

KEMERTON PARISH COUNCIL

Clerk: Carol Chambers, 24 Old Meadows, Whittington Worcester, WR5 1TF, kemertonpc@hotmail.co.uk

Minutes of Kemerton Parish Council Meeting held at the Victoria Hall on Tuesday 21st January 2025

Those Present: Cllr Adrian Darby
Cllr O Alexander
Cllr Christina Kulukundis
Parish Clerk Carol Chambers

1 Apologies for Absence. Cllr Kulukundis Took the Chair

Apologies for absence were submitted by Cllr Lisa Croft (Chairman), Cllr Clive Carver (Vice Chairman) and Cllr Jo Wenham

2. Declaration of Interests

Cllr Darby and Cllr Kulukundis declared a non-pecuniary interest in agenda item No 8 (planning applications & Applegarth update) as Cllr Darby owned the land adjacent to the application and Cllr Kulukundis is married to the Co-owner of the land adjacent to the application.

3. Minutes of the previous meeting

The Clerk had circulated with the agenda the draft minutes of the meeting held on the 5th November 2024. It was moved, seconded and **RESOLVED** that the minutes of the meeting held on 5th November 2024 be adopted as a true record.

4. Clerks Update - on the following Council issues

- a) **Grant for vas sign** - police commissioner's community fund - safer roads fund. The clerk confirmed that kemerton pc had received the grant £2,250, for the new vas sign. she also confirmed that the vas sign had been ordered and delivered.
- b) **Flooding in Road from a Manhole** – she confirmed that the man hole had been repaired and was no longer flooding the road.
- c) **kemerton Conservation Area Review** - Rosie Burton at Wychavon DC had requested further information on ice houses, Cllr C Kulukundis confirmed that the information she requested had been sent to her.
- d) **Garages Doors in Baylis Road** - following the email to Andrea Beech the neighbourhood housing officer for Rooftop. Rooftop repairs team had been in touch, the clerk had sent them the picture of the garages. We await as further response.
- e) **Meeting with Lengthsman and Path Warden** on the 4th of December 2024 the Clerk met with the Lengthsman, Mark Farley and with the path warden, Tim Ashley.

- f) **Footpath Signage** – Tim had created a comprehensive report which included photos of all footpath signage. Following the meeting with Tim the Clerk reported to WCC the signage that needed replacing, which had been confirmed by email. The Council thanked Tim for the detailed work he had done on the report.
- g) **Methodist Church Cemetery Overgrowth** - Mark confirmed that the ditch in hill road burial ground which was overgrown and blocked the flow of the stream, had now been unblocked.
- h) **Police Drop-in Surgery** - the original date of 13th December 2024 for the police drop-in surgery had been cancelled and was rescheduled for 18th December 2024. the Clerk has emailed the police for a date of the next drop-in surgery in 2025.

5. **FINANCIAL REPORT** - *Original papers were available at the meeting*

a) **Receipts & Payments November & December 2024**

RECEIPTS-November 2024 total receipts were £225.00. December 2024 Receipts were £243.65

PAYMENTS-November 2024 total payments were £597.76. December payments totalled £543.62

b) **Bank Reconciliation**

Treasurer's Account Balance as at 30th November 2024 was £9,466.26

Treasurer's Account Balance as at 31st December 2024 was £9,166.29

Savings Account Balance as at 31st December 2024 was £3,561.50

c) **Budget Review** April to December 2024

The Clerk had circulated with the agenda the Budget review up to 31st December 2024

Payments to date £6,925.93 & Receipts to date £13,982.07. A forecast for the year ending March 2025 showed that the income and expenses were within the budget for 2024-2025. The report was Noted.

d) **Precept/Budget report for 2025-2026**

The Clerk had circulated with the agenda 2 draft budgets for 2025-2026, with explanatory notes. The report contained 2 options for review. At the meeting held on 5th November 2024, Option B was agreed in principle to be revised when the Clerk had the tax base figure for 2025-2026.

The Clerk on receipt of the tax base figure revised option B, she also presented another option C.

Following discussion it was moved, seconded and **APPROVED** that Option C. be the precept for 2025-2026 which is set at 4.91% which is lower than the current year 2024-2025. The Cost per household is .05 pence increase on the current year 24-25.

6. **Bus Stop Solar Lights**

Following a request to investigate the brightness of the solar light in the bus shelter the Clerk reported on the cost to renew the bus shelter light. The Clerks report listed all solar lights that could be used to replace or enhance the existing solar light. Following discussion, it was agreed to check the existing solar light to ensure it supplied adequate light and is working effectively before further action if any is taken.

7. SMART WATER KITS

Following the request from a parishioner the Council were asked to review the cost and implementation of SmartWater Kits. The Clerk presented a report on the SmartWater system which is an anti-theft initiative which parishioners would be able to mark and register their personal items which would help police to identify their property if stolen. Nicholas Hall of West Mercia Police explained that the cost of each kit which would be provided through this scheme would £8.90 +vat (they are normally £59.50 each) and does not require a yearly registration fee. The Police Crime Commissioner would pay 25%. The Council would fund 75% of the kits. The Clerk explained that the cost to the Council would be £1,007.93, if kits were purchased for the whole village. Following discussion it was moved, seconded and **RESOLVED** that a survey of the village would give a true record of how many kits were required. The results of the survey would be put to the Council once the survey had been completed.

8. PLANNING APPLICATIONS – Comments to be Ratified.

- a) Application Number W/24/01945/HP
Location Address Hill House Hill Road Kemerton Tewkesbury GL20 7JJ
Proposal Erection of garage.
Comment "Kemerton Parish Council support this application but recommend it is in keeping with the Village Design Statement."
- =====
- b) Application Number : W/24/02299/HP
Location: Fairwind, Back Lane, Kemerton, Tewkesbury, GL20 7HY
Description of Proposal: First floor rear extension, removal of existing porch and replacement timber open porch, alterations to fenestration, new boundary wall and gate.
Applicant: Mr and Mrs R Evans
Councils Comment "Support"
- 8a. **APPLEGARTH CEMP REPORT**
Application Number: W/22/01837/FUL - W/24/02434/CCO Update
Description: CEMP plan for the building works at Applegarth, Kemerton
Location: Applegarth, Hill Road, Kemerton, Tewkesbury GL20 7JN.

The Chairman of Kemerton Parish Council, Cllr L Croft had written to the following authorities; to express the Councils concerns with regard to the CEMP report, A copy of the letter is attached to these minutes.

Vic Allison, Chief Executive
Wychavon District Council
E-Mail: vic.allison@wychavon.gov.uk

Planning department.
Email: planning@wychavon.gov.uk
Peter Smith – Assistant Director for Highways
Email psmith@worcestershre.Gov.UK

County Highways, highwaysdevcontrol@worcestershires.gov.uk
Rachael Benson Highways & Transport Control Centre,
Email: rbenson@worcestershires.gov.uk

Eileen Marshall (Mrs) BSc (Sp Hons), DipLA, MA, MCIHort, Landscape Officer
Wychavon District Council Civic Centre,
Eileen.Marshall@wychavon.gov.uk

Mr Carl Brace, Planning Officer
Wychavon District Council
"carl.brace@malvern hills.gov.uk"

Mr Adrian Hardman, Wychavon District Councillor
Worcestershire County Councillor
<AlHardman@worcestershires.gov.uk>

Ms. Karen Hanchett, Transport Planning and Development Management Team Leader
Worcestershire County Council
khanchett@worcestershires.gov.uk

Copy of Chairmans letter to the above authorities.

As Chairman of Kemerton Parish Council, I am writing to express serious and urgent concerns about the CEMP for Planning Application W/22/01837/FUL, Applegarth, Hill Road, Kemerton, Tewkesbury GL20 7JN.

We urgently need your help. Kemerton Parish Council feels that the CEMP plan for the building works at Applegarth, Kemerton, which has yet to be approved and is a requirement under the planning consent given by Wychavon Council, is wholly inadequate and disregards the damage which will likely be suffered by the narrow lanes being used by the contractors, to public services buried under the roads, to culverts and drainage ditches beside the lanes in question, as well as to listed properties situated on the route the main road, one of which actually overhangs the roadway but is not mentioned in the CEMP. Also, the threat to the many road-users along this lane is considerable (this is a favourite route for recreational cyclists and horse riders, as well as pedestrians). A compulsory reduction in speed limit is necessary in order to try to avoid serious harm.

We request that in addition to increased scrutiny of the submitted CEMP, a bond or enhanced insurance is secured from the developer/main contractor to cover the inevitable damage to public services along these roads as the likely cost of remedial works will be considerable (as well as causing huge inconvenience to residents) and, as mentioned below, is likely to exceed the resources of any local contractor.

The significant duration of this building project, as well as the large scale of required works, means that we must request in the strongest terms that the applicant's CEMP is given rigorous examination, with a view to protecting assets, both public and private, and road users, which are all very likely to be affected.

The details of our concerns, compiled by an industry expert, are as follows:

The estimated excavation volume is 1136 cubic metres. This relates to approximately 1817 tonnes, or 250 loads on a 7.5 tonne lorry. In reality clay bulks up by as much as 10 – 20% so there will in actuality be additional journeys.

POINT 1 – *to remove the spoils from site the contractor will have a minimum of 250 loads of material on a 7.5 tonne lorry, possibly more as clay is known to bulk by 10 – 20%. This will mean a lengthy period of movement of excavated material with either mud on the road or dust depending on weather conditions. No amount of wheel cleaning or dust management will ensure there is not damage to both the highway and adjacent buildings.*

POINT 2 – *The CEMP says that materials will be moved onto site using a tele-handler. This will mean that for each delivery the road will be blocked as there is no way in which any builders merchant can deliver unless in small*

quantities other than on a lorry with a bed longer than that of a 7.5 tonne lorry. This will mean disruption to both car owners and walkers. The CMP must be clear how deliveries are to be made without disruption to local traffic and ensuring access for emergency vehicles at all times.

POINT 3 – The CEMP indicates that the construction workers will park outside the church which is some 550m approximately from the site entrance. It is common knowledge that all trades need to be near their vehicles during the working day as at some point they will require tools / materials that are not on the site. The manner in which the CMP is written does not address this. The parking area beside the Catholic Church is already heavily used by residents and visiting dog-walkers. If those scant parking places are taken up by contractors for the duration of the build, there will be a knock-on effect to road safety when other road users seek to park in less-than-ideal parts of the village road system.

POINT 4 – The volume of concrete required for the project has not been quantified but will be considerable. A fully laden lorry weighs 26 tonnes and the construction of the highway will be built up over old stone tracks. It is suggested that the damage to the road may be such that the only solution is total reconstruction. The cost of such work

would be well in excess of the remit of any local sub contractor and once damage has been caused it will be difficult if not impossible to rectify due to the costs involved.

NOTE – other delivery lorries, bricks, blocks, steelwork will all have to be on heavier vehicles so there will be many additional times the surface of the road may be damaged.

POINT 5 – Due to the narrow nature of the highways and numerous roadside ditches all services are likely to be beneath the carriageway, and due to the age of the infrastructure are likely to be of an age and depth where damage will occur.

POINT 6 – Hermitage Cottage has an overhanging thatch. The surface is metalled below the thatch even though not forming part of the highway. No measure has been put in place to protect this or even the foundations of this listed building.

CONCLUSION – The manner in which the CEMP has been presented suggests all construction requirements have been addressed including protection of the existing infrastructure, but in reality it does not have the depth to support this. Unless there is much more stringent control, the construction will be undertaken in a manner that will be detrimental to numerous nearby listed buildings and buildings of interest in the Conservation Area, and to the local infrastructure in general.

The Parish Council do not consider that this CEMP is adequate for the undertaking of this project and urgently call on Wychavon and Highways to re-examine the provisions required for this project to commence safely. Any support you can give will be most gratefully received.

Yours sincerely,

Lisa Croft, Chairman

Kemerton Parish Council

9. Date Of Next Meeting will be held on 4th March 2025

There being no further business the meeting closed at 7.25pm

Chairman of the meeting

Cllr C Kulukundis