

Pebworth Parish Council

Minutes of an Ordinary Meeting of the Parish Council
Held at the Pebworth Village Hall on Monday 4th March 2013.

Present: Cllrs. John Hyde, Albert Jeffrey, Simon Shiers, David Cranage, June Haycock & Pam Veal

In attendance – John Stedman (Clerk), Ward Member Cllr. Alistair Adams & Tom Bean, plus two members of the public.

252. Apologies were accepted from: Cllrs, David Lees,

253. 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 Cllr Simon Shiers Planning minute 258

Other Disclosable Interests – None declared

254. Chairman Moved: The meeting be now adjourned for Open Forum
Open Forum: Clerk's report.

A resident reported on the interesting inspection of Nolan Brook with Cllr David Cranage and urged the Parish Council to do all it can to get the Environment Agency to carry out remedial work on the brook. The report in minute 261d outlines more of the comments made.

Ward Member Tom Bean reported that the Worcestershire County Council and the Fire Authority has set a nil increase in their precept. Cuts will be made on internal fire authority staff and may be some fire stations will close with the loss of firemen. The County Council are coping with their cuts made but road repairs are a problem following a very wet year causing more than normal potholes. Tom confirmed his £10k grant money was all spent out.

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

255. Chairman Moved: The adjournment be closed at 7.45

256. Confirmation of the Minutes: The council agreed the wording of the minutes of the February ordinary meeting and the extraordinary meeting and the Chairman signed them as a true record of the meeting.

257. The Clerk's Progress Reports.

- a) Moving a tree on the recreation field is completed.
- b) Over grown hedge at Ullington cross roads, the occupier reported this was completed.
- c) Grit bin supply and extra highway gritting; a response is awaited regarding the bin and the gritting routes will be considered later in the year when a review is carried out.
- d) A letter to the Lengthsman was sent on 12th February and a response is awaited.
- e) The new streetlight installation at column 20 Back Lane is in hand and expected shortly.
- f) RoSPA inspection of The Close is ordered for March and will be reported at the April meeting
- g) Section 106 funding requests to WDC were made for various recreational items.

Note: Cllr. Simon Shiers having declared an interest in the following item left the meeting for the following debate.

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258. Planning Application considered

- a) **W/13/00284** Bank Farm, Front Street, Pebworth, Demolition of existing redundant farm buildings and erection of six dwellings and associated works (including three units of intermediate social housing) resubmission of application W/12/00940/OU

The Parish Council agreed to make a response of strong objection for the following reasons: -
 The application site lies outside the defined settlement boundary for Pebworth and represents open countryside development. The proposed development of the site would be contrary to policy GD.1 of the Wychavon District Local Plan 2006, which seeks to direct most new developments to sites in main urban areas and defined settlements, also the site is not supported by the emerging SWDP. The proposed dwellings would be located within a working agricultural holding adjacent to the designated Conservation Area and it is considered that the design bears no relation to the traditional street scene and building line of Front Street. Therefore, the proposed dwellings fail to recognise and respond to the setting of Pebworth and thus fail to integrate within the surrounding area. The Parish Council's questionnaire results in respect of the SWDP proposed development sites indicated that New Road and Broad Marston Road sites were the most preferred sites with Bank Farm being the least preferred site receiving only 18% support. The results also indicated an acceptable village growth rate of 20 to 25 houses up to 2030 and this growth has already been achieved. The draft SWDP has adopted the parish proposal of 20 new homes for Pebworth therefore, the Bank Farm proposal would exacerbate the adopted village growth rate for the remaining 18 years of the SWDP plan because of the already granted 10 dwellings on the Albert Jeffrey Transport yard and a further 13 on the adjoining development site. Therefore, the proposal fails to meet the preferred options of the parishioners of Pebworth and the draft SWDP. In consideration of the emerging SWDP policies for category three villages this application fails to support local opinion and confirmed housing need. The Parish Council fully supports the case officers' four reasons for refusing the original application and the appeals inspectors reasons for dismissal of the appeal.

Note: Cllr Simon Shiers returned to the meeting

259. Planning Matters:

- a) The Clerk reported on the objections made regarding the 380 homes at Simms Metal site and confirmed the minutes containing the objection are on the Parish Council website.
- b) The Clerk reported on the complex details of the New Homes Bonus fund available to the parish over the next three years. Council agree it might be used for replacement and repairs to play equipment, this to be considered at the appropriate agenda item.

260. Neighbourhood Development Plan (NP) Working Group

- a) Cllr Pam Veal reported on the progress with the NP questionnaire whereby 107 had been returned and processed a small amount were still to be delivered, a full report would be made at the April meeting. Cllr Albert Jeffrey questioned why the NP questionnaire did not contain questions on housing need; Cllr Pam Veal informed the meeting the data gained from the housing need survey carried out last year would be used for the neighbourhood plan.

261. Highways:

- a) New highway matters to be reported.
- County Highway matters*
- (a) Potholes at the two bridges on the Honeybourne Road
- (b) Long Marston Road potholes

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- b) The Willow tree overhanging Back Lane from the garden of the property Homestead; the Clerk will ask the occupiers to consider the removal of the limb but the property is unoccupied at the present time.
- c) Council considered correspondence regarding the Pettiphers Farm and Dorsington Road street names and postal address – it was agreed that this road is in the control of Stratford on Avon District Council as the road is in Warwickshire but the properties along it are in Pebworth parish. The Clerk will inform the correspondent.
- c) Contractor verge damage – it was agreed to write to the contractors who recently dug up the verges by the Church asking them to reinstate the verges and replant the dug up daffodils.
- d) Cllr David Cranage reported on a parish walkabout with Albert Jeffrey and Roy Jefferies to inspect flooding issues on the Nolan Brook. The main area of concern is a brook crossing where brook volume is restricted by a crossing pipe with a smaller diameter than the brook, furthermore many sections of the brook are silted up and have trees growing in the brook all of which needs clearance to speed up the flow out of the Broad Marston area. David has also been in contact with the Environment Agency who has confirmed the Nolan Brook is classified as a river of medium risk grade and therefore might benefit from funding for clearance works. It was agreed David would have further correspondence with the Environment Agency and have the restrictive issues inspected and resolved.

262. Lengthsman/ Handyman:

- a) Matters for the Lengthsman and Handyman's attention;
 - (a) To repair verge damage caused by heavy vehicles in the Town Pool area and Front Street, also check other verges in the parish for similar damage
 - (b) Carry out a light canopy lift on the large willow on the corner of Chapel Road and School Road
 - (c) Trim back the hedge in Back Lane opposite School Road to improve visibility
 - (d) Rod the drainage pipe from opposite Lord of Manor to the ditch on the corner of the recreation field.

263. Public Rights of Way Reports. (PROW)

The Clerk reported no further information was available on issues with PROW 538

264. Street Lighting:

- a) The streetlight No 9 in Broad Marston Road might be faulty; Chairman will check and report to the Clerk

265. The Close and Recreation Field:

- a) The Chairman's report that the regular visual inspection of the play equipment found no problems with the equipment.
- b) The two quotations received by the Chairman for pollarding the Willow Tree were not available and it was agreed to consider these later when all members would be informed of the tendered prices.
- c) Cable way stop ends: following concerns raised by the Chairman over the position of the stops on the cable; Timberplay had confirmed they were correctly positioned and conformed to the required BS standard.
- d) A request to pen sheep on the recreation field was agreed and the Chairman will make the arrangements and ensure adequate sheep fencing is in place allowing a wide boundary for walking around the field
- e) A members request to consider a new roundabout and possibly new swings will be placed on the April agenda for consideration.

- 266. Training:** Members agreed to the continuance of CALC training and suggested dates should be considered at a later meeting. An offer to hold the events in Pebworth was also agreed.

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267. Allotments: The Chairman reported on the allotment site procurement and Community Land Trust meeting with WDC Officers on 4th March attended by two housing officers and a planning officer. Summary of discussed issues:

The two sites the Parish Council have identified for potential allotments are Chapel Road and Broad Marston Road.

Any affordable housing is to be potentially Parish Council owned.

There is an identified need for both allotments and single bed affordable units.

The site off Chapel Road was discussed first, the Planning Officer outlined some of planning issues relating to this site e.g. highway matters (in terms of the narrow access); impact upon the conservation area; impact upon surface water drainage and flooding; impact upon trees and protected species.

The site of the former fire station area also identified as a possible location for affordable units and allotments – As the Planning Officer was not familiar with the site he could not offer too much guidance on its suitability although flooding affects a larger portion of the site.

The two Housing Officers gave an overview of the Community Land Trust initiative and explained that Tibberton were going through the process currently.

It was agreed that the next step would be for the Planning Officer to provide more detailed views as to whether the proposed sites would be suitable for allotments or residential development.

Upon receipt of these planning comments, it was recommended that the Parish Council contacts Mr Vic Allison to discuss available options. Should these discussions be encouraging then it was advised that a further meeting be arranged to discuss ways in which the scheme can be moved forward.

268. Pebworth in Bloom:

- a) Cllr Simon Shiers reported that a recent funding event in the Village Hall raised £180 and the grant of £200 from Cllr Tom Bean was much appreciated. A litter picking event is arranged for Saturday which will be organised by the WI.
- b) Cllr Simon Shiers asked the Council to consider funding for the proposed tree surgery at Town Pool but as no works specification or quotation was available for consideration the Council deferred the matter until these are presented to Council. It was suggested that as the Town Pool is in the village conservation area permission should be gained from the conservation officer at WDC.

269. Annual Parish Meeting: parish organisations will be informed and offer an opportunity to present a report. The following members offered their apologies for the meeting; Cllr's Albert Jeffrey, June Haycock and David Cranage.

270. Finance:

- a) Council agreed and approved the Payments, Receipts and Balances as in Appendix A
- b) The Clerk presented the account balance for the Pebworth Discretionary Fund and stated four cheques had not been cashed on the date of the statement. Members noted the balance and Cllr Pam Veal stated she had chased up the un-cashed cheques
- c) Members agreed to move the finance item up the agenda for ease of cheque signing.

271. Correspondence for consideration:

272. Correspondence to note:

- a. Community First leaflets
- b. Land Drainage Act Maintenance of watercourse by Mr Rainbow, in Friday Street Work carried out satisfactorily
- c. Land Drainage Act Maintenance of watercourse The White Cottage, Broadmarston. Work carried out is satisfactory
- d. Switch leaflets

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273. **Matters Raised by Members** for Consideration and or items for future agendas.
Cllr David Cranage – Nolan Brook report

274. Next Meeting:

a) It was confirmed the next Ordinary Meeting is scheduled for the 8th April at 7.00 pm

There being no further business the Chairman closed the meeting at 10.05 pm

Chairman _____ Date _____ .

APPENDIX A: FINANCE

PAYMENTS TO BE AUTHORISED Mar-13 Meeting

Cheque No.	Payee	Details	Total Payment	VAT Element	Net Payment
1357	Hartwell & Co	Trees stakes for the Rec field	35.76	5.96	29.80
1358	Westhill	NP stationery	321.58	53.60	267.98
1359	J Stedman	Clerks Salary and Expenses	968.65		968.65
1360	Timberplay	Zip wire repairs	325.44	54.24	271.20
1361	Worcester CALC	Training fees Clerk	10.00		10.00
1362	P D Long	Streetlight Maintenance	63.60	10.60	53.00
1362	P D Long	Streetlight Maintenance	129.00	21.50	107.50
			1,854.03	145.90	1,708.13

Account Transfers

Received from	Description	Amount	Date
	Total	0.00	

All Paid Up Bank Accounts	
DEPOSIT ACCOUNT	30211.00
CURRENT ACCOUNT	5072.55
TOTAL FUND BALANCE	35283.55
Reserve Lighting Fund	4000.00
Reserve Capital Fund	5000.00
Revenue available	26283.55

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District Councillor report - Pebworth

Month: March 2013

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

1. **Flooding** – Since our last meeting, Wychavon District Council has announced an additional £150,000 fighting fund to help kick start new flood alleviation schemes. I have written to Emma Stokes who is responsible for this money to request help with the flooding issue in Broad Marston. Luckily she was the lady from WDC who visited Pebworth with Tony Jones back in January to see the flooding problems we were experiencing first hand., so I am confident we should obtain some assistance from this new fund to help Pebworth/Broad Marston residents. The Solar Panel development proposed near Mickleton was refused, so any attempt by Tony Jones to get help from the developer in building attenuation ponds to reduce the flooding issue in Broad Marston is now dead.
I have spoken to Severn Trent about their plans for the Pebworth sewage works and pumping station, and am awaiting confirmation of a meeting to discuss.

2. **Planning – Honeybourne Rd** - I attended a meeting with Simon Rees (Planning Officer), David Cranage (PPC), Andrew Fell (WDC flood expert) and Carla Homes on 8th February to seek assurances that the flood alleviation schemes proposed for this site will substantially reduce the flooding in Elm Close and Friday Street. After much technical explanation, they confirmed the attenuation pond and the man-made flood plain will hold back over 1 million litres of water entering Pebworth in a flash flood. Wychavon flood engineers seemed to be very happy with the proposal.
We then went onto to gain further re-assurances that the new houses will be built using some natural stone – Cotswold and blue lias to match the existing vernacular in the village. (as they had confirmed for the Jeffreys Transport Yard site.) Again assurances were given by Carla Homes. Finally we discussed the request by the Pebworth Parish Council re the mix of housing, ie more 2-bed and 3-bed homes. Judy Pearce attended at this point to represent WDC planning and to re-force this point. Carla Homes suggested they would convert one of the proposed 4 bed to a 3-bed, and would also convert another 4-bed home to a 2-bed bungalow, and a 3-bed house. This would keep the number of bedrooms on the site the same as the original plan. After looking at the drawings, this was agreed as a good way forward.
Based on these modifications to their plans and re-assurances, I agreed to support the planning application at the planning committee on 28th February which I did, and it was approved unanimously.

3. **Planning - SIMS Recycling plant and the Birds Group plans** –
 - a. **for new 380 dwellings next to SIMS re-cycling plant** – People are waking up to realise this will have a huge impact on our community. It is going to be a big fight to stop this development. BARD has been re-formed to help with this, but if residents do not want these 380 new houses, which will dwarf Pebworth, then they must make sure they object now, and write to Wychavon District Council – the planning application reference is 13/00132. Various emails have been circulated, and poster/flyers delivered to every house in Pebworth. Other villages around our area are also up in arms about this application, especially Quinton, and Long Marston. Waterproof posters are being sourced so people can erect these in their gardens if they want to protest. The more residents that openly show their opposition to this application, then the greater weight the Planning Inspectorate will have to take into consideration if this goes to Appeal.

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- b. **Planning application to change the working hours of the SIMS recycling plant** – Still no decision made yet. The latest noise survey raised questions over this application – Some 3D modelling is being looked at.
4. **Planning – Heart of England Forest** –No further progress on this since my last report.
5. **Funds for the village hall** – Jem Teal, WDC Communities Manager, did visit the Pebworth Village Hall on 7th Feb and met with me and Jane Cromack. He later prepared a submission for the section 106 monies against the 2 Carla Homes sites in Pebworth. It looks like up to £60,000 will be forth-coming to help improve the village hall, and construct some changing rooms for the recreational ground as well as enlarging the rear meeting room. There is still a lot of work to be done.
6. **Broadband** —Following my report at the last Parish meeting, I wrote a letter to every household in Pebworth urging them to complete the residents survey on the Worcestershire County Council web site <http://www.worcestershire.gov.uk/broadband>. A big Thank you to Bill & Nicole Newton who delivered all the 290 letters on Sunday 24th Feb. If you have not yet completed the survey, please do it today! We will find out whether we have increased the % of residents who want and have supported faster Broadband when WCC publish the figures in the next 10 days. Hopefully we have reached the magical 50% target.
7. **Speeding in Bickmarsh** – Worcestershire Highways have stated there is a problem with the proposed speed survey in Bickmarsh as part of the road is in Warwickshire County Council area. I have written to Warwickshire Highways to see if they will co-operate with Worcestershire Highways.
8. **Chipping Campden School** – Unfortunately the Head master of Chipping Campden school has had to postpone the public consultation on their catchment area.
9. **Skate Park in Pebworth** – still waiting to see the plans from the lads who requested the skate park.

End of report.