

Honeybourne Parish Council

Minutes of the Honeybourne Parish Council Ordinary Meeting held at 7.15 pm in the Village Hall on 12th December 2017

Present: Cllrs. D Cowan (Chairman), Steve Sidwell, Colin Clear, Graham Clelland, Heath Jobes, Graham Taylor,

In Attendance: J Stedman (Clerk), 19 members of the public were present

Apologies were accepted from: Cllrs Andy Attridge. and Sandra Walsh and Cllr Alastair Adams

165. 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 – Perrie Drive Planning matters

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

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

Public Open Forum: Summary of matters raised

Traffic speed on Bretforton Road with regard to traffic leaving the village at excessive speed. Car parking on the corner of High Street, opposite Brick Walk causing congestion and a potential traffic accident.

The lack of reporting Bretforton Road traffic speed in the village newsletter while all other areas are reported.

The poor state of the pavement surfaces on Bretforton Road which have not been resurfaced for very many years.

The lack of any traffic calming applied by the County Council in Honeybourne and throughout the county.

The lack of any commitment from the MP and Ward Member to help implement traffic calming measures.

A parishioner accused the Parish Council Clerk of failing to inform the council or community of the appeal lodged against the community asset registration of the Perrie Drive Greens, also not reporting the appeal hearing carried out by WDC on July 17th, the accusations of maladministration by the Clerk will be investigate and reported to the January meeting.

Claire Poore, the editor of the Village News presented her reasoning for her grant request to the council to support the village news finances.

Many comments were received regarding the Perrie Drive planning application.

Ward Members Report:

Cllr Alastair Adams was not in attendance and his report will be appended to the minutes

166. The Chairman closed the adjournment and reconvened the meeting at 7:50

167. Minutes:

Council agreed the wording of the minutes of the November ordinary meeting and the Chairman signed the minutes as a true record of the meeting.

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168. Clerk's Report on Matters in Progress:

- a. A letter sent to Mr Phillipson 1, Westbourne ref: - garden plants growing over footway, members reported the overgrowth has not been removed and will consider the matter in January
- b. Pavilion security alert was investigated by Cllr Graham Clelland and the Clerk who found it to be contractors working late at 10.30 pm - Noted
- c. Letter of thanks sent to Sargent Zoey Carter regarding Vicarage Nurseries - Noted
- d. To report on comments made at the public meeting for the Perrie Drive planning application held on 5th December – the Clerk's report was circulated to members and noted
- e. Complaint received regarding a car on a trailer parked on a private drive in Stratford Road, on investigation it was confirmed the car is on a trailer on a private drive and as the council has no powers to intervene and as the complaint was anonymous the matter will not be pursued.

169. Planning Applications:

Note: Cllr Colin Clear left the meeting for the debate on the following item.

- a. **17/02263/FUL** Location: Land at, Perrie Drive, Proposal: Erection of nine dwellings, including one affordable, and associated works to access and amendments to parking. Applicant: Mr Rafiq Khan. The Parish Council strongly objects to the application and the council comments are appended to the minutes.
- b. **17/02378/HP:** 12 Stephenson Way, Honeybourne, Proposal: Side and rear 2 storey extension, side single storey extension, new access and additional parking. Applicant: Mrs Victoria Cooper.
The Parish Council's comments on the application are: -
The council fully supports the Highway officer's comments regarding the proposals. The council consider the proposal to have dropped kerbs on the corner of Stephenson Way and Gooch Close is an unacceptable traffic hazard.
The council note the existing detached garage is converted to residential use and not its permitted use.

170. Planning Decisions Noted:

- a. **17/01940/FUL:** Ranch Caravan Park, Station Road, Proposal: Extension of existing facilities block, to provide accessible facilities with additional laundry and food preparation areas. **Granted** with 5 conditions
- b. **17/02009/FUL:** Ranch Caravan Park Ltd Proposal: Extension to clubhouse to form sales office - **Granted** with 4 conditions
- c. **17/01906/FUL:** Applebee, Station Road, Honeybourne, Evesham Proposal: Construction of 9 cat boarding pens in the garden of Applebee.
Granted with 7 conditions
- d. **17/01549/CU** Honeybourne Village Hall, High Street, Honeybourne: Planning application for change of use from community building and associated car park to residential development of 2 no. dwellings including demolition of village hall.
Granted with 11 conditions

171. Neighbourhood Development Plan: NDP

- a. Member's report on the NDP November meeting – no report available for the meeting.
- b. The request from Brodie Planning Associates to have a bespoke NDP website was agreed and a local website designer will be asked to create the website – Clerk to action the request with Calum McAlinden
- c. Brodie Planning requested a public event to present the NDP visions and objectives and the council agreed the Village Hall would be the venue paid from the NDP funding.

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172. Finance:

- a. Council approved the schedule of Payments as circulated by the Clerk which is appended to the minutes
- b. Members considered and agreed the finance groups budget proposals for 2018-19 The precept will be considered in January when the tax base number is issued by WDC.
- c. Council considered a grant application to the Honeybourne Village News publishers and after scrutinising the presented documents and financial report from the editor council agreed a £3,000 grant as requested. Payment to be made at the next meeting.

173. Sports & Recreation Field Development Project.

- a. Council noted the November contractor meeting minutes from Ken Watkins and various documents sent by Ken Watkins regarding the pavilion works.
- b. Council considered residents complaints received over the external security lights on the pavilion being on all night and excessive brightness causing a nuisance. On receipt of the complaint the Clerk instructed the lights to be switched off. It was agreed to switch the lights back on as they are security lights and are an integral part of the building used for security and members wish to assess the brightness after dark. The matter to be considered again at the next meeting.
- c. The Clerk reported that the pavilion is fully insured on the Parish Council policy
- d. The Clerk confirmed ordering 2 extra CCTV cameras as per quotation for the extra security of the car park and field
- e. The Clerk reported the repairs to the car park surface has been passed to the contractor's insurance company to resolve.
- f. The engagement of a pavilion caretaker and the associated job description to be considered at the next meeting.
- g. The Clerk reported on the complaint received regarding the sewer pipe installation across the garden of 2 Gloster Ades, following meeting. with all parties involved the matter is now amicably resolved.

174. The Leys Playing Field and Recreation Field:

- a. The weekly visual inspection for The Leys found no safety matters to report.
- b. The weekly visual inspection for The Recreation Field found no safety matters to report and litter picking carried out.
- c. The Clerk reported all the boundary hedges on The Leys playing field have been cut well back to comply with the County Council lease agreement to maintain all hedges.

175. Council and Community Matters:

- a. **Kiosk:** It was agreed to suspend the current proposals for the phone kiosk refurbishment until the new financial year thereby allowing the pavilion and Community Centre funding to progress to a conclusion. An article to be published in the village news asking for volunteers to help with cleaning the kiosk and bringing it into use as a book exchange and information centre.
- b. The letter received from Nigel Huddleston MP regarding village and county speeding and traffic calming was noted without further action.

176. Cotswold View Estate

- a. The Clerk's report on the site visit with Mr Beech of Taylor Wimpey regarding the adoption of the Stephenson Way balancing pond and amenity areas was noted. Further correspondence is expected shortly from Taylor Wimpey.

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177. Christmas Lights Event

- a. The general view was that the event went very well with more villagers attending than last year
- b. A donation to the Village Hall will be considered in January when all the finances are accounted for.
- c. Report on the event's successes and failures, and funds raised
 - i. Funds banked to date £1,342.60 – more receipts to come in
 - ii. PA system failed – consider purchasing a new one
 - iii. Power supply failed – check power consumption for overloading
 - iv. Barbeque not big enough to cope with demand – consider two for next year
 - v. The Mulled wine ran out – get more on SOR next year
 - vi. Consider advertising banners for next year
 - vii. Get raffle tickets earlier and start selling them earlier
 - viii. Start the arrangement in July to ensure all is in place
 - ix. The Bretforton Choir were very good and booked for next year
 - x. The marquee worked well as a centre point

178. Community Centre and Village Hall:

- a. A letter from the Village Hall committee confirmed their success of gaining the £400,000 lottery funding for the Community Centre.
- b. The council's conveyancer is pursuing the land transfer agreement with Taylor Wimpey, further request sent 7th December
- c. The Clerk reported on the receipt of invoices from the Village Hall for various items and a new Piano, the total of the invoice is equal to the total of the sec 106 funds held by the Parish Council. The section 106 art funding is now complete, and the funding closed

179. Cemetery and Churchyard:

- a. Council considered a further letter from Mr Boulter regarding the alleged damage to his family grave memorial. It was agreed that as Mr. Boulter was informed that the matter was fully investigated at the September meeting and the matter closed no further correspondence would be entered into and the matter remains closed.
Clerk to inform Mr Boulter

- b. **Tree Works:** The Chairman confirmed that quotations for tree works were requested from the following contractors: -
 - i. Douglas Lewis Tree Surgeons
 - ii. Daniel Jeanes Tree Care
 - iii. Limebridge Rural Services
 - iv. Ancient Oaks Tree Surgeons
 - v. Arbor Vale Tree Specialists
 - vi. Tree Tops Trees

The Chairman confirmed that despite offering quotes, only Limebridge Rural Services has quoted as all others were either too busy or were not interested.

As the matter is now 3 months in process, members agreed to proceed with the only quotation and accept the Limebridge Rural Services quote to ensure the works are completed before early spring.

180. **Green waste disposal:** Having confirmation from WDC that the wheelie bin from the cemetery would need to be moved to Stratford Road for collection every two weeks and the control of its contents would need to be closely monitored it was agreed the proposal was not viable and therefore declined, **matter resolved.**

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181. Highways:

- a. New highway matters to be reported.
 - i. Potholes on Bretforton Road – Chairman to identify the sites
 - ii. “Oncoming traffic in the middle of the road” signage missing on Stratford Road on the Pebworth side of the two bridges.
 - iii. Car Parking obstruction on the corner of High Street opposite Brick Walk – Report to the police for a report and action
 - iv. Traffic speed on Bretforton Road – Traffic monitor agreed to be sited half way between Green Close and the last house towards Bretforton, device to be installed mid-January.
 - v. Poor state of the pavement surfaces on Bretforton Road report to County Highways

- b. The response from Cllr Alastair Adams regarding the speeding issues raised with the MP and the commercial signage was noted

- c. Council agreed to requesting County Highways to install a Pelican Crossing on Station Road north of Gate Inn cross roads similar to the Badsey controlled crossing also to consider installing a mini roundabout at Gate Inn Crossroads to slow the traffic speed when entering the village. The request to be made through Cllr Alastair Adams with the recent speed monitoring data attached and the data from the council’s VAS to the support the evidence of need.

182. Lengthsman and Handyman:

- a. To consider any new jobs for the Lengthsman and Handyman.
 - i. Clear the overhanging brambles and other vegetation from the two footpaths from the Westbourne estate.
 - ii. Fill and monitor the parish council’s grit bins
- b. Report on works issued to the Handyman.
 - i. Grit bin filling carried out
 - ii. Grips checked on Shinehill Lane
- c. **VAS reports** for November
 - i. Station Road facing towards Station 9129 15 Days
 - ii. Station Road facing towards X roads 12895 16Days

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

- a. Consideration of actions for any reported PROW problems or issues. – no new matters reported

184. Street Lights:

- a. Lights reported to be in need of attention.
 - i. Two lights out on Perrie Drive and reported to Mr Khan by Cllr Colin Clear

- b. **Replacement Streetlights:** The Chairman offered to check all the Parish Council’s streetlight and recommend three for replacements in the next financial year.

- c. Investigations into a new streetlighting contractor are ongoing as most contractors found so far are not very local

185. Matters Raised by Members - None

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186. Meeting Dates:

- a. To consider and approve the proposed meeting dates for 2018 – Clerk to post on the council’s webs site
- b. It was confirmed the next Ordinary Meeting of the Council is scheduled for the 9th January at the Village Hall at 7.15 pm

There being no further business the Chairman closed the meeting at 10.10

Chairman	Date
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Appendix A

Payments Authorised			Gross	Net
Cheque Number	Payee	Details	Payment	Payment
DD	Water Plus	Rec Field Water charge	11.88	11.88
1644	Aon Uk Ltd	Pavilion Insurance	262.74	262.74
1645	SLCC	Membership fee 60% of £185	111.00	111.00
1646	Cancelled Cheque		0.00	0.00
1647	K & SW Construction Ltd	Padlock for Rec Field	19.99	16.66
1648	Vale Pianos	Village Hall Equipment sec 106	1699.00	1415.83
1649	Honeybourne Village Hall	Village Hall Equipment sec 106	5715.76	5715.76
1650	Limebridge RS	Christmas tree installation	1236.00	1030.00
1650	Limebridge RS	Amenity works & Rec field	2349.60	1958.00
1651	John Hyde	Lengthsman	37.35	37.35
1651	John Hyde	Handyman Works	146.55	146.55
1652	J Stedman	Clerks Salary and Expenses	***	***
1653	Honeybourne Village Hall	Hire Fees Sept to Dec	150.00	150.00
1656	P D Long	Streetlight repair	72.00	60.00

Honeybourne Parish Council’s submission to the Perrie Drive planning application 17/02263/FUL

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

- The application documentation is not adequate to make an informed consultation or planning decision as the development infrastructure and exterior design of the houses is only indicated by artistic drawings which are confirmed as **artists impressions for illustration purposes only**. Not having the final built design or infrastructure of the development leaves the whole scheme open to whatever the applicant wishes to build which totally undermines the whole planning process.
An application of this significance requires every aspect of the proposed development to be submitted in an all-inclusive fully documented reserved matters application to enable an informed consultation and planning decision. This is necessary to ensure planning compliance of the completed development construction finishes and colours, landscaping layout and design, The SUDs details, and streetlighting proposals, etc. The design plans also need to confirm the proposals for access and parking facilities to be made available to the existing dwellings.

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As the applicant has failed to make any representation to the residents of Honeybourne with regard to the proposals thereby submitting a totally unacceptable and incomplete planning application which is contrary to many local plan policies the Parish Council strongly recommends the application is withdrawn by the applicant or rejected by the planning authority.

Comments on the proposed planning application

- The proposed housing density is not in keeping with the SWDP policy 21 and the existing estate density, therefore it is considered to be grossly over developed giving an incongruous and cramped feature in the middle of an established estate.

The proposed development does not make a valuable contribution to the amenity and character of the area as the house design illustration is not conducive with the existing estate house design. Furthermore, the proposal will create a cramped development whereby existing dwellings will be grossly overlooked from all aspects of the proposed new dwellings.
- The proposed car parking provision of 22 parking spaces is considered totally inadequate as 12 existing spaces will be removed by the development leaving many of existing properties with no vehicular access or a parking provision. The development would result in the loss of both public and private open space without suitable replacement being made, the amenities of local residents will be compromised by the total loss of car parking provision as the intrusion of hard surface parking spaces will impact on the visual amenity of the existing dwellings. Existing residents may be forced to create parking spaces where green space front gardens currently exist further depleting the green infrastructure and visual rural ambiance of the estate. As the green currently offers limited vehicular access to the surrounding dwellings the insertion of 9 more dwellings in the same area will cause traffic overcrowding leading to constant neighbourly disputes and unacceptable community conflict caused by over development of the site.
- The congestion caused by the lack of parking provision may impact on the access for emergency service vehicles, also parking will spill over into Dudley Road and Fernihough Avenue causing further congestion in an already well used parking area occupied by many rail commuters using Honeybourne Station.

Furthermore, having 3,500 new homes being built in the Long Marston area the future rail commuter parking will further exacerbate the existing parking problems on the estate.
- Preservation of the estates green infrastructure is imbedded in policy 38 of the SWDP and although now privately owned is an essential green infrastructure for the whole estate. It is currently enjoyed by the children from the whole of the estates 240 houses as a well-used POS offering a sizable open area of flat grass, furthermore it offers the security from being overlooked by many occupied houses giving added security to young children playing. Notwithstanding the large POS now created by the nearby Bovis Homes development this POS is an ancient ridge and furrow field with the National Grid high pressure gas main embedded beneath it. It is designated a POS but is not considered a Recreation Field as any ball games are restricted by its topography. It is understood the topography cannot be changed as National Grid control any proposals to carry out structural works on the land and the Health and Safety Executive have regulation controlling the use of the land for any gatherings.

The open space provided by the Perrie Drive Green is the only open green space in the estate which conforms to SWDP policy 21 and 38 by giving a rural ambiance to the otherwise urbanised part of Honeybourne, its loss to over development with houses and car parking would have a detrimental impact on the design of the estate, its green infrastructure would be

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removed creating an incongruous urbanisation of the estate and a loss of community amenity.

- The South Worcestershire Development Plan indicates the housing allocation for Honeybourne is now fulfilled and oversubscribed therefore no more house building should be allocated to Honeybourne at this time.
- The applicant has failed to make any representation to the residents of Honeybourne with regard to the proposals thereby making a totally unacceptable planning application which is contrary to many local plan policies and the consideration of the Parish Council.

In consideration of the above reasoning the Parish Council strongly object to the application.

John Stedman

➤ **Clerk, Honeybourne Parish Council**

13 December 2017

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