

Honeybourne Parish Council

Minutes of the Honeybourne Parish Council Ordinary Meeting held at 7.15 pm in the Village Hall on 12th April 2016

Present: Cllrs. C. Clear, G. Clelland, D. Cowan M. Powell, S. Walsh, S. Sidwell. & A. Attridge

In Attendance: J Stedman (Clerk), Alastair Adams. and 1 member of the public

256. Apologies were accepted from: Cllrs. A. Perry & H. Jobes

257. Disclosures of Interests

To declare and disclose any Disclosable Pecuniary Interests in items on the agenda and to declare any other Disclosable Interests in items on the agenda and their nature, if necessary.

Disclosable Pecuniary and other Interests: Cllr Colin Clear in Perrie Drive matter

Register of Interests: Members were reminded to update their register of interests up to date

Chairman to Moved: The meeting be now adjourned for Open Forum

Public Open Forum: The extensive amount of roadside litter along the Weston Road was raised and will be reported to WDC for clearance.

Ward Members Report: Cllr Alastair Adams's report is appended to the minutes

258. The Chairman closed the adjournment and reconvened the meeting

259. Minutes:

- a) Council agreed the wording of the minutes of the March ordinary meeting; the Chairman signed the minutes as a true record of the meeting.

260. Clerk's Report on Matters in Progress:

- a. The Taylor Wimpey site attenuation pond issues reported to Taylor Wimpey and WDC planning enforcement. – As no further information was forthcoming the Clerk will pursue the matter with planning enforcement.
- b. Bovis Homes flooding site on to private gardens was referred to the WDC planning department and engineering officer. As no further information was forthcoming the Clerk will pursue the matter with planning enforcement and look into the civic law on flooding from neighbouring land and the environmental impact regulations controlling development sites.
- c. Bovis Homes sponsorship of a public seat on the Recreation Field; no progress on this matter due to excessive workload. –the matter is ongoing with the Clerk.
- d. Highway damage on Bretforton Road and alleged new field access reported to County Highways and Cllr Alastair Adams. Members reported further works and hard-core deliveries in the area, the matter to be pursued further as no information has been received.
- e. Cllr Alastair Adams confirmed the adopted road status of the Perrie Drive area, the clerk will seek further clarification as the report may be ambiguous regarding footways on the privately owned land.

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261. Planning Applications:

- a. W/16/00591/PN: 40 Stratford Road, Honeybourne, Proposal: Fish and chip shop use - as approved under permission reference number W/13/01881/PN but without compliance with condition no. 4 (to allow Sunday opening between 12 noon to 21.30 hours) under the Clerk delegated power the following objection was made to WDC.
The Parish Council strongly objects to the application for the following reasons: - Residents in the vicinity of the shop are already suffering with excessive street parking and the continuous smell from the chip shop while its open. The proposed extension of opening times will impact greatly on the local rural environment where there is a need to retain the rural village tranquilly and not urbanise the area by extended hour of business.
- b. **W/16/00678/PP** Location: 15 Bretforton Road, external wall insulation to all elevations. Under the Clerk's delegated powers, The Council has no objection or comment on the application.
- c. **W/16/00490/CU**: 65 Weston Road, Bretforton, Description of Proposal: Change of use of agricultural land to domestic use and construction of pond. Retrospective.
Under the Clerk's delegated powers, The Council has no objection or comment on the application
- d. Planning Appeal - APP/H1840/D/16/3145983 Appeal Start Date: 18/03/2016
Appellant Mr R Taylor Proposal: Open Glass Room Site at: 1 Corner Farm Drive, Honeybourne. Refused by WDC, the Council offered no objection to the original application and noted the appeal.
- e. **AB/16/00851/AB** Location: Long Stretch Farm, Weston Road: Application for prior notification of agricultural development - lean-to to house livestock/winter feed/machinery. The Council has no objection or comment on the application.
- f. W/16/00449/PN: Land off, Sycamore Drive, Honeybourne. Proposal: The erection of a food store (350 sqm), a B1 unit (104 sqm) and associated parking, overflow parking for Honeybourne Railway Station, landscaping and associated works. Applicant: Co-Operative Group Food Limited.
Having made conditional requests on the original application the applicant than withdrew the 14 car park spaces allocated to the station overflow parking a further response of objection to the proposal was made by the council, the response is appended to the minutes.

262. Planning decisions Noted:

- a. W/16/00395/PP & ///: 59 School Street, Honeybourne. Proposal: External wall insulation. Applicant E-on Energy. **Granted** with 2 conditions
- b. W/16/00407/PP: Location: 4 Gloster Ades Road, Honeybourne, Installation of external wall insulation to all elevations of the property in a neutral colour white/cream/grey)
Applicant: E.on Energy Solutions. **Granted** with 2 conditions
- c. W/16/00408/PP & /// 6 Gloster Ades Road, Honeybourne: Installation of external Wall insulation to all elevations of the property in a neutral colour white/cream/grey).
Applicant: Mr Jones E.on Energy Solutions. **Granted** with 2 conditions

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263. Neighbourhood Development Plan: NDP

- a. The Clerk's report on NDP launch meeting held on 30th March is appended to the minutes.
- b. To progress the NDP it was agreed to arrange a meeting in late May or June and invite interested villagers and Brodie Manning representatives to establish the start of the NDP and a steering group to help its creation.

264. Audit:

- a. Council noted the annual audit will be an Intermediate Audit as the turnover for 2015-16 was in excess of £300,000.00 the fee is expected to be circa £800.00
- b. The Council considered and confirm in the affirmative the annual governance statement for 2015-16 as required by the Accounts and Audit Regulation 2015.

265. Finance:

- a. **Payments:** Council approved the Payments, Receipts and Balances as circulated by the Clerk. The approved payment schedule is appended to the minutes.
- b. Council considered and agreed the last quarterly bank reconciliation, budget heads and account balances. The chairman signed the report as a accurate balance of accounts.
- c. **Bank Mandate Changes:** The Clerk confirmed the mandate change was confirmed by the bank and now in place.

266. Sports & Recreation Field Development Project.

- a. A report from Ken Watkins on the completion of the drainage scheme was noted and members reported further drainage slit subsidence following recent heavy rain. The matter will be reported to Ken Watkins for investigation and resolve.
- b. Following a meeting with the representative from Wernick modular buildings member's preferred the option for a modular pavilion building and a request will be made to Wernick buildings for a detailed design plan and cost estimate based on the proposals put at the meeting with Wernick.
- c. Council noted the Clerk's budgetary expenditure report for the procurement of a pavilion building on the Recreation Field.
- d. Mr Ken Watkins's proposal for modular building option was considered and further information and designs will be sought for the options put forward.
- e. After considering if any hire charges should be made for the exclusive use of the MUGA or the Recreation Field's current facilities it was agreed it was premature to consider this until the pavilion was operational.
- f. The Clerk confirmed the purchase of the onsite storage box for the tennis nets, delivery expected W/C 18th April. It was agreed that the Handyman should install a concrete slab base near the MUGA for the storage box and to fix the box to the base.
- g. The wording of a self-adhesive information notice to be attached to the tennis net storage box was agreed, Clerk to obtain the notice.
- h. A request from the School to use the Recreation Field on July 1st for their sports day was agreed by the council.

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2. Community Matters:

Note: Cllr Colin Clear having declared an interest in Perrie Drive matters left to room.

- a. **Perrie Drive:** Council considered the option to make a Community Right to Bid for the Perrie Drive Greens as a community asset. In consideration of the pending auction of the land and the possible change of ownership the council fully agreed not to pursue the option to make a bid for the land as a community asset or at the auction.

Cllr Colin Clear returned to the meeting.

- b. **Festival Housing:** An Agreement between Festival Housing (trading as Fortis Living) and Honeybourne Parish Council for amenity maintenance of their two sites in the parish was agreed and signed by the Chairman.
- c. **Network Rail:** Council noted correspondence and meeting minutes regarding Network Rail meeting with Nigel Huddleston MP. Members expressed their dismay at the lack of any decision making or action arising from the meeting.
- d. **Christmas Tree:** Procurement of the services for the Christmas Tree and its infrastructure. It was agreed to advertise locally for suitable contractors to offer an expression of interests in the supply and installation of the Christmas tree and the necessary infrastructure.
- e. **Allotment Rent:** The Clerk reported that the allotment rent collection was in hand with Mr Kevin Gisbourne and an update would be available for the May meeting.
- f. **Website:** Members considered creating a Parish Council Face Book page or Twitter account and it was agreed a bespoke website would be more appropriate. Cllr Sandra Walsh offered to present website samples and information at the next meeting.
- g. **Dog-waste bin:** In consideration of further complaints regarding the flooding around the dog-waste bin near the Village Hall it was agreed to move the bin to the front of the green near the No Parking sign. Clerk to request the Handyman to carry out the re-location works.
- h. **Chip Shop:** Council received a report on the alleged environmental impact and problems caused by cooking oil or fat emanating from the Chip Shop extractor fans on Stratford Road. Fat deposits are reported to be damaging plants in the vicinity of the Chip Shop and fatty deposits are reported to be on windows and building. Furthermore, the obnoxious smell emanating from rubbish bins stored at the front of the premises was unacceptable. It was agreed to make the Chip Shop proprietors aware of the alleged problems asking for the matters to be investigated and resolved as soon as possible.

267. Community Centre Project:

- a. The land transfer from Taylor Wimpey will be made when the development is completed and Taylor Wimpey relinquish the site. At this point a simplistic land transfer document will be put forward for consideration by the council.
- b. It was confirmed that an informal meeting with the Village Hall committee is now scheduled for Monday 25th April 7.00 at the Village Hall to consider Community Centre plans and funding requirements.

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268. Existing Village Hall

- a. A report from the Land Registry confirmed that an objection has been lodged over adverse possession over part of the site and the land registry decision on the objection is awaited.

269. The Leys Playing Field:

- a. The weekly visual inspection report for The Leys found no safety matters to report.
- b. A broken slat on the wooden seat on the Leys was reported to the Handyman for repair.

270. Public Rights of Way (PROW): David Cowan (PPW)

- a. Remedial works update on PROW 526 Westbourne to Station Road, the Clerk reported that the wire fencing and elder bushes will be removed later in the week.
- b. Council received a report on potential problems with ditch bank erosion around the bridge supports on PROW 547c, south end of the Leys playing field. Members will carry out inspection and issue a report to the County Council PROW officer.

271. Highways:

- a. **New highway matters** to be reported to County Highways.
 - i. Potholes under the two bridges on the Pebworth Road
 - ii. Several potholes on Buckle Street in various sites
 - iii. The poor condition of footway on Stratford Rd, Bretforton Rd & Dudley Rd
- b. **Speed Watch Scheme:** The proposal for a community speed watch scheme was supported by council and the prerequisite for 6 community volunteers to be trained for the scheme will be advertised in the Village News.
- c. **Buckle Street:** A report from June Hiden (WDC drainage officer) on Buckle Street ditch clearance was noted and it was further reported by members that the Environment Agency were investigating the water emanating onto the highway as it is alleged to be discharging from a disused tip site and there might be a potential for water pollution.
- d. **Flooding:** The flooding at the Gate Inn cross roads and other areas on the 9th and 28th March were considered and the council resolved to request a storm-water catchment area being created well up stream of the Gate Inn to allow the under-sized road culvert at the cross roads to contain the flow rate in flood condition thereby reducing the flood potential.
- e. **School Street Trees:** The Clerk reported on the completion of the tree canopy reduction in School Street, a resident confirmed it was a job well done.
- f. **VAS:** The Clerk reported that the VAS was returned from its loan to Pebworth on Monday 4th April and VAS reports will be issued at the May meeting.

272. Lengthsman and Handyman:

- a. Report on works issued to the Handyman: - none
- b. To consider any new jobs for the Lengthsman and Handyman;
 - i. Move the No Dogs sign to the pedestrian gate on the Recreation Field
 - ii. Re-site the Village Hall Dog bin

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273. Street Lights:

- a. Streetlight #20 reported faulty 16th March & #23 reported faulty 30th March
- b. It was resolved that the streetlight in Stratford Road which was switched off last autumn as a trial should now be disconnected and removed completely. Clerk to action this with WPD and the amenity contractor.
- c. The Clerk reported on the supply and installation by e-on for the new streetlight on Stratford Road and the new LED streetlight on Gate Inn cross roads and Green Close. No further information was available from E-on, the Clerk is making enquiries with the County Council streetlight department as an alternative service supplier.

274. Cemetery:

- a. The Clerk reported on the interment of cremated remains of Mr Webb in plot 51 in the Garden of Remembrance, all fees were paid and banked.

275. Matters Raised by Members for information or Items for Future Agendas: None

276. Meeting Dates:

- a. Members confirmed the next Ordinary Meeting and the annual meeting of the council is scheduled for the 10th May at the Village Hall and agreed a trial start time at 7.15 pm.

There being no further business the Chairman closed the meeting at 10.17 pm

Chairman

Date

Payments Authorised			Gross	Net
Cheque Number	Payee	Details	Payment	Payment
1412	Mudway Workman	Show Marquee Deposit	200.00	166.67
1413	Hartwell & Co Ltd	Fencing materials	5.20	4.33
1413	Hartwell & Co Ltd	pedestrian gate and fittings	134.36	111.97
1414	P D Long	Streetlight Maintenance	67.20	56.00
1414	P D Long	Streetlight Maintenance	67.20	56.00
1414	P D Long	Streetlight Maintenance	82.80	69.00
1415	Westhill Direct	Office supplies	136.15	113.46
1416	Avonbank Nurseries	Hedging plants for Rec	120.00	100.00
1417	J Stedman	Clerks salary and expenses	***	***
1418	Limebridge RS	Mowing contract	507.60	423.00
1419	HMRC	PAYE and NIC	664.92	664.92
1420	John Hyde	Lengthsman Works	33.60	33.60
1420	John Hyde	Handyman Works	76.65	76.65
1421	Wychavon District Council	Rural Rate Relief Camfields	302.50	302.50
1422	Wychavon District Council	Rural Rate Relief Badhams	388.28	388.28
DD	British Gas	Rec Field electricity charges	22.61	21.54

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Planning observation

W/16/00449/PN - Land off, Sycamore Drive, Honeybourne

Amended application to include the deletion of overflow parking for Honeybourne Railway Station from proposal

Notwithstanding the Parish Council's previous comments which remain extant, the Parish Council make further comments on the impact of the amended application: -

The Parish Council objects to the application for the following reasons: -

The amendment to remove the allocation of parking spaces for the station overflow is contrary to the Parish Council previous comments that requested an increase in the parking space allocation as adequate open space exists to create it.

The Council's request to increase the spaces was based on local knowledge of commuters parking outside of the station boundaries.

The building design is considered to be an incongruous shed like building which is not in keeping with the local design standards or the original designs put forward for the B1 use buildings. The proposed building design will be an overpower feature on the street scene when entering the village from the north.

The potential for overnight noise disturbance in this rural setting will be exacerbated by the use of refrigeration and air conditioning compressors operating on a 24/7 basis and in very close proximity to residential properties on Station Road, Dudley Road and the new development.

This proposal will have a long term detrimental impact on the established Honeybourne retail business, there is a crucial role for village shops it is inevitable that the proposed development will divert trade from established businesses.

It is essential that protection is afforded to the established rural businesses this accords with Paragraph 28 of the NPPF, which states:

“that planning policies should “promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship”.

The Retail Assessment and the Design & Access Statement submitted with the application does not adequately demonstrate that the proposed store development would not cause further detriment to the vitality of the existing businesses within the village primarily the Premier Convenience Store (Stratford Road) and the onsite convenience store located at the Ranch Caravan Park off Station Road.

The saved policies of the local Plan COM 10 relate to the provision of community facilities and states that proposals for new community facilities will be permitted provided that the following criteria is met:

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- The proposal will not impact upon an existing community facilities or the established retail hierarchy of the area.

Currently there is a convenience store in Honeybourne, which is the Premier store situated on Stratford Road and a smaller retail shop on the Ranch holiday site

The convenience store is a well-established business and offers the facilities of the local Post Office along with a fish a chip shop and benefits from a customer car parking to the front of the shop.

It is located in the central area of the village and is a major asset to community life

SWDP 10 - Protection and Promotion of Centres and Local Shops states that: -

“the development would have no significant adverse impact on the vitality and viability of a centre”

Planning permission for new village and neighbourhood shops will be granted provided they are of an appropriate scale and it can be demonstrated that they will not have a significant adverse impact on the vitality or viability of any local centre”

therefore, it is a matter of judgement of what weight can be afforded to approving a new convenience store against the risk to established business

Furthermore,

A greater volume of traffic in the area using a shop than an industrial unit (B1 use) over a greater period of time - seven days a week.

Greater impact on the residents of the Bovis Homes development and the established Stephenson Way estate.

Whilst creating jobs there would be a loss of jobs as business falls off from the Premier Store and Ranch retail business.

The impact on other businesses such as the delivery of newspapers.

The wider range of goods held by a multi-national company whilst giving more choice but at what cost.

All of which are detrimental to the rural community environment.

Neighbourhood Development Plan meeting report 30th March 2016

Approximately 65 members of the public were in attendance along with two representatives from Brodie Manning Planning Consultants and Andy Ford, planning officer, from WDC

Most Parish Councillors were also present.

Following an introduction to the Neighbourhood Development Plan creation and advantages presented by Wendy Hopkins of Brodie Manning Consultants, many questions from the public were answered by the planning professionals.

Further comments and questions were put regarding the greens in Perrie Drive and flooding issues alleged to be caused by the new developments. A request to the Parish Council was made to apply to the WDC head of planning for the Perrie Drive Greens to be defined as Green Open Space to offer protection from any development.

The Chairman made a request to the public to offer their support to help create the plan by adding their name to the available support lists circulated at the meeting, 14 members of the public offered their support.

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District Councillor & County Councillor Report - Honeybourne Month: April 2016

Prepared by Alastair Adams
Honeybourne & Pebworth Ward, Wychavon District Council
Littletons Division, Worcestershire County Council

Good news - Superfast Broadband – the 2nd cabinet (Badsey 3) has been installed in Honeybourne – The original Superfast broadband cabinet only had enough ports for connections to 288 houses, and this was full by October 2015. Therefore anyone in Honeybourne who has tried to order Superfast Broadband since then has been told it is unavailable. However, BT has now installed a 2nd cabinet outside the village hall, and they are now commissioning the cabinet and very soon any residents who want to upgrade to Superfast Broadband will be able to order it; just a matter of weeks away now!

Some other good Broadband news - the new Badsey Cabinet 11 should go live end in April. This means businesses in Honeybourne Airfield Business Park will soon be able to order Superfast Broadband too.

Reminder - once BT have installed Superfast Broadband, any business owners or residents will have to contact their ISP (Broadband supplier) and ask for an upgrade to Superfast. It does not happen automatically, you need to subscribe to it!

For more information on upgrading
<http://www.superfastworcestershire.com/broadband-providers>
Or
<http://www.uswitch.com/broadband/>

Reminder about the Satellite Superfast Broadband – new government scheme
To help those houses and farms that are outside our main villages, and therefore have poor Broadband a new scheme has just been announced by WCC. Houses too far from the superfast broadband fibre enabled cabinets have slow speeds, and the cost of installing a new cabinet near these remote houses is prohibitive. Therefore the government will help pay for a satellite connection. For more information see
<http://www.superfastworcestershire.com/other-projects>
And
<http://www.superfastworcestershire.com/USC-FAQS>

Traffic calming measures at entrance to the village from the south, Weston Road - The solar controlled “Slow Dow” sign has been ordered and WCC Highways have been to site and identified where it will be installed. I am still chasing for the hedge to be cut.

Spring road repairs – patching and surface dressing – work starts this month around the area. Please note the information leaflet “Surface dressing 2016”

Overflow car parking for the Station. The overflow car park was included in the planning application for a new Co-Op shop on the Bovis Homes sit, but was suddenly amended not to include the car park. I have been in several discussions with Bovis and the planners, and there does seem to be some confusion. Bovis are still keen to help give the Parish the land for a car park, but they do not want any on-going liability with the car park. I am still talking to their lawyer to ascertain more. In the meantime, the Co-Op planning application has been extended by 14 days for more public consultation following the car park being removed.

Your District & County Councillor, Alastair Adams can be contacted on
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