

CHILDSWICKHAM PARISH COUNCIL

The minutes of Childswickham Parish Council Meeting held at The Memorial Hall, Childswickham on Thursday 30th October 2014.

Present Cllr's Miss K Badham, Mr N Green, Mr A Halling (Chairman) and Mr M Patrick.

In Attendance Mrs Shields (Clerk) and Mrs J Scattergood.

Mrs Scattergood commented as follows:-

Asked if the parish council would take into consideration, the size and location on the site of the barn and ménage in planning application no. W/14/01940/PN.

Update on the SWDP.

The council referred Mrs Scattergood to www.swdevelopmentplan.org/

Asked the appeal process in light of W/14/01672/OU appeal.

Cllr Patrick gave an outline of the planning process.

Asked for an update on the removal of part of a hedge in Broadway Road.

The clerk had informed Planning Enforcement at Wychavon of the removal of the hedge.

1. Apologies for Absence.

Apologies were received and accepted from Cllrs Mrs M Watts, , Mr A Parker, Mr C Pape, E Eyre (District and County) and Cllr B Parmenter (District).

2. Declaration of Interests.

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

Cllr Pape had declared an ODI in 6aii and a DPI in 6aiii, all thought not present at the meeting, he had taken no part in the discussion or decision of either.

3. Minutes Of Childswickham Parish Council Meeting Held On 25th September 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: S Gwilliam £132.00 and H Ebrey £257.00.

b) Financial Report.

The financial report was presented to the council.

The clerk had transferred £500 from the current to the savings account, on receipt of the precept payment.

5. Correspondence.

In response to a letter from Mr and Mrs Simms, Cllr Patrick will investigate the possibility of erecting a bus shelter in New Street.

Following from the discovery of Highway drainage work being carried out in Chapel Lane by the County Council, Cllr Halling had spoken to 'land drainage' at Wychavon. As a consequence the

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council were in agreement for the Clerk to contact Mr A Perry at the EA. The council also agreed in principle for the Chairman to meet Mr Perry and for work to be carried out on behalf of the parish council.

6. Planning.

a. For Consideration.

- i. W/14/01970/CU - Rickyard Barn, Murcot Farm, Murcot Lane. Change of Use from B1 to D1 (personal training studio). The council has no reason to object, subject to the Highway Authority being satisfied that adequate arrangements are in place both on site - turning into and out of the property but also that the visibility splay at the junction of Murcot Turn and the A44 Pitchers Hill (next to The Driffold) is considered adequate for any additional traffic generated.

- ii. W/14/01940/PN - Land off, Broadway Road, Childswickham. Erection of barn, construction of manage and change of use from agricultural to equestrian. This matter was discussed at the Parish Council meeting of the 28th October; at that meeting representations were made from householders in proximity to the application regards the size and location of the proposed barn and ménage.

The PC recognises that this constitutes development which is outside the village boundary, although it is not out of keeping with the surrounding land uses, there have been a number of applications recently which are putting increasing pressure on agricultural land around the village and the permanent loss of such land to more domestic uses. The PC seeks to be consistent with the approach taken on those previous applications.

Concerns were raised about the size of the barn which, at 18x6 metres might be used for garaging/storage purposes ancillary to the ménage, such that the coming and going of horse boxes along the single track access alighting onto Broadway Road near its junction with Atkinson Street could cause danger/nuisance. The application lacks detail as to the treatment of the entrance off the Broadway Rd which is understood to be a shared access to surrounding lands.

The position of the barn would be conspicuous to many of the residences along Broadway Rd that enjoy an open vista to the ridge (where the A44 runs), and the PC asks whether it could be relocated further away from the road to reduce its impact? eg behind the ménage?

The application is silent as to the provision of water or exterior lighting, the latter of which has the potential to be intrusive to nearby properties during winter months as well as other amenities usually associated with a ménage & barn, such as handling of manure; such issues have the potential to become a nuisance - subject to satisfactory detail on become a nuisance - subject to satisfactory detail on these issues the PC could withdraw its objection.

- iii. W/14/02368/PP - The Gables, Broadway Road, Childswickham. Single storey rear garden room extension. No objection.

b. Decided by Wychavon.

W/14/01974/PP - 3 Wyckham Court, Buckland Road.

W/14/01886/PN - Unit 2, Willow Park, Hinton Road.

c. Appeals

W/14/01672/OU - Bungalow Farm, Murcot Road, Childswickham.

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7. Reports.

a) Clerk.

Report had been circulated.

The Japanese Knotweed was treated on the 1st September 2014.

b) County Councillor.

Report circulated.

c) District Councillor.

d) Police Report.

e) New Homes Bonus.

Cllr Patrick had investigated 'Fruit Trees', the council were of the opinion that it would cost approx. £200.00 to buy, plant and protect 3 small and 3 large fruit trees for the Brook, Clerk to fill in the New Homes Bonus application form accordingly.

8. Councillors Reports and Items For Future Agenda.

Precept.

It has come to the attention of the parish council that the building work started at Rivendell, Broadway Road, is not as the approved plans, clerk to inform Wychavon.

9. Date of Next Meeting.

27th November 2014