

**Pebworth Parish Council**

Minutes of an Ordinary Meeting of the Parish Council  
Held at the Pebworth Village Hall on Monday 10<sup>th</sup> December 2012.

**Present:** Cllrs. John Hyde (Chairman), June Haycock, Albert Jeffrey, Simon Shiers, David Cranage, David Lees, & Pam Veal

**In attendance** – John Stedman (Clerk), Ward Member Cllr. Alistair Adams, 16 members of the public and four representatives from Carla Homes.

**168. Apologies:** Cllr Tom Bean

**169. Disclosures of Interests**

- a. Members were reminded of the need to keep their register of interests updated.
- b. To declare any Disclosable Pecuniary Interest in Items on the agenda and their nature.
- c. To declare any Other Disclosable Interests in items on the agenda and their nature.

**Disclosable Pecuniary Interests** None declared

**Other Disclosable Interests** – None declared

**170. A resolution put by the Chairman:** - That the Council grants under section 101 of the 1972 LG Act to delegate powers to the Clerk to grant members any dispensation that has been made in writing in accordance with the new 2012 regulations. The resolution was unanimously agreed.

**171. Dispensations:**

The Clerk confirmed all seven members had submitted written requests for disclosable pecuniary interests' dispensations to enable them to discuss the parish precept for the next four years. Under the Clerk's delegated power all seven dispensation were accepted and agreed.

**172. Chairman Moved:** The meeting be now adjourned for Open Forum

**Open Forum: Clerk's report.**

**Developments**

Representatives from CARLA Homes gave a brief report to a packed meeting on their proposals for the development of the Ron Tracy land in Honeybourne Road. The main issue they covered was the site's flood alleviation system as they had visited the village during the November floods. They presented their proposals for an attenuation pond to contain what they described as a 1,000 year flood event and demonstrated their confidence in the attenuation proposals. They indicated the detailed application for the Albert Jeffrey site would be lodged before Christmas along with the detailed application for the development of the Ron Tracy land. The council noted their comments and plans without comment.

**Flooding:**

Several residents from the Broad Marston area made the meeting aware of the problems they had suffered during the November floods; several comments were made regarding blocked ditches and the inadequate capacity to carry the volume of storm water. The section of Nolan Brook from Dorsington to Barton where it joins the River Avon needs to be cleared and its capacity increased. Road culverts were reported to be full possibly caused by the slow movement of the flood water. The peak of flooding was some four hours after the rain stopped and it lasted for 24 hours in Broad Marston and several days in Priory Lane. Further complaints of vehicles driving through the flood water causing a wave which aggravated the floods into properties prompted a request to have flooded roads closed with highway signage. A further report is made in minute 153b.

**Planning**

Residents from Mill Field made comments objecting to the planning application which proposes a change of use from agricultural land to residential garden and equestrian use including erection of stables, manage and driveway at Mill Field. The points raised are embodied in the Council comments in minute 150a below.

**Ward Member Cllr. Alistair Adams** gave his report which is appended to the minutes.

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**173. Chairman Moved:** The adjournment be closed at 7:55

**174. Confirmation of the Minutes:** The council agreed the wording of the minutes of the November meeting and the Chairman signed them as a true record of the meeting.

**175. The Clerk's Progress Reports.**

- a) Trees for planting in the Recreation Field are ordered from R&N Plants and will be collected next week.
- b) The receipt of the QPS re-accreditation certificate and its placement in the picture frame in the Village Hall.
- c) Forestry Commission English Woodland Grant Scheme consultation; Cllr David Lees informed the meeting that the Forestry Commission had requested a public meeting to be held in Pebworth Village Hall and the Council's response could be made following the meeting.
- d) Members report on the 3-horses being put in the recreation field at night by the Police for safe keeping as they were found roaming loose in Broad Marston; the owners were eventually found and the horses removed later in the day
- e) The flow of water reported as a leak in Broad Marston road junction near Simms Metal reported by Cllr David Lees is still under investigation as its source is unknown.

**176. Planning Application considered**

- a) **W/12/02223/CU Mr & Mrs Hall, Charlford House, I Mill Field.** Change of use to residential garden and equestrian use including erection of stables, manege and driveway.

The council made the following comments: -

The change of use from agricultural land to residential garden and equestrian use on the scale proposed could commercialise the use of land within a residential setting as it is considered the scale of the proposals are disproportional to any domestic family use.

The application for change of use of land to domestic garden is of great concern as it would be a departure from agricultural use allowing for future re-development of domestic land, therefore, any consideration for change of use should be limited to equestrian use only.

Furthermore, the scale of the proposals in such close proximity and downwind to other residences would have a very considerable environmental impact by reason of noise, smells, visual impact and potentially traffic movement. The applicant states there will be no trade waste from the site and makes no reference to the disposal of stable waste from the six stables, this waste alone will potentially cause a considerable environmental impact for the residents of Mill Field whether stored onsite or removed for offsite disposal.

Placing an equestrian stable block 4.2m high and 177 sq. m footprint in the open landscape of Mill Field would have detrimental impact on the appearance of the site and would adversely impact upon the visual link to open countryside currently enjoyed.

The Parish Council are concerned that the existing planning conditions for the Mill Field site could be compromised by this application and request this matter is considered along with other legal issues regarding rights of access raised by the residents of Mill Field and Mill Field Grange Management Ltd.

This application would represent a partial closure of the open space between the Mill Field development and Pebworth village. The proposed development would have a detrimental impact on the appearance and setting of the nearby Conservation Area of Pebworth and it would adversely impact upon and affect the visual link to open countryside currently enjoyed from the village and contribute to development creep onto land that forms a significant gap which seeks to protect and preserve the character of Pebworth village

The Parish Council has received copies of the letters of objection from the residents of Mill Field and notes their views and concerns.

In consideration of all of the above matters the Parish Council objects to the application and wishes it to be refused.

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- b) **W/12/02516/PN Mr J Zubek Windy Ridge**, Buckle Street Two detached dwellings with garages and amendment to access and parking at Windy Ridge. The Council has no objection or comment on the application.

**177. Planning Matters:**

- a) The Council received and noted six letters of objection regarding the planning application W/12/02223/CU Charlford House, 1 Mill Field.
- b) Cotswold District Council Planning Application 12/05095/FUL – 16,000 solar panels Mickleton – The Clerk responded to the information received by email and commented: - With reference to the planning application for solar panels the comment from Pebworth PC members is a concern of the sites storm water runoff exacerbating local flash flooding in Pebworth and Broad Marston as the land topography drains water in the direction of the parish. Consideration should be given to flood attenuation by means of a balancing pond or retention bund.
- c) Planning Appeal: Bank Farm, Front Street Pebworth; the Council noted that the appeal is dismissed.

**178. Neighbourhood Development Plan (NP) Working Group**

- a) Cllr David Lees provided an update report on the progress of the NP working party. He confirmed the deposit of the formal NP planning application to WDC and hoped for approval early next year. The community questionnaire is in its final draft and will be considered by the Council in January or February prior to distribution. A £100 questionnaire prize will be considered and paid out of the NP funding.
- b) Neighbourhood Planning Bulletin Edition Two was circulated by email and noted
- c) The investigations into the landownership adjacent to New Road is not resolved and is on-going

**179. Highways:**

**a) Flooding matter:**

Cllrs. David Cranage & David Lees gave a detailed report on the November flooding in Broad Marston and Friday Street, several photographs were shown to the council and reports received in open forum were also considered. Several Priory Lane properties were flooded again and the route to Mickleton was made impassable at the height of the floods. Both Friday Street and Priory Lane were flooded and foul water was emanating from sewer manholes in both areas. Cllr Alistair Adams reported that he had arranged for the WDC flooding officer to visit the affected areas in January to make assessments of what can be done to relieve the flash flood situations which are becoming a more frequent occurrence. The ditch adjacent to the Severn Trent Water pumping station in Broad Marston was reported to be blocked causing water to backup and not clear from the Broad Marston area. These and other issues will be brought to the attention of the WDC officer. The Council requested the Clerk to write to the officer requesting his site visit is accompanied by Councillors to identify the problems. Worcestershire County Council will be requested to supply flood signage to be stored in the village for deployment by the Lengthsman. Severn Trent Water will be asked to investigate the foul water discharge into Friday Street and Gloucestershire County Council will be asked to clear grips in their section of the highway in Broad Marston. It is intended to invite key officers from STW, WDC and WCC to attend a public meeting in February to outline the problems and find what remedial action will be taken.

- b) **Honeybourne Road Signage:** Cllr Alistair Adams informed the Council that the officer dealing with this matter is on long term sick leave and the matter might be dealt with by another officer in the future if time permits.
- c) **Highway problems to be reported:** none at this time

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### 180. Lengthsman/ Handyman:

- a) Matters for the Lengthsman and Handyman's attention; urgently check all highway verge grips and clear as necessary.
- b) The Clerk reported that many of the jobs issued from the November meeting were still outstanding and the Council requested a letter be sent questioning the reasons for the delay.

### 181. Public Rights of Way Reports.

- a) No new matters to report
- b) The Clerk reported that the County Council officer would be reporting on the surface safety concerns of PROW 538, west of Friday Street Pebworth.

### 182. Street Lighting

- a) The Clerk reported that the leaning streetlight in Back Lane has not been up-righted as it is not safe to carry out the operation on an old concrete column. After some consideration the Council requested the Clerk to obtain a quotation from E-on for a re-placement new streetlight to match the recently changed lighting columns
- b) The Clerk reported that Streetlight no 26 reported not working. The lamp has now been replaced
- c) Members reported the streetlight 30 in Front Street is faulty and instructed the Clerk to report it for urgent repairs as it lights the Churchyard steps.

### 183. The Close and Recreation Field

- a) The Chairman reported on the regular visual inspection of the play equipment and found no safety matters to report but the stop spring on the zip wire has broken, Timberplay had confirmed it is not a safety issue and the Clerk will request a quotation for its replacement and report to the January meeting.
- b) Cllr Alistair Adams reported no further progress has been made on the Skateboard Ramp project.

### 184. Cemetery:

- a) Members reported a satisfactory job carried out on several items of cemetery maintenance.
- b) Removal of a large dead tree on the Churchyard boundary – John Hyde informed the meeting it would be removed the next day.
- c) Council agreed a request from Simply Stone for permission to erect memorials to Robert EH Rogers Grave no 744 and Colin R Rogers Grave no 637.

**185. Allotments:** Due to the space and time constraints of the meeting the presentation by Mr Vic Allison of WDC was postponed until 7th January meeting. .

### 186. Pebworth in Bloom:

- a) Cllr Simon Shiers reported that the Committee had arranged the event to switch on the St Peters Christmas tree lights and the event was very successful with some 70 parishioners attending. The committee members also carried out a Churchyard clean-up which involved pruning and leaf clearance.
- b) The Council consider the following funding requests from the In Bloom committee: -
  - (a) Council to supply paint for painting the metal railings
  - (b) Town Pool work funding
  - (c) Water butts and associated items

It was agreed to defer the decision on the three items until the January meeting

- c) The Council agreed to transfer all In Bloom Funds held in the Councils accounts to Mrs. Yvonne Rose as a principle committee member. The payment of £891.12 will clear all the In Bloom funds held by the Council. The cheque was issued to Cllr Simon Shiers at the meeting.

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**187. Pebworth Discretionary Fund**

- a) Cllr Pam Veal reported that 19 Pebworth residents have received a Christmas gift from the Pebworth Discretionary Fund in the form of a cheque. The gifts were hand delivered by Cllr Pam Veal who has received many letters and cards of gratitude. The Council thanked Cllr Pam Veal for her work in finding the qualifying residents and delivering the gifts by hand.

**188. Finance:**

- a) Council agreed and approved the Payments, Receipts and Balances as in Appendix A  
 b) The Clerk reported on the receipt of £2000 from WDC Neighbourhood Plan-Frontrunner grant  
 c) To consider a grant request from the PCC council agreed a grant of £200 which will be made at the January meeting.

**189. Budget and Precept for 2013-14**

In consideration of the uncertainty of new government legislation on parish precepting and council tax the precept decision is deferred to the January meeting.

**190. Correspondence for consideration:**

- a. WDC information on the code of conduct and dispensations - Noted

**191. Correspondence to note:**

- a) Christmas Fayre at the Civic Centre Pershore 7 December at 10am -3pm  
 b) Community First-Community Oil Buying Scheme  
 c) Lloyds TSB Online banking

**192. Matters Raised by Members for Consideration and or items for future agendas.**

- a) Cllr David Cranage: Central heating oil found in the stream off Friday Street. This matter has been reported to the Environment Agency who found the red diesel oil in a manhole at the junction of Front Street and Chapel Road; further investigations are underway to find the source of this Environment problem as the red diesel oil is flowing down the ditch causing pollution over a large area of the watercourse.

**193. Next Meeting:**

- a) It was confirmed the next Ordinary Meeting is scheduled for the 7<sup>th</sup> January at 7.00 pm  
 b) Council agreed the Clerk's proposed meeting dates for 2013

There being no further business the Chairman closed the meeting at 10.15 pm

Chairman .....

Date .....

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APPENDIX A: FINANCE

PAYMENTS TO BE AUTHORISED

Jan-13

Meeting

Cheque No.	Payee	Details	Total Payment	VAT Element	Net Payment
1338	WDC	Newsletter Printing	34.56	5.76	28.80
1339	SLCC	Membership renewal 1/3	50.00		50.00
1340	Pebworth Village Hall	NP meetings	20.25		20.25
1341	Yvonne Rose	In Bloom Acc clearance	891.12		891.12
1342	P D Long	Streetlight Maintenance	63.60	10.60	53.00
1343	J Stedman	Clerks Salary and Expenses	536.55		536.55
			<b>1,596.08</b>	<b>16.36</b>	<b>1,579.72</b>

Received from	Description	Amount	Date
	Account Transfers	6000.00	29-Oct
Rooftop Housing	Ditch Clearance grant	300.00	
WDC	Neighbourhood Plan	2000.00	26-Nov
Simply Stone	2 Memorials	240.00	03-Dec
Total		<b>2,540.00</b>	
All Paid Up Bank Accounts			
DEPOSIT ACCOUNT		30207.87	
CURRENT ACCOUNT		9100.70	
<b>TOTAL FUND BALANCE</b>		<b>39308.57</b>	
Reserve Lighting Fund		4000.00	
Reserve Capital Fund		5000.00	
Revenue available		30308.57	

**District Councillor report** - Pebworth

**Month: December 2012**

**Prepared by Alastair Adams – Honeybourne & Pebworth Ward,  
Wychavon District Council**

**Flooding** – the main issue in the last month has been flooding, and I drove around Pebworth with Parish Councillor David Cranage and took lots of photographs of the floods. I emailed these to the Deputy MD of WDC and the Chief Engineer, and to Emma Stokes who is the portfolio holder on the Executive Board. This has high-lighted the problem we have in Broad Marston and Pebworth. I then emailed a list of all the houses in Broad Marston and Pebworth that had been flooded. WDC have written to all these householders asking them to fill in a questionnaire asking for further details. If your house was flooded, and you have not received a letter from Wychavon District Council, please contact me on [adams.pebworth@gmail.com](mailto:adams.pebworth@gmail.com) or telephone me 07725 979 277. I have since had a meeting with Tony Jones (Chief Engineer), and he has agreed to visit Broad Marston & Pebworth with Emma Stokes to see the areas where flooding has occurred, with the aim to see how WDC can help in future. This meeting is scheduled for January. I have already discussed with Tony that we need to get Gloucestershire CC to clear their ditches in Broad Marston, and he has agreed. Also, WDC have informed me that Severn Trent is looking to upgrade the Pebworth sewage works, and the pumping station in Priory Lane. We are asking for further details to see if this could also help the flooding situation. Finally, there is a large planning application in at Cotswold District Council for a large installation of solar panels in Broad Marston Lane near Norton Hall (16,000 panels – see planning application 12/ 05095/FUL on the CDC planning site [http://www.cotswold.gov.uk/nqcontent.cfm?a\\_id=2297&tt=cotswold&step=2&myID=12/05095/FUL](http://www.cotswold.gov.uk/nqcontent.cfm?a_id=2297&tt=cotswold&step=2&myID=12/05095/FUL) for more details. I have asked whether there is any section 106 money from this that could help the flooding issue in Broad Marston.

## Pebworth Parish Council

### Planning

- a. **SWDP**– There was a major hiccup with the SWDP last month as Malvern District Council voted to pull out of the plan. This would have led to increase legal costs to Wychavon DC, and there was a lot of activity as a result. Luckily, Malvern DC has seen sense and they have now voted to do a U-turn and come back into the SWDP. The final version of the SWDP is now being voted upon at the next Council meeting at WDC on 18<sup>th</sup> December. If this is approved (which is the expectation), then the SWDP will start having an influence in all future planning applications which is good news as this should offer some protection against unwanted planning applications. It still needs to be ratified by the Secretary of State which is estimated to be Dec 2013.
  - b. **WDC wins a planning Appeal** – The Planning Inspectorate has at last ruled on the planning appeal on Bank Farm in Pebworth, and has dismissed it. This is the only the 2<sup>nd</sup> appeal that the WDC has won out of 11 recent appeals.
  - c. **Carla Homes** – are in the process of submitting a planning application on the land next to Fibrex Nurseries as you come in to Pebworth (the field that has the 3 crosses). This field was identified as potential development site in the SWDP. They held a public consultation at the village hall on 4<sup>th</sup> Dec. The application is for 12 houses, 4 of which are affordable houses (2 bungalows, and 2 houses). The key point raised so far has been the flooding issues in Elm Close, and Carla Homes have proposed to install 2 balancing ponds which they say will help alleviate the problem. They have also been asked to use local materials where possible – Cotswold stone and blue lias.
  - d. **Carla Homes** – Albert Jeffreys Transport Yard – Carla Homes is now submitting a new planning application for this site –reference 12/02675 & this can be seen on the Wychavon planning web site [www.wychavon.gov.uk](http://www.wychavon.gov.uk)
  - e. **SIMS Recycling plant and the Birds Group plans** –
    1. **for new 380 dwellings** – Still no planning application received yet.
    2. **Planning application to change the working hours of the SIMS recycling plant** – Still no decision made yet. The latest noise survey seems to raise questions over this application – awaiting to hear what the WRS and EA say about the survey.
- 3. Resident queries:**
- (a) **Skate Park requested for Pebworth** –Still no news from the young lads who wanted the skate park- awaiting them to draw up a design of the skate park, and to take photos of other local skate parks they think are good.
  - (b) **Path from playground to Friday Street** – a resident has asked about the flagstones on this path – it has been referred to Fiona Argyle at WCC
- 3. Broadband** —There is a small team of people now working on this for Pebworth & Honeybourne (Peter Brookes, Steven Medley, Micheal Poore & myself). We all attended a meeting at WCC on 21<sup>st</sup> November and agreed we would use WCC for helping to submit our DEFRA application for funding. We have also received a quote from Warwicknet to install the fibre optic connections and to provide the service, see <http://www.warwicknet.com/> Warwicknet have stated they would install superfast Broadband into both villages and the cost would be £25 plus vat per month if we can get at least 335 Honeybourne and Pebworth households to sign up. Whether we decide to go with Warwicknet, or another Broadband provider we need to know how many residents in Pebworth are interested in signing up for superfast broadband. So if you want faster Broadband, please fill in the form on <http://www.honeybourne.org.uk/broadband-campaign/superfast/> We hope that sufficient numbers will register electronically on the website by the end of December, so please register **now**. In January, we need some volunteers to undertake some door-to-door canvassing to help with this project too – can you help? If so please contact me on [adams.pebworth@gmail.com](mailto:adams.pebworth@gmail.com)
- 4. Long Marston Army camp development** –The developers have now confirmed the following leisure facilities will be built which will be open to all local residents to use
- Community Building 433 sq m
  - Convenience Store / Laundrette 389 sq m
  - Large Sports Hall which can be sub divided with Shop & Office 1250 sq m
  - Offices & Reception 150 sq m
  - Restaurant & Cafe 400 sq m
- All weather Full Sized Multi Purpose Sports Pitch with Flood lighting which can be sub divided. This will replace the Tennis Courts and Bowling Green, but will be able to accommodate tennis courts as well as Football and Hockey etc. Skate Park and Muga
- End of report.