

CHILDSWICKHAM PARISH COUNCIL

The minutes of Childswickham Parish Council Meeting held at The Memorial Hall, Childswickham on Thursday 28th August 2014.

Present Cllr's Miss K Badham, Mrs M Watts, Mr A Halling (Chairman), Mr A Parker, Mr C Pape and Mr M Patrick.

In Attendance Mrs Shields (Clerk), Cllr B Parmenter (District), Innis and John Cole, Mr and Julie Scattergood, Mr M Johnston, Dr and Mrs Burford, Mr R Cook, Sian and Tony Childs and 6 parishioners.

Parishioners are concerned regarding planning application 7a(iv).

Mr A Childs asked if all planning applications could be circulated via the parish magazine as other parishes do!

Planning is the responsibility of the District Council (DC) in this case Wychavon, they place all applications on line

http://www.e-wychavon.org.uk/wychavon/plan_search/search.html

and send out to those effected, plus the ward parish, notices for consultation, a notice is also affixed in a prominent place on/near the site.

The parish magazine is printed bi monthly so would not be of any practical use.

The onus is on individuals to look for themselves.

Sian Childs stated that the existing application granted for three dwellings in Murcot Road was to be extended to 4 dwellings.

The Parish Council [PC] stated that until an application is formally made to the DC and the PC invited to comment there is little that can be done; the suggestion that permission has been materially changed would require a fresh application and this could be a fresh opportunity for the PC to object again.

Julie Scattergood, asked the following questions:-

About the status of Wychavon Local Plan [WLP] and the South Worcestershire Development Plan [SWDP], vis a vis the Housing Land allocation to which District Cllr Parmenter responded with the latest position (being a member of the Wychavon Planning Committee).

http://www.swdevelopmentplan.org/?page_id=2

Could the parish engage a planning consultant!

The council has the power to 'prosecute defend or appear in legal proceedings and may represent the community at a public enquiry' (local government Act 1972 s 222). And this matter was to be reported in the main Council Meeting.

Could the PC call an extraordinary meeting?

The PC holds a meeting the last Thursday in the month in order to allow sufficient time to consider such matters as planning application but for an extra meeting to be called, the PC it has to observe the rules regarding meetings set out in the 1972 Local Government Act.

Anyone can call a meeting to discuss a specific issue with the parish. The time allocated at the front of the monthly meeting is usually sufficient for this process.

Could the council call a special meeting?

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1. Apologies for Absence.

Apologies were received and accepted from Cllrs Mr N Green and CSO P Schoenrock.

2. Declaration of Interests.

Councillors were reminded to update their registers of interest and to declare any Disclosable Pecuniary Interests (DPI) and their nature.

3. Minutes Of Childswickham Parish Council Meeting Held On 31st July 2014.

The minutes of the meeting, having been previously circulated, were agreed, as a true record and signed.

4. Finance.

a) To Consider Invoices for Payment.

The Council agreed the following items for payment: Clerks SO 180.18, S Gwilliam £191.00, H Ebrey £395.00, Clerks Expenses £49.27.

b) Financial Report.

The financial report was presented to the council.

The following remittances were received:- WCC £176.00.

5. Correspondence.

Tour of Britain road closures on Wednesday September 10th 2014.

Clerk to report the unsafe condition of the public footbridge over the brook by Bridge Cottage, to the Countryside warden.

The Japanese Knotwood and the 'unsocial behaviour' in the Hinton Road are ongoing.

6. To Discuss Applications For New Homes Bonus Funding.

A type of bench was agreed clerk to get further quotes.

Cllr Watts to provide information for trees by the Brook.

Cllr Patrick will seek quotes for suitable playground equipment.

Deferred to the next meeting.

7. Planning.

a) For Consideration.

- I. 14/01452 4 New Street, Childswickham. Single and two storey extensions to existing dwelling and repositioning existing drive. No Objection subject to the scale of the proposal.
- II. W/14/01303/PP - Ty Croeso, Twitchams Lane. Extension and alteration to existing dwelling. No objection.
- III. W/14/01485/PN - White Chapel Orchards, Murcot Turn. Retrospective consent for the installation of a 2800l septic tank for mobile toilets for agricultural and camp site use. Objection.

The Parish Council considers this to be another example by the applicant of attempting to navigate around the planning system by degrees; anecdotal evidence suggests that the agricultural building is not in use for its intended purpose, and the notion of installing a septic tank retrospectively a means of eventually allowing a change of use to tourist/ leisure activities.

A recent attempt to obtain permission for development on the old orchard adjoining was refused and upheld at appeal, in part recognising the nature of the surroundings.

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The surrounding paddocks orchards and pasture are recognised as productive land in the Local Plan, and this policy should be applied.

- IV. W/14/00733/PP - Old Orchard Cottage, 2 Atkinson Street. Proposed two storey side extension and additional storey to rear utility to make two storeys. Access relocated off main carriageway to side of property. Make a general observation.

The dwelling forms half of a pair of small stone cottages in the centre of the village, and at a conspicuous junction of Blacksmiths Lane, New Street, Twitchams Lane and Atkinson Street; It is within the conservation area and is considered to have an important boundary feature.

It is assumed that the Conservation Officer will also be considering the application. The PC acknowledges that a recent development has been permitted in the subdivided rear garden and a new dwelling constructed, and that the internal layout of the property is restrictively small for a family, but seeks to see the scale of the proposed development here remodelled or reconfigured in a way so that the original stone structure is not dominated or over powered by the proposed extension. Is it not possible for the area identified as the Family Room (GF) and Bedroom 1 (FF) to be re-positioned adjacent to the Utility and Bed 3 so as to shorten the length of the extension; this might then avoid the need to alter the historic stone wall on Twitchams Lane?

- V. W/14/01672/OU Bungalow Farm, Murcot Road, Childswickham, Bungalow Farm, Murcot Road, Childswickham, Erection of two storey dwelling and vehicle access. Change of use of land.

The Parish Council has discussed this application at its meeting last night (28TH August) and it was unanimously agreed to object for the following reasons: The site adjoining Bungalow Farm comprises part of an existing field in open countryside on the edge of the village between Childswickham and the hamlet of Murcot.

The pre-dominant surrounding use is agricultural and grazing, although there is a single bungalow to its immediate south (a question arose over whether there is an agricultural tie on that property?)

The site is located outside the village settlement boundary as referred to in Policy GD1 of the Wychavon District Local Plan (2006) where, in addition to allocated sites, new development could only be considered.

We note that the status of Childswickham in the Housing Assessment of the emerging Local Plan is '4a', and considered 'unsustainable' due to the lack of local facilities. There are no shops, doctors surgery, or any other retail provision exacerbated by there no longer being any access to public transport to get to Broadway, the closest centre, approx. 1½ miles to the south-west. There is no footpath along Murcot Road.

The supporting text to Policy GD1 says that its aim is to further sustainability objectives, including the need to reduce travel, make best use of existing infrastructure and to safeguard the countryside. The development boundaries identify where development is acceptable in principle and include settlements that have only a limited range of services suitable for limited infill only.

Without any local services the development must be considered unacceptable.

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It would also conflict with LP Policy GD2 which seeks amongst other things to ensure that development does not have an adverse effect on the rural environment..

The proposed development doesn't take account of the immediate character of the area which is on an unclassified country lane leading to farms and adjacent farmland; as such any development that is in the wider open countryside would harm the rural character and appearance of this site and its surroundings.

We understand that Wychavon DC believes that it can now demonstrate a 5 year housing supply based on the former West Midlands Regional Spatial Strategy (RSS) and that this makes no provision for development in or around Childswickham.

- b) Decided by Wychavon

Approved.

W/14/01282/PN - Willow Park, Hinton Road.

Withdrawn.

W/14/00807/PN - Murcot Turn Business Park, Murcot Turn, Broadway. 2 no. additional light industrial units.

8. Reports.

- a) Clerk.

SWDP - Booked place for Alan 22nd Sept, Martin on the 25th Sept.

- b) County Councillor.

No report.

- c) District Councillor.

The EA is about to put in a planning application to build the bund.

- d) Dog Fouling.

The polite signs asking people to be more vigilant as the area was going to be used for a fete proved to work. This approach will be used in further sites in the parish.

- e) Defibrillator Signs.

A sign has been erected.

- f) Police Report.

Two burglaries had taken place in Childswickham, residents were asked to lock their sheds and out buildings and be vigilant. In connection to which Cllr Pape asked or more volunteers for the neighbourhood watch. And further mention be made in the Parish Magazine.

9. Councillors Reports and Items For Future Agenda.

No reports and no items for future meetings.

10. Date of Next Meeting.

Thursday 25th September 2014