

## Parish Council of Alfrick and Lulsley

**Minutes of the Meeting of the Parish Council on Tuesday, 19<sup>th</sup> March 2013 at 7.30pm in the Village Hall, Alfrick.**

### **Present:**

Cllr Mrs C Williams Chairman,

Cllrs: Ms L Randall, Messrs: P Brown, B Fishwick, G Lowe, B Martin, P Tebbit, A Warburton (District Councillor), Cllr D Hughes (District Councillor), D Bradley (Parish Tree Warden), G M Brewin (Clerk).

**Apologies:** Cllrs Mrs D Jammal, A G Cooper, Cllr C Smith (County Councillor),

**Visitors:** – Mr P Tuthill, Chair – MHDC.

**Public Questions etc. prior to the formal meeting; None**

### **AGENDA**

#### **1.**

##### **Members' Apologies for absence**

The apologies from Cllrs, Mrs D Jammal, A G Cooper were accepted.

#### **2.**

##### **Members' Declarations of Interest**

Cllrs G Lowe and B Martin declared a personal interest in agenda item 6.

#### **3.**

##### **Reports:**

Informal reports were made by District Cllrs, Footpaths' Warden, Tree Warden, Village Hall representative, Community Shop representative.

#### **4.**

##### **Confirm the minutes of the meeting held on Tuesday 19<sup>th</sup> February 2013 circulated in advance.**

These had been circulated in advance, were agreed as a true record signed by the chairman.

#### **5.**

##### **Financial Matters;**

- a) Approve payment: A R Thomas, Lengthsman. - £195.00+vat - Agreed
- b) Approve payment: P Tebbit – Materials for Consultation Event - £35.15 - Agreed
- c) Note Delegated Payment – Clerk's expenses, Jan – Feb 2013 - £404.22 - Noted

#### **6.**

##### **Planning Matters;**

- a) Respond to; 13/00236/HOU, Dove Barn, Crews Hill, Alfrick, WR6 5HF  
Single storey boot room/lobby extension off existing kitchen. Details on MHDC Website.  
It was agreed to recommend approval of this application

#### **7.**

##### **Community Planning Advisory Group**

Cllr P Tebbit reported on the consultation meeting on Saturday 2<sup>nd</sup> March. The report and collated results are set out in appendix a

He reported also on an email he had received from Mr J Robinson of Draycott Developments, Kempsey with regard to the East Chapel Meadow site.

The council agreed with the proposals of the 'Group' that before publication of the results they would seek a meeting with a representative of MHDC Planning Department to discuss their implications.

The clerk was asked to write to Mr Robinson advising him of the situation.

#### **8.**

##### **Good Citizen Awards**

Cllr B Martin reported that Mr L Stodart the proposer of this award was disappointed with the council's response. After a discussion it was agreed that this matter be left in abeyance.

#### **9.**

## **Parish Clusters**

The Clerk reported on the discussions with Suckley and Leigh and Bransford Parish Councils' representatives on Tuesday 5<sup>th</sup> March.

It was agreed that in future these matters would be combined with those of the Community Planning Advisory Group.

## **10.**

### **Confirm arrangements for the Annual Parish Meeting**

It was agreed that the Annual Parish Meeting would be held on Tuesday, 14<sup>th</sup> May 2013, at 7.30 pm in the Village Hall. As in previous years the council would meet the costs of refreshments after the formal meeting.

The clerk was asked to proceed with the arrangements.

## **11.**

### **Clerk's Report -**

#### **a) Actions from the previous meeting:**

The clerk noted that there were no matters outstanding from the February meeting.

He reported on his attendance at the District Parish Conference at Abberley on 27<sup>th</sup> February and Clerks' Gatherings at County Hall on 28<sup>th</sup> February dealing with on-line payment of PAYE and 12<sup>th</sup> March; The new audit arrangements.

He had transferred the reserve of £5000 from HSBC to the Lloyds TSB account and asked for the closure of the HSBC account which now stood at zero. This was agreed.

He presented a draft of the year-end accounts showing that the Council would have a deficit of £772.73 on total receipts of £14,194.90. He would circulate the completed accounts on receipt of the March 31<sup>st</sup> bank statement and in advance of the April meeting.

#### **b) Correspondence Received**

All the relevant correspondence in the month had been circulated via email.

## **12.**

### **Items for the next meeting.**

a) Community Planning Advisory Group report

b) Accounts for 2012-13

## **13.**

### **Confirm the date of the next meeting; -**

16/04/2013 at 19:30 hrs. in the Village Hall, Alfrick. - Agreed

**The meeting closed at 9:40pm**

**Chairman .....**

19/03/2013

## **Alfrick & Lulsley Parish Council**

### **Report of the Community Planning Advisory Group**

The Advisory Group met on 18 March 2013 to consider the results of the Questionnaire on housing and other developments and to give initial consideration to the comments/concerns/suggestions recorded at the Public Meeting held on 2 March.

#### Results of the Questionnaire

The Advisory Group noted that the principal reason for circulation of the questionnaire had been to find out what the community's views would be in the event of a planning application from the owner of Chapel Meadow. Such knowledge would assist the Parish Council in responding to any planning application.

The Advisory Group interprets the results of the questionnaire as follows:

- The community appears to be evenly split on whether there is a need for any development in the parish at this time.
- On the other hand, with regard to housing, there are majorities in favour of more affordable housing and housing specifically for older people.
- There is a large majority against the development of open market housing for families.
- This would suggest that if there is to be any housing development (for example on East Chapel Meadow), the community would wish to see a mix of affordable housing and housing specifically for older people.

The comments on housing recorded at the Public Meeting also need to be taken into account in assessing what might be the Parish Council's response to any planning application in respect of East Chapel Meadow. Widespread concern has been expressed about the following:

- Poor drainage results in flooding across the meadow and even up to the rear gardens of the existing affordable housing
- There are current problems with the sewage disposal system for current residents.
- There appears to be insufficient space between the pond and the existing affordable housing to insert 13 additional dwellings. This would suggest that, in order to deliver this number, it would be necessary to cut an access road into the meadow and create what has been called 'a mini-estate'. It is considered that such a development would be out of character with the predominantly linear development of Alfrick village as a whole.

The Advisory Group recommends to the Parish Council as follows:

1. That in the event of a planning application in respect of East Chapel Meadow, the Council seeks to secure a mixed development of affordable housing and housing specifically for older people.
2. That as a condition of such development the developer improves the drainage of surface water across the field so as to eradicate flooding
3. That as a further condition MHDC ensures that the current sewage disposal system is upgraded.
4. That the Advisory Group meets with a representative of MHDC planning department to discuss these issues including that of how to accommodate 13 dwellings on the site.

#### Initial Consideration of Comments recorded at the Public Meeting

The Advisory Group recognises that it will take some time to work through and respond to all the comments recorded. It has therefore focussed initially on those themes where there is most concern and/or it will be essential to obtain information and advice from external sources. The Group proposes to arrange a series of meetings as follows. It is recognised that it will be of benefit to the Council's neighbouring parishes of Suckley and Leigh & Bransford if these meetings were open to their representatives as well.

Roads and transport – to invite John Fraser, Head of WCC Highways Department

Litter & related matters – to invite Ivor Pumphrey, Head of Community Services, MHDC

Community health & social care – to invite Dr. A. Bywater, Knightwick General Practice

Communications – to invite a representative of British Telecom

The Group noted the large number of comments about broadband and suggests that renewed publicity is given to the need for as many residents as possible to register their demand at [www.worcestershire.gov.uk/cms/superfast-broadband.asp](http://www.worcestershire.gov.uk/cms/superfast-broadband.asp)

The Group will consider matters related to other themes at future meetings. *19 March 2013*

**Alfrick & Lulsley Parish Council**  
**consultation**  
on  
**Housing and other developments in the parish**

**CONSULTATION QUESTIONNAIRE**

**Tick 1 if you strongly agree, 2 if you agree somewhat, 3 to disagree or 4 to strongly disagree**

	1	2	3	4	Results
<b>HOUSING</b>					
There is a need for more housing in the parish					Strongly agree 2    Agree 21 Disagree 17    Strongly Disagree 8
There is a need for more affordable housing					Strongly agree 6    Agree 22 Disagree 10    Strongly Disagree 13
There is a need for open market housing for families					Strongly agree 1    Agree 5 Disagree 17    Strongly Disagree 17
There is a need for housing specifically for older people					Strongly agree 11    Agree 17 Disagree 11    Strongly Disagree 10
<b>OTHER DEVELOPMENTS</b>					
There is a need for a permanent building and site for the Community Shop					Strongly agree 35    Agree 6 Disagree 8    Strongly Disagree 1
There is a need for a play area					Strongly agree 21    Agree 13 Disagree 13    Strongly Disagree 4
There is a need for allotments					Strongly agree 5    Agree 19 Disagree 20    Strongly Disagree 7
There is a need for small business development					Strongly agree 3    Agree 12 Disagree 17    Strongly Disagree 19

51 responses from 287 sent out - Not everyone answered all the questions hence the slight variation in the totals.

Record suggestions in the boxes below	Attach a separate sheet of paper if necessary
Do you think that there any other desirable developments? If so please say what they are.	
If you agree that some developments are needed please suggest where they should be located	

**Suggestion Responses:**

- Dentist - near to village hall
- No
- No
- No, no
- Conversion of redundant buildings - where there is good infrastructure services
- Develop on used farm buildings and an inhabited buildings – Folly Foad
- No, Malvern
- No
- Primary school and all small business development – attached sheet
- Bus shelter by bus stop – community shop in centre of village by Clay Green
- Tennis court should be be reconditioned
- Further developments in chapel meadow
- Play area on the playing fields x 5
- Housing within settlement boundary
- Field behind evergreen on Folly Road
- Not too far from centre of village
- Some at Lulsley
- Permanent community shop on existing site x 3
- At Lulsley to improve facilities for local residents
- Small development – four or fewer spread out across village
- Pub – in centre of Alfrick
- No
- Shop on edge of Clay Green – convert the swan to a pub again
- Chapel Meadow
- Play area by village hall

Please note – the response 'No' has been recorded where it was actually written – not left blank.