

ELDERSFIELD PARISH COUNCIL

**Minutes of the Meeting of Eldersfield Parish Council held on
Thursday 8th September 2011 at Eldersfield Lawn School, commencing at 7.30 p.m.**

Present: H.S. Davis (Chairman), C.H. Jeffes, Mrs C Powell-Chandler,
R.S. Manwaring MBE, B.N. Parsons, D.J. Tombs, Mrs R Willder, and
O D Williams

In Attendance: District Councillor Bronwen Behan

**Members of the
Public:** -

1. Apologies for absence

Apologies: accepted from Cllr C J Whitehead
County Councillor Tom Wells

2. Members' interests

None.

3. Adoption of the Minutes of the previous meeting

The Minutes of the meeting held on Thursday 14th July 2011 were accepted as a true record of that meeting and were signed as such by the Chairman of the meeting.

4. Matters arising

None

5. Report from Police Beat Manager

No report was available.

6. Reports from District and County Councillors

District Councillor Bronwen Behan advised the meeting that a) there was to be a Public Question Time on health service reform at the Malvern Theatres on 16th September from 7 pm to 8.30 pm, and that this presented a chance for parishioners to ask question and make their views known; b) a pilot project to implement the Village Agent scheme was being inaugurated; c) a visit to the new hi-tech recycling centre for Councillors was being planned.

7. Public Comment

Residents of both this and adjacent parishes were present. A spokesman advised the meeting that consideration by the Planning Committee of WCC of planning application 11/000029/CM –variation in condition relating to throughput at a composting site – had at

short notice been put back to 10 am on Tuesday 1st November 2011, at 10 am. He said that this delay was the result of a submission by the applicant of a report on bio-aerosols which indicated the presence within 50m of the composting site of such aerosols at levels likely to be a danger to health. He was concerned that the application should be considered by the Committee only after this report, and any further studies as it might be proper to conduct - had been properly and professionally assessed. He was not confident that WCC were treating this matter with the rigour it deserved and asked that this Council raise the matter with WCC.

Councillors supported this approach and instructed the Clerk to write to WCC.

He also asked that as many Councillors as possible attend the meeting on 1st November in order that the strength of local feeling be visible .

8. Planning matters

SECTION A

SUMMARY OF PLANNING DECISIONS SINCE LAST MEETING

- 11/00228/FUL** Change of use to Lorry Park (Retrospective)
- Link End Timber, Link End Road, Corse Lawn, Worcestershire, GL19 4NN
 - R Denniss

Council's Comments

Access to the site is via a narrow meandering country lane (Link End Lane) for approximately half a mile having left the B4211 opposite the parish school.

Our concerns are concentrated on this stretch of lane as follows:

1. The junction with the B4211

Mornings, afternoon and evenings (when a school event is being held) see up to twenty parents park on the both sides of the Link End and walk across the road to the school with their respective children.

Whilst traffic calming has been introduced 'near misses' are reported quite frequently and confirm that this remains a potentially dangerous stretch of road.

Once in Link End Lane vehicles are confronted by activity from the home for vulnerable young adults and children. Large lorries meandering through this congestion are a recipe for disaster

2 Site entrance into Link End Road

The approach lane is barely wide enough for a lorry, with no bell mouth scope to improve entry into Link End Lane, consequently any lorry leaving the site has to cross the centre of the Link End Lane and cuts the verge on the opposite side of the lane

Not only is this stretch of the lane very narrow, erosion of the land edge and ditch maintenance have resulted in extremely narrow verge for 100 yards at least.

This stretch of the Link End Lane is used by walkers, pony riders and large agricultural machinery; the additional activity from the horses would again make this a potentially dangerous stretch of road

3. Proximity of roadside Cottages to highway

Whilst accepting that lorries currently proceed with care, there is inevitably noise from such large lorries. This has been measured and evidence is available confirming that noise levels are unacceptable

Currently lorry activity starts early morning (often 4.00 am) and continues for several hours. We would not support any operating hours restriction as concerns raised above would only be escalated

Based on the points listed we cannot support this application and must oppose it.

However the site is well secluded and quite remote from any dwelling, offering opportunity to optimise this site potential with a more appropriate venture.

Refused

- 11/00419/HOU** Erection of extensions to form utility/boot room with two bedrooms adjoining existing gable end
- Guythorpe Malvern Road Malvern Worcs GL19 3N2
 - Mr & Mrs T Bradford

Council's Comments

The property stands alone in its own grounds remote from any neighbouring properties. The proposed extension sits comfortably with the existing property.

We support the application.

Approval (Full) Planning Householder

- 11/00467/FUL** Proposed garaging to replace outhouse (Amendment to approved garage, 09/01060/HOU)
- West End Cottage, Lime Street, Eldersfield, Worcestershire, GL19 4NX
 - Mr R Hall

Council's Comments

Demolition of an existing old store shed and replacement using materials sympathetic to the locality we consider a planning gain. We therefore support the application.

SECTION B

SUMMARY OF PLANNING APPLICATIONS AWAITING DECISION

- 11/000029/CM:** Variation of Condition 18 to “The annual throughout of material through the site shall be limited to a maximum of 9,000 tonnes per annum and records shall be kept for the inspection by the County Planning Authority on request of the amount of throughput of material for the duration of the operations on site” and removal of Condition 19 “The compost shall only be applied to land on the applicant’s ownership of Planning Permission 407703
- Pendock Environmental, Pendock, GL19 4PR
 - Pendock Environmental

Council’s Comments

I write with respect to the two planning applications upon which you have recently consulted us.

My council has considered these two planning applications very carefully and I am instructed to pass to you the following comments.

Attendance at the last two meetings of my Council has by historical standards very been large and the key matter of interest has been the above planning application. There is no doubt that all members of the public had very strong, and adverse, feelings on the matter.

Complaints about the existing composting unit were legion and we understand that many of these complaints have been put directly to you or to other officers of your council.

Smell

The one clear stark unassailable fact about the existing plant is that it stinks. We know of no measure by which the strength or degree of unpleasantness of the smell can be measured but we do know that it is sufficiently obnoxious for our two most recent council meetings to have had the highest public attendance we have seen for many years, of people who were clearly beside themselves with the misery imposed upon them by the operation of this plant.

If you were to permit an increase in throughput, then we understand that the process is such that the smell would be even greater and we believe that these are sufficient grounds for you to refuse permission.

Limited Operating Experience

We wish also to bring to your attention that the plant commenced operations only in late 2010 and that the operator of the process has therefore had less than one full year's experience of managing the plant. Because not a full year has passed, it is possible that there are sorts of compost which are even more intractable than those which have already passed through the plant.

The problems caused by the plant are acknowledged by the operator. He has experimented with various factors in the production process in an attempt to identify the cause of the smell and reduce or even eliminate it; unfortunately, all of these attempts have failed. It may be that the operator will one day be able to improve the performance of the plant to the extent that it is no longer the object of complaint by local residents, but to do this he manifestly requires more time.

Developing Technology

We understand that the production process for which this plant has been designed and constructed is under review at European level and that the UK government intends to conduct a review in September. Industrial composting is a developing science. The current process has a number of recognised disadvantages and other more environmentally sensitive processes – such as in vessel composting – might be recommended for national adoption.

We believe that the reasons cited above constitute strong grounds for you to refuse the application for a variation of the terms of the planning consent.

Pending

11/000030/CM

Replacement of a temporary mobile office with permanent building

- Pendock Environmental, Pendock, GL19 4PR
- Pendock Environmental

Council's Comments

With respect to the application for permission to construct a permanent building, we believe that your decision should follow your decision in relation to the variation of planning conditions, i.e. if you grant the change in terms of planning consent, we would have no objection to this application being granted but if you were to refuse to vary the conditions we believe that the building should remain temporary.

Pending

11/00825/HOU

- Single storey rear extension and internal alterations
- Maldorjay, Long Green, Forthampton, Worcestershire GL19 4QQ
 - Mr G Taylor

Council's Comments

This modest single storey extension is confined to the rear of the property offering little or no impact on neighbouring properties. We support the application.

Pending

11/00869/FUL

- Conversion of an existing redundant building to create one bedroom ancillary annexe
- Elm Farm, Corse Lawn, Worcestershire, GL19 4LZ
 - Will & Sue Clements

Council's Comments

Conversion of a deteriorating, redundant building can only enhance the general appearance of the farm property. Impact on the neighbouring property is virtually non-existent. The size and characteristics remain virtually unaltered.

We support the application.

Pending

11/01047/LBC

- Internal and external alterations to include reinstatement of door, timber frame wall/screen. Replacement of staircase, porch to west elevation and windows. Rebuild chimney, repoint brickwork and remove wall, partition to bedroom and upvc cladding
- Hill Court Farm, Frogmarsh, Corse Lawn, Worcestershire, GL19 4PW
 - Dr L & MMA Blake

Council's Comments

Under consideration

Pending

9. Notice boards

The Clerk reported that with the Chairman's assistance he was conducting an assessment of the work needed to refurbish the notice boards.

10. Parish Lengthsman

The Clerk reported that he had received no response to the advertisement displayed in either the parish magazine or on the notice boards. One councillor indicated that he would be prepared to be a candidate if no other candidates presented themselves. After discussion it was **RESOLVED** that the Clerk, having considered all applications and consulted the Chairman or in his absence the Vice-Chairman be authorised to appoint to the position of Lengthsman such candidate as he might consider appropriate on such terms and conditions as should seem to him reasonable and proper.

11. Diamond Jubilee

The Clerk reported that there had been a very positive response to his advertisement. Many suggestions as to how the Parish might celebrate the occasion had been put forward but to date there had been no volunteers to organise and implement the proposals. He reminded the Council that it was minded to assist and promote initiatives but not take them.

It was agreed that the Council would sponsor an informal meeting at a suitable location and invite to it all those within the parish who were interested in taking an active part. It was **RESOLVED** that the Council spend not more than £100 on hosting a meeting to promote the celebrations.

12. Community Fund

The Chairman reported that he had been assured that the Community Fund Charity would fulfil its kind offer of making a grant to the Council by submitting a cheque to the Council before the Council's next meeting.

13. Allotment and Recreation Charity

It was noted that Worcestershire County Council had leased land from the Charity for Allotments and Recreation, a charity of which the Council was Custodian Trustee, for the benefit of Eldersfield Lawn School; that WCC had asked the Council as Custodian Trustee of the Charity for assistance in registering the lease with the Land Registry, and that the Council was unable to give such assistance in the absence of a request from the trustees of the Charity. It was understood that such a request would be received shortly.

14. Authorisation of Disbursements

It was **RESOLVED** that the following disbursements be made:

£	250.57	J L Gabbott
£	60.44	HMRC
£	60.00	Clement Keys

15. Audit

It was noted that Clement Keys, the Auditors, having completed their audit, had issued a report without qualification (i.e. had no adverse comments to make) and it was **RESOLVED** that the Council pay their fees of £60.00.

The Chairman took the opportunity for thanking the Clerk for his professional management of the affairs of the Council.

16. Future Meetings

It was noted that the next meeting of the Council would take place at 7.30 pm at Eldersfield Lawn School on Thursday 10th November 2011.

17. Correspondence

It was noted that correspondence had been received from:

- Rural Services Network
- MHDC: Annual report
- MHDC: Villages Survey

18. Other business

None.

There being no further business, the meeting closed at 9.10 pm.