

Parish Council of Alfrick and Lulsley

Minutes of the Meeting of the Parish Council on Thursday 29th June 2017 at 19:30hrs in the Village Hall, Alfrick.

Present: Cllr B Martin, Chair

Cllrs; A G Cooper, A Crockford, B Fishwick, G Lowe, E Mutter, C Cllr P Tuthill, G M Brewin (Clerk),

Apologies; Cllr Ms L Randall, Cllr N Tudge, Dist Cllr S Rouse, Dist. Cllr A Warburton, D Bradley (Parish Tree Warden),

Visitors; Three parishioners, Ms E Rose, Katar Consulting.

Public Question Time prior to the formal meeting;

Members of the public may wish to raise matters of concern prior to the formal meeting.

Reports:

County and District Councillors, Footpaths' Warden, Tree Warden, Village Hall, Community Shop.

There were verbal reports from: County Cllr P Tuthill, Cllr B Fishwick Village Hall representative, Village Shop representative Cllr B Martin and Cllr G Lowe, Parish Footpaths Warden.

AGENDA. The formal meeting commenced at 19:50

The chair proposed that the relatively uncontroversial agenda matters be discussed first to enable item - 5. Planning and Environmental Matters to be dealt with at some length. This was agreed.

1.

Members' Apologies for absence

The apology from Cllr N Tudge was accepted.

2.

Members' Declarations of Interest

There were no Declarations of Interest in agenda items.

3.

Confirm the minutes of the meeting on 29th June 2017

These had been circulated in advance. It was agreed that the minutes were a true record and were signed by the chair.

4.

Financial Matters;

- a) Approve payment - Clerk's expenses April - June £230.84 Approved
- b) The clerk noted that he had received the Lengthsman's invoice for the first quarter too late for the agenda. He proposed to pay this as a delegated action and report formally at the next meeting. - Agreed.

5.

Planning and Environmental Matters; - (taken as the last item - see above.)

- a) Review status - Clay Green Farm development and Chapel Meadow development.
There was a general discussion noting that work had not yet started on the Chapel Meadow project, the 'reserved matters' for the Folly Road four houses had been approved and agreement reached on a diversion of the footpath, and that 'reserved matters' for the Clay Green Farm development were available for review see 5, c.
- b) Note clerk's delegated response to; 17/00885/FUL Wheatley Cottage Folly Road Alfrick Worcester WR6 5HN
Conversion and extension of existing stable building to 3 bedroomed residential house and proposed double garage/workshop with office accommodation above - 'No comment' returned. Noted
- c) Respond to; Application Number 17/00598/RM Land at Clay Green Farm, Folly Road, Alfrick,
There was a wide-ranging discussion on the reserved matters particularly the 'urban' layout which was considered inappropriate in a village setting.
Summing up the discussion the chair Cllr B Martin read out a proposed response to be sent to MHDC Planning Office:

1. Outline planning application 14/00894 was granted, on appeal, for a residential development of up to 21 dwellings. The fact that the full total of 21 dwellings have been included in the reserved matters proposal is noted. As detailed currently, the appearance is of an urban development, Not one for a rural location. It is far from sympathetic with the existing environment.

2. The access from Folly Road to the site is a matter of great concern.

To provide access for 21 residential units, and incoming and outgoing service vehicles it appears to be be totally inadequate and therefore dangerous.

Additionally roadside parking for existing properties would be denied.

3. The Alfrick and Lulsley Parish Design Statement has not been referenced in the Planning Statement despite the fact that it is informative about local consultations. The latest survey of current residents indicated a need for smaller 'bungalow' single storey properties to enable local people to downsize whilst still living in the village. No such properties are included in this proposal.

4. It is known that sewerage system is currently overloaded in the locality and this matter requires detailed investigation before additional load is put onto it.

5. A detailed geotechnical survey must be completed as the site is known to have issues in this regard.

6. As the villages of Alfrick and Lulsley have significant history in orchard provision why is this not referenced in the ecological submission?.

This council continues to object to many aspects of this proposed development.

This was agreed unanimously.

Cllr Martin said he would discuss this with our District Councillors to find the best means to continue the council's response as the application moves on the the MHDC Northern Area Planning Committee.

6.

Bus shelter at Alfrick Pound

Clerk to report. As Cllr Tudge was unable to deal with this due to work commitments the clerk proposed to employ a local builder to remove the broken window and close the opening. Agreed

7.

Lengthsman

Clerk to report. The Lengthsman's first quarter invoice would be paid as a delegated action. see 4 b above. The lengthsman was continuing to monitor and deal with highways drainage etc as they arose.

8.

Provision of roadside litter bins.

Cllr A Cooper to report. Cllr Cooper proposed that the council install two bins - one by the Village Hall - subject to Village Hall Committee approval, and one by the Bus Stop on the site of the previous bin. The bins to be 'Kingfisher' Eco Recycled Hooded Top Litter bins - 90 Litre.

This was agreed subject to confirmation by MHDC Services. The clerk was instructed to liaise with them on the installation.

9.

Clerk's Report -

- a) Actions from the previous meetings
 - i) War Memorial, He was still seeking a contractor to clean this Grade II monument.
 - ii) Playing Field matters, Leigh Badgers Football Club had made a donation as before towards the maintenance of the field and he would be instructing MCB Landscapes to cut the grass shorter of the playing season.
- b) Correspondence received. All items of interest had been circulated via email.
- c) Items drawn to the council's attention. None.

10.

Review The Malvern Hills AONB 'Old Apple Orchards' project

After a discussion the clerk was asked to liaise with the Tree Warden and Karen Humphries - The Malvern Hills AONB offering space on the council's notice boards and seeking other ways to publicise this project.

11.

Items for the next meeting.

See 5, c above.

12.

Confirm the date of the next meeting;

Thursday 28th September 2017 at 19:30 hrs. in the Village Hall, Alfrick, Agreed.

The meeting closed at 21:05