

WYRE PIDDLER PARISH COUNCIL

Minutes of a meeting of the Parish Council duly convened and held in
The Village Hall, Wyre Piddle on Thursday 27th June, 2013 commencing at 7.30pm

Present Councillors: - D Creed- Miles Naraine (Chairman)
M Oakley
G Smout

In attendance: - County Councillor Liz Tucker and 68 local residents
D Taverner – Clerk and Responsible Finance Officer

Apologies recorded: - Cllrs R Merchant and J Parsons

1/6/13 Declarations of Interest

a) Register of Interests: Councillors are reminded of the need to update their register of interests: There were none

b) To declare any Disclosable Pecuniary Interests in items on the agenda and their nature: The proximity of Cllr Naraine's property to the Wyre Hill proposed development site was noted

c) To declare any Other Disclosable Interests in items on the agenda and their nature: Cllr Oakley declared an interest in agenda item 8 (a). Parsonson Planning Consultancy were approached a couple of years ago by the applicant solely with regards to the Agricultural Occupancy Condition on the dwelling. A small amount of research was undertaken and correspondence was entered into. Cllr Oakley now has no dealings with the applicant.

2/6/13 To Consider Written Requests from Councillors for the Council to Grant a Dispensation (S33 of the Localism Act 2011)
No such requests had been received

3/6/13 Minutes of the Parish Council meeting held on 24th May.
The minutes of the Parish Council meeting held on 24th May, having been previously circulated were approved as a correct record of that meeting and were signed by the Chairman

4/6/13 Matters arising from the minutes.
There were none

5/6/13 Presentation by BOVIS Homes Ltd regarding proposed development of 42 dwellings at Wyre Hill

Representatives from BOVIS Homes LTD gave an outline presentation of their proposals for the development of housing site to be located on land at Wyre Hill

The proposed residential development comprises a total of 41 dwellings, including 16 affordable dwellings (40% affordable).

The proposal incorporates a mix of house types and tenures, including detached and semi-detached family dwellings and flats for smaller households.

A new vehicular and pedestrian access will be provided from the site on to Wyre Hill. The new site access junction is located within the northern most section of the site frontage.

An on-site biodiversity area is to be provided as part of the scheme, along the eastern boundary.

The Bovis representatives stated that their proposals would deliver an appropriate package of planning obligations, including contributions towards transport infrastructure; education provision; public open space; and recycling.

More than 60 residents were in attendance at the meeting and during the presentation spoke to raise concerns about the proposed development.

These included concerns about access to the site and highways safety as it was believed that the visibility splay data which had been provided was misleading and erroneous.

The new development would exacerbate existing problems with flooding and drainage at the site.

Work undertaken would destroy the natural ecology of the site.

The proposed buildings would be a considerable over-development of the area and would put excessive strain on the local public infrastructure.

The most recent housing needs survey does not show the need for a development of this scale in Wyre Piddle.

The development should not go ahead as the local road infrastructure is not sufficient to take the considerable additional traffic that would arise.

Sustainability – Wyre Piddle is identified as a Category 4B village in the emergent South Worcestershire Development plan and is not considered suitable to support a development of this size.

Requests from the residents regarding the security of the orchard still remain undone.

Still no satisfactory explanation as to why the initial public consultation was so poorly publicised and no information regarding the investigation on the matter

While discussing the sustainability of the scheme, the Bovis representatives proposed to improve footpaths that were not in and could not be accessed from the village, they felt that sustainability could be achieved by cycling younger school children daily between 4 and 8km along HGV preferred routes. In response to questions regarding the lack of public transport and safe pedestrian routes to neighbouring towns the Bovis representative suggest to a teenage resident that they should get a car.

It was commented that the scheme makes much of the creation of a Bio diversity area, it was pointed out that this area already exists and that the scheme would quite possibly be detrimental to the established ecology. Concern was also raised as to the impact on the bridge an historical monument.

When discussing the scheme itself it was felt that the proposed buildings were out of character and were unsympathetic to the existing houses on Wyre Hill. It was felt that the concentration of the affordable housing in one part of the scheme and the proximity to the road and the railway would result in a development of poor quality.

In thanking the Bovis representatives for their informative presentation the Chairman advised that the Parish Council would be making a full response to the proposals when a formal planning application had been submitted to the District Council.

6/6/13 Planning: applications and decision notices
(a) Applications for consideration

[13/01148](#) **The Park, Wyre Hill**

Proposed application of brick cladding to the external walls, a side and rear extensions and the provision of a new roof application W/12/02040/PP. Variation of condition 4 to amend drawing No 612/02 (proposed elevations) to facilitate change to fenestration (retrospective)

Members raised no objections to this application

(b) Decision notices received

[13/00987](#) **3 Church Farm, Wyre Piddle**

First floor side extension, ground floor rear extension and new front porch.

Application approved 13th June, 2013

(c) South Worcestershire Development plan (SWDP)

THE Clerk reported that the SWD was now progressing to an examination in public and formal approval by the Secretary of state was currently scheduled for the late autumn

7/6/13 Community Events and Parish Games update

The village Summer Fête was scheduled to take place on Smiths Meadow on Saturday 29th June. The Clerk confirmed that insurance arrangements for the event had been put in place

All the individual events in the 2013 Village Games had been entered and thanks were again given to Carrie Oakley for her hard work in co coordinating all the various entries and teams.

8/6/13 Finance – to approve payment of Accounts
The following accounts were approved for payment:-

		£
901054	Playsafety ltd play Area inspection	78.00
901055	D M Taverner - Clerk salary and expenses	313.72
901056	HMRC PAYE June Quarter	186.40
901057	AON Insurance Insurance premium	1,240.00
901058	N power Street Lighting	139.48

9/6/13 Co option of new Members

Three applications had now been received for the two vacancies on the Parish Council. The deadline for the receipt of applications had been set as 31st July and all applications received before that date would be considered at the Council meeting scheduled for 1st August

10/6/13 To receive report from lengthsman and approve related projects

It was agreed that the Clerk would arrange a meeting with the parish lengthsman to discuss the lengthsman scheme contract. Gary Robinson mentioned issues that had arisen with rubbish being dumped in Smiths Meadow. The Clerk advised that he would be monitoring the situation but that it was not possible to monitor the use of the Meadow on a 24 hour basis.

11/6/13 Maintenance of highways

The Clerk was asked to send a list of priority maintenance projects to Cllr Tucker to be followed up by County Council highways officers

12/6/13 To agree date of next meeting: Thursday 1st August, 2013

There being no other business the Chairman closed the meeting at 9.35pm.

Chairman

.....

1st August 2013