. To confirm the date of the next parish council meeting: 26 November 2025
Confirmed by council

Pursuant to section 1 (2) of the Public Bodies (Admission to meetings) Act 1960, it is resolved that because of the confidential nature of the business to be transacted that the meeting be held in private session to discuss to the points below. No other business will be discussed.

27. To set the salary budget as per financial regulation 4.2
MPC agreed to set the salary budget for 2026/2027

The chairman closed the meeting at 8.45pm

Signature of the chairman upon approval of the minutes

Initialed.....

Appendix A

Thank you Madam Chairman for inviting me to say a few words about the Chipping Campden Community Trust. I'm sure it isn't every day that someone comes along offering to give you money with no strings attached that doesn't need repaying; only a thank you. We are here to help you.

The Trust is in a healthy financial position due to some extremely generous legacies and the ability as a charity to invest our capital with CCLA charitable investments, using those investment returns to fund our grants.

The Objects of the Charity are:

To help those in need, providing grants to individuals, organisations, families, schools and other charities to support educational and community projects. Primarily we want to help the young, elderly, disadvantaged and the disabled within the Campden Vale Area. That's Chipping Campden, Broad Campden, Willersey, Saintbury, Weston sub Edge, Aston sub Edge, Mickleton, Hidcote Boyce, Hidcote Bartrim, Ebrington and Charingworth.

Two of our Trustees live in Mickleton so have an understanding of your needs, and others live in Willersey and Weston sub Edge, so we are not a Campden centric charity.

A few examples of the grants that we have recently awarded include:

The Campden and Cotswold Edge Advisory Service

Cotswold Friends

Repairs at the Alms

First Responders

The Cider Mill Theatre

Campden Edge Charity

Campden Recreation Ground, junior football club, and the Cricket Club.

Campden Surgery

Weston sub Edge Parish Council £2,000 towards the village hall upgrade, and £500 towards play equipment and park benches for the Village Green.

In Mickleton we granted Mickleton Primary School £6,000 this year for new laptops, effectively half the cost. In 2024 we bought a specialised wheelchair for a mobility challenged child for £600, and in 2022 we gave £657 to a disabled child who needed equipment to keep up at school.

I noticed on your agenda today there is a grant application to you from Mickleton Rangers Youth, and you are also considering painting some of the junior playing field equipment and discussing how to fund this. These are exactly the kinds of community projects we like to help with. So please consider making a grant application to us.

Help us to help you. Reach out if you or any of Mickleton's organisations or families need help with money they haven't got themselves towards something that meets our charitable objectives.

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All grant applications must be made online through our grant application forms which can be found on our website.

You can contact us through our website or our dedicated letter box in the Old Police Station in Campden High Street.

Appendix B

MICKLETON PARISH COUNCIL September and October 2025			
NAME	AMOUNT	METHOD	
PAYMENTS			
Clerk sim card – Sept	4.90	Direct debit	LG(FP)A 1963 s5
Games area sim card – Sept	4.40	Direct debit	LG(FP)A 1963 s5
BT broadband/phone – Sept	44.63	Direct debit	LG(FP)A 1963 s5
Microsoft 365 software – Sept	12.10	Direct debit	LGA 1972 s111
Lloyds bank charges	4.25	Direct debit	LGA 1972 s111
Nest pension – Sept payroll	128.48	Direct debit	LGA 1972 s112
National insurance/PAYE – Sept payroll	433.15	BACS	LGA 1972 s112
Clerk salary – Sept payroll incl backpay	1808.98	Standing order	LGA 1972 s112
Smart Cut Grounds maintenance – Sept	800.58	Standing order	Open Spaces Act 1906 ss9-10
Grundon Waste – Cemetery bin	53.90	Direct debit	LGA 1972 s214(2)
Hall hire August meeting	30.00	BACS	LGA 1972 s134(4)
HAGS Junior playing field maintenance	381.98	BACS	Open Spaces Act 1906 ss9-10
Terry Small cemetery wall and MUGA fence	467.50	BACS	Open Spaces Act 1906 ss9-10
Community Speed Watch letters	14.00	BACS	LGA 1972 s111
Vale Press 20's plenty leaflet	70.00	BACS	LGA 1972 s111
NALC Local Council Award Scheme registration	60.00	BACS	LGA 1972 s111
Clerk sim card – Oct	4.90	Direct debit	LG(FP)A 1963 s5
Games area sim card – Oct	4.40	Direct debit	LG(FP)A 1963 s5
BT broadband/phone – Oct	45.19	Direct debit	LG(FP)A 1963 s5
Microsoft 365 software – Oct	12.10	Direct debit	LGA 1972 s111
Lloyds bank charges	4.25	Direct debit	LGA 1972 s111
Nest pension – Oct payroll	132.56	Direct debit	LGA 1972 s112
National insurance/PAYE – Oct payroll	458.17	BACS	LGA 1972 s112
Clerk salary – Oct payroll	1607.34	Standing order	LGA 1972 s112
Smart Cut Grounds maintenance – Oct	800.58	Standing order	Open Spaces Act 1906 ss9-10
Grundon Waste – Cemetery bin	53.71	Direct debit	LGA 1972 s214(2)
Royal British Legion Wreath	100.00	Debit card	LGA 1972 s137

Initialed.....

*Hall hire October consultation	34.00	BACS	LGA 1972 s134(4)
*Smart Cut overseed new cemetery	616.36	BACS	Open Spaces Act 1906 ss9-10
*PATA payroll salary forecast	15.00	BACS	LGA 1972 s111
TOTAL	8207.41		
RECEIPTS			
Interest	52.79		
Cemetery fees	400.00		
VAT refund	872.79		
Precept 2/2	11312.00		
TOTAL	12637.58		

* TO BE AUTHORSIED AT THE MEETING

Appendix C

APPLICATION 25/02213/OUT – outline application for the erection of 60 dwellings on land south-west of Broad Marston Lane, Mickleton.

We refer to the above application for outline planning permission.

Mickleton Parish Council (MPC) wish to object to this application. Further details of our objection are set out below.

National Planning Policy Framework

The NPPF (December 2024) states that the planning system should contribute to the achievement of sustainable development including the provision of homes and supporting infrastructure in a sustainable manner.

Sustainable development requires ensuring land of the right type is available to support growth, innovation and improved productivity and by identifying and coordinating the provision of infrastructure. New homes must have accessible services and open spaces to support health, social and cultural wellbeing. It also requires the protection and enhancement of our natural, built and historic environment.

It is MPC's contention that the proposed development at Mickleton is not sustainable development for the following reasons.

Access to the proposed development

The only access to the proposed development will be off Broad Marston Lane which means that virtually all vehicles will need to use either Chapel Lane, Mill Lane or Back Lane to reach it. Each of these roads run through the centre of the village which is within the conservation area. These roads are narrow, already congested and reduced in many places to single file as a result of parked cars.

Mickleton Parish Council

King's George's Hall, Chapel Lane, Mickleton, Chipping Campden, GL55 6SD
01386 430 393 | clerk@mickletonparishcouncil.gov.uk | mickletonparishcouncil.gov.uk

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The Three Ways House Hotel, Butchers Arms and King George's Hall are all in Chapel Lane and the road can get particularly congested when events are being held at these venues. Mill Lane does not have a pavement in certain sections which means that pedestrians need to walk on the road yet this road would be used as the main access for vehicles travelling to and from the south of the village. Children need to walk along Back Lane to reach the junior playing field. None of these roads are suitable as the main access to the proposed development.

Attached are two photographs taken in Chapel Lane which show how the road is reduced to single file by parked cars and the danger caused when large vehicles (in this case a lorry) try to use that road. This would be the main access to the proposed development.

In addition the access to the proposed development is virtually opposite the main entrance to Mickleton Primary School. The entire stretch of Broad Marston Lane from Glasshouse Road to Cotswold Edge gets heavily congested when parents are dropping off and collecting their children from school. Attached are three photographs showing the congestion between these two roads. Creating another access for potentially 70-80 household vehicles plus delivery and service vehicles which is so close to the school entrance will not only add to the congestion and create an additional hazard for road users but also significantly increase the risk of parents and children coming to physical harm as a result of the extra traffic. **This is a significant risk and in our opinion should be taken very seriously when considering this application.**

Impact on traffic along the High Street (B4632)

The number of vehicles travelling along the High Street has increased enormously over the last few years as a result of the recent developments at Oak Grange and Shepherds Fold as well as the large developments at Meon Vale and Long Marston Airfield. This can be evidenced from data recorded by the MPC camera on Stratford Road which records the number of vehicles coming into the village. This data indicates that the High Street is already classed as a very busy road for a rural village location with over 3000 vehicles a day using the road. The type of vehicles include not only cars but also farm vehicles and many large lorries.

The High Street is in a conservation area with many historic Grade 2 listed buildings fronting onto it. In places the road is reduced to single file due to parked cars. This particularly applies at the junction with Chapel Lane.

The road has a number of bends which makes crossing for pedestrians very difficult. There is only one zebra crossing which is at the far end of the village some distance away from where most pedestrians need to cross in order to access village amenities.

In order to access the proposed development virtually all vehicles will need to use the High Street whether travelling to or from the north or south of the village. This will add to the congestion.

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The High Street and other roads through the village were never designed to cater for the large increase in traffic which has occurred over the last few years. The basic infrastructure is the same as it was 50 years ago when the volume and type of traffic using the road was considerably lower and different. The roads are already heavily congested due to recent development and this is having a detrimental effect on the character of what is a typical Cotswold village (albeit that part of the village is technically on the border of the Cotswolds National Landscape) and the historic buildings which line the road.

Modes of transport

The suggestion that vehicle congestion can be alleviated by walking, cycling or use of buses or trains is not realistic in practice. Many of the assumptions in this regard contained in the Transport Assessment are pure fantasy and not borne out by how residents of the village actually behave.

As we will demonstrate later in this submission, there is no realistic alternative to vehicle use in order to access the following essential services all of which are located at least 3 miles away from the village and cannot in most circumstances be reached by other forms of transport:

- Places of employment.
- Medical practice.
- Pharmacy.
- Dentist.
- Primary and secondary schools.
- Post office.
- Supermarket or large grocery store.
- Gym or other leisure facility.

The nearest train station is at Honeybourne and there is no bus service to there. There is a sporadic bus service to Moreton-in-Marsh (where there is a train station) but it is totally impractical to co-ordinate the bus and train departure and arrival times so residents use their cars instead.

There is a bus service through the village but it is infrequent and unreliable. In practice the vast majority of residents who use the buses are those who are unable to drive. Residents who have a car will opt to use it rather than relying on a bus.

There are no dedicated cycle ways in the village and cycling on the road is too dangerous other than for very experienced cyclists. Cycling to access essential services outside of the village is not a practical option because they are too far away and can only be reached using busy roads.

If this proposed development is permitted then the reality is that every household will need to use their vehicles regularly in order to access places of employment, schools and essential services. There will also be a consequential increase in delivery and

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service vehicles all of which will add significantly to the congestion in the centre of the village.

Lack of essential village amenities

The village does not have a medical practice, a pharmacy, a dentist or a post office. The nearest ones are 3 miles away at Lower Quinton and Chipping Campden. The medical practices are already operating at capacity which makes it very difficult to get appointments. The new developments at Meon Vale and Long Marston Airfield are also putting extra strain on the medical and dental practices at Lower Quinton.

If the proposed development was to proceed that it is highly likely that new residents would not be able to obtain adequate local medical and dental care, and certainly nothing would be available to them within the village.

The village does have a local convenience store, a butcher and a delicatessen but none of these are adequate for the weekly grocery shop. The nearest large supermarkets are 9 miles away at Stratford-upon-Avon and Evesham.

Education

The village primary school is a single form entry and is already operating at capacity. It does not have the space to be enlarged so construction of additional classrooms is not an option which means that children living in the village may not be able to attend their local village school and will have to travel several miles each day (by car) to attend other primary schools in the area.

The secondary school at Chipping Campden which has a large catchment area is full and has a waiting list. The nearest alternative secondary schools are at Stratford-upon-Avon and Evesham so once again children may need to travel 9 miles each day to attend secondary school. We would suggest that this is not an acceptable situation for children already living in the village or those who move into the village.

The proposed development has been designed to attract families. Where are the children going to be educated because there is little to no vacancies within schools which are within easy reach?

Employment

Mickleton is a rural village. The nearest centres of employment are at Evesham and Stratford-upon-Avon (both about 9 miles away) and even these towns do not have significant employment opportunities.

More major centres of employment are much further afield at Worcester, Cheltenham, Gloucester, Oxford, Coventry and Birmingham but none of these locations are easily accessible for people living in Mickleton.

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As such we would argue that the proposed development at Mickleton is not likely to support growth, innovation and improve productivity and question whether there would be adequate local employment opportunities available for people moving into the development.

The working from home culture which arose due to necessity during COVID is now reversing as employers realise that productivity has been detrimentally impacted so any argument that employment opportunities can be satisfied by home working is not sustainable in the long term.

Population Increase

Between 2011 and 2021 the population of Mickleton increased by 38%. Taking account of all towns and larger villages within the Cotswold District Council's region, this was the second largest increase with only Moreton-in-Marsh recording a larger increase.

The population increase in other towns and villages within the region was much lower – for example the increase in Cirencester was only 6%. The total population increase across the whole of the CDC region was 9.6%.

It is quite clear that Mickleton has already incurred a disproportionate increase in population. It is simply not fair or reasonable for the village to continue to take the brunt of new development when it has already suffered large scale development over the last 10 years. If the proposed development is allowed to proceed then it is likely that this would result in the population of the village increasing by well over 50% since 2011 but with virtually no change to the village infrastructure and amenities.

Compared with other large villages in the CDC region, Mickleton has far fewer essential services and amenities yet it continues to be targeted for development. This is not sustainable development.

Local Plan

The CDC Local Plan 2011-2031 concluded that due to environmental constraints and the size of the village, recent growth and lack of developable and deliverable land, no further housing allocations would be made in Mickleton. Furthermore the site of the proposed development falls outside the village's development boundary as shown on the Local Plan.

Although certain parts of the Local Plan now carry less weight due to the publication of the NPPF, this does not in any way alter the conclusions which CDC reached in the Local Plan about future development in Mickleton and the development boundary which should apply to the village. Those constraints still apply notwithstanding that central Government has increased CDC's housing target.

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So if CDC concluded that development in the village was not sustainable when the Local Plan was published, why should it suddenly become sustainable now just because housing targets have altered?

Strategic Housing and Economic Land Availability Assessment (2021)

The SHELAA (2021) identified the site of the proposed development as MK18. The recommendation was that this site should be considered alongside site MK13 (Land at TOPS Nurseries adjoining Broadway Road) and that these sites should be considered together rather than individually. Presumably this was because the two sites are adjoining which enabled a more strategic view to be taken over development and access.

Although we oppose the proposed development for the reasons set out in this submission, if the decision is nevertheless made to permit development then we consider it absolutely essential that a condition of the development should be the construction of an access road from the development directly onto Broadway Road. This would enable vehicles travelling to and from the south and west of the village to access the development without having to come through the centre of the village which would help to some degree in reducing the congestion which we have previously highlighted.

Conclusion

The key question is whether the benefits of this proposed development outweigh the adverse impacts.

In practice what are the benefits? We would suggest that the only conceivable benefit is that it would increase the region's housing stock by 60 and create some affordable homes for those people who want to live in the village but cannot afford to buy an existing property. It is difficult to see what other benefits would arise given the location of the site.

On the other hand and as already demonstrated, the adverse impacts include the risk of severe congestion within the centre of the village and risk of physical harm to parents and children at the primary school entrance, additional strain on overstretched essential services such as medical and dental practices and schools and a detrimental effect on the overall character of the village, the conservation area and the village's natural and historic environment.

The proposed development does not support growth nor improve productivity. It also does nothing to improve village infrastructure – on the contrary it puts additional strain on it. It harms rather than protects or enhances the village's natural and historic environment.

Mickleton is a rural village some distance away from local towns. It is not a town or a suburb and should not become one. Although parts of the village are not technically in the Cotswolds National Landscape it does border it and most visitors

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and objective people would see it as a typical Cotswolds village which needs to be protected. You only have to walk around the village to see that. It has already suffered extensive development, disproportionate compared with other nearby towns and villages. It cannot and should not be expected to accommodate further development.

In our view the adverse impacts of this proposed development would significantly outweigh the very limited benefit and as such the application for outline planning permission should be refused.

(Photographs were also submitted to CDC).

Appendix D

Aug-25			Sep-25		
LOCATION	MPC		LOCATION	MPC	
SPEEDERS VERIFIED	3005		SPEEDERS VERIFIED	6784	
MAX SPEED (MPH)	62		MAX SPEED (MPH)	64	
VEHICLE COUNT	48742		VEHICLE COUNT	37414	
85 PERCENTILE(MPH)	48		85 PERCENTILE(MPH)	47	
GREEN <=30MPH	22041	45%	GREEN <=30MPH	16918	45%
YELLOW>30<36	6386	13%	YELLOW>30<36	7188	19%
RED >=36	20315	42%	RED >=36	13308	36%
ILLEGAL*	65		ILLEGAL*		
	QED	100%		QED	100%