

Pebworth Parish Council
Minutes of the Ordinary Meeting of the Parish Council
 Held at the Pebworth Village Hall at 7:00 pm on Monday 5th March 2018.

Present: Cllrs. Simon Shiers (Chairman), David Cranage, Richard Weller, James Pearson, Pam Veal, John Hyde & Denise Meynell

In attendance: three members of the public, John Stedman (Clerk) and Cllr Alastair Adams

263) Apologies: none

264) Disclosures of Interests:

- a) Members were reminded of the need to keep their register of interests updated.
- b) To declare any Disclosable Pecuniary Interests in Items on the agenda and their nature.
- c) To declare any Other Disclosable Interests in items on the agenda and their nature.

Disclosable Pecuniary Interests – None declared.

Other Disclosable Interests – None declared.

265) Open Forum:

Summary of matters raised by the public:

A parishioner gave a detailed report on the planned proposals for the extension of Orchard Dene Hall, Broad Marston Road under planning Ref 18/00356/HP, the comments were noted

A PIB member gave a report on the activities of PIB in February where a Bee Keeping talk was very well attended, more fruit trees were planted on the community orchard site on the Recreation Field. The parish wide litter picking event was postponed because of the snow cover and will now take place next week

A request was made for the allotment tenants to have a Tenants Group meeting to exchange views and ideas. A proposal was agreed to arrange a group meeting prior to the council meeting on April 2nd at 6.30 PM, the Clerk will send invites to all tenants in mid-March when the allotment invoices are sent out.

Ward Members Report: Cllr Alastair Adams gave his report part way through the meeting which is appended to the minutes on page 1019

Chairman re-convened the meeting at 7:15

266) Minutes: The Council agreed the wording of the minutes of the February ordinary meeting of the council and the chairman signed them as a true record of the meeting.

267) The Clerk's Progress Reports were noted.

- a) A Streetlight inventory update has been carried out by the Clerk as the 2011 inventory was out of date and incorrect. Council noted the update.
- b) The Clerk confirmed the highway verge restoration works to be carried out by NMC Nomenca, the Severn Trent Water contractors will be completed in the spring when the whole project is completed, work on the Priory Lane section will start in mid-March and complete by the end of April
- c) The letter sent to Pebworth School regarding school parking and verge damage, no response received to date
- d) Correspondence was received by the Clerk fully supporting the council's new LED streetlights

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268) Planning Application

- a) **18/00206/FUL** Location: Little Meadows Farm Little Meadow, Pebworth Road,
Description of Proposal: Renovation of redundant cottage, new farm shop, new farm buildings and construction of new vehicular access as approved under permission reference number W/15/00848 but without compliance with condition number 1 and 6 so as to amend list of approved drawings and window frame materials. Applicant: Mr Tony Kiss - The council has no objection or comment on the application.
- b) **18/00376/FUL** Location: Low Furrow Farm, Dorsington Road, Dorsington, Pebworth,
Proposal: demolition of Class B1 commercial building (Barn 2) and erection of 6 bedroom Bed and Breakfast building Applicant: Mr Adrian Roberts -
The Council has no objection or comment on the application.
- c) **18/00356/HP** Location: Orchard Dene Hall, Broad Marston Road, Broad Marston, Pebworth, Proposal: Proposed single storey rear/side extension and new dormer windows to house and garage Applicant: Mr Lambrecht -
The Council has no objection or comment on the application.
- d) **18/00374/HP** Alveston Cottage, Broad Marston Road: two story rear extension: Mr Tim Hayward - The council has no objection or comment on the application.
- e) **Application to note**
17/02477/FUL: Land adjacent to Windyridge Buckle Street Honeybourne – Amended plans and access details - No further comments submitted by the council

269) Panning Decisions: Noted

- a) **17/02401/HP** Location: Priory Farmhouse, Priory Farm, Priory Lane, Broad Marston,
Description of Proposal: Single storey side extension Applicant: Mr Tim Longford;
Granted with 3 conditions

270) Neighbourhood Development Plan:

- a) Members reported on the last NDP meeting and noted the very poor attendance from parishioners. Attention was drawn to specific items of site allocation and house numbers. The NDP minutes are appended to these minutes for information.

271) Finance:

- a) **Payments:** Council approved the Clerk's schedule of payments receipts and balances which is appended to the minutes.
- b) **Cancelled Payment:** Council agreed the payment to Candela for the streetlight contract made at the February meeting on Cheque 1746 would be cancelled and a new payment of 90% of the contract value paid on Cheque 1754 as the column painting is still not completed, the 10% retention to be paid when the painting is completed which will take place later in favourable weather conditions.
- c) **Banking:** Three new internet banking delegates were agreed, and members signed the new bank mandates for three members. Clerk to action the updates

272) Community Matters:

- a) **Noticeboards:** Council considered various parishioner complaints over the new noticeboard at Broad Marston. Various options were considered, and it was agreed to request the handyman to make two smaller noticeboards from the existing one and site one half at Broad Marston and one at Middlesex by the bus shelter. The Clerk will inform the complainants of the council decision.

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- b) Keys:** Cllr John Hyde reported the noticeboard keys for PIB will be obtained and issued when the structural adjustments to the Broad Marston board is completed.

- c) CALC audit training event,** Cllr Denise Meynell gave a comprehensive report on the information gained from the training event and recommended the council adopt new polices for internal auditing and community grant applications. Cllr Denise Meynell and the Clerk will create draft policies for the council to consider and adopt at the council's annual meeting in May.

- d) Clerks Appraisal:** The Chairman reported on the informal clerk's appraisal on council administration and procedures, the report indicated there are currently no administrative or procedural matters needing council's attention. The Chairman presented an appraisal matrix of six administrative procedures to be assessed by the staffing committee and a scoring method for each item. The appraisal matrix will be revised to accommodate items raised by the clerk and members and used at the clerk appraisal at the end of each financial year to ensure compliance with the accounts and audit regulation. The matrix and appraisal policy to be adopted at the annual meeting

- e) Masons Arms:** The Clerk reported on the sale of the Masons Arms Pub and information from the potential buyer who confirmed the purchase was in progress and awaiting conveyancing to be completed by solicitors.

- f) Website Hosting Fees:** Council agreed to a payment request from Edward Adams for the annual website hosting fees for the www.Pebworth.org website

- g)** The information on nominees for the WDC Chairman's Diamond Jubilee Community Recognition Awards was noted and will be considered again at the end of the year.

- h)** Members considered and agreed a request from Cllr Alastair Adams to have a set of keys for the new noticeboards Cllr John Hyde to have the keys cut and issued.

- i) Drainage Works:** Council agreed a request from Cllr Alastair Adams to carry out various drainage works and ditch clearance throughout the parish, the Lengthsman will be requested to carry out the works in Broad Marston and Chapel Road ditches.

273) Village Hall:

- a)** Cllr Pam Veal reported on a meeting with the Village Hall Chairman to progress the Village Hall refurbishment project in conjunction with the Parish Council. Members agreed to join a partnership group to enable the project to be progressed by the council and Village Hall committee, Cllrs Pam Veal, Richard Weller, James Pearson and the Clerk will attend the group meetings.
The Clerk will make investigation in to project funding from section 106 funding and the new community infrastructure levy which may be available from the development of 380 homes by Simms Metal site.

- b)** The Clerk confirmed the Councils powers to potentially be involved in the refurbishment project and the VAT recovery for the refurbishment expenditure. Information from NALC and HMRC was passed to Cllr Pam Veal to pass to the Village Hall committee.

Pebworth Parish Council**274) Recreation Field and MUGA:**

- a) The Clerk confirmed that the MUGA planning application is now granted and all conditions discharged.
- b) Council considered the purchase and installation of litter bins on the Recreation Field and agreed one litter bin would be sufficient. The Clerk to investigate funding the bin through the available sec106 funds and report to the April meeting.
- c) The purchase and installation of a storage box for the tennis net was confirmed to be a garden store box at £399.00. Clerk to action the purchase and installation
- d) It was agreed that Cllr Richard Weller would liaise with Total Play over the surplus soil removal from the recreation field. The surface restoration works will be considered following the soil removal.
- e) The Clerk reported a positive response from Honeybourne Harriers Football club regarding complaints received over the inappropriate parking by the Football supporters. The club manager confirmed the supporters will use the Village Hall car park for future football match parking.

275) The Close:

- a) **Inspection:** The monthly safety inspection found no safety issues needing attention.
- b) **Fenland Play:** No further information was available from Fenland Play for new roundabout and play equipment
- c) **Festival Event:** Cllr Richard Weller gave an update report on the Festival Event on The Close and confirmed it is scheduled for 1st September. The clerk will make enquiries regarding the public liability insurance for the event when 500 or more people may attend.

276) Street Lighting:

- a) Faulty lights to be reported.
 - i) Streetlight #30 on Front Street may be affected by a tree overhang causing the light to randomly switch on an off, members to monitor and report at a future meeting.
- b) The Clerk reported on the Candela streetlight replacement project and confirmed all 10 streetlights are now installed and working but all the agreed column painting is still outstanding and will be completed when weather conditions allow.
- c) The continuance of the streetlight replacement project to be further considered at the April meeting.
- d) The Clerk reported on the procurement of a new streetlight maintenance contractor and suggested the council use Eon as a contractor as they were the only contractor from two others to offer a quotation for the maintenance, council agreed to the suggestion and the clerk will contract Eon for streetlight repairs.

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277) Highway Matters:

- a) New highway matters to be reported.
 - i) The pavement on Back Lane has several areas of surface erosion causing a danger to pedestrians - to be reported to WCC

- b) The traffic monitoring data report collected from Friday Street in January was considered and council requested a fully comprehensive report is presented to the April meeting for further consideration, Clerk to action the report and publish the report in the village newsletter

- c) Council agreed to reconsider the installation of 17 new wooden bollards on Front Street at the April meeting when an affordability report will be presented as the cost could be over £500.00.

- d) Council agreed to carrying out the highway verge restoration works in School Road and to request the Lengthsman to use a Wacker Plate to restore the verge levels

278) Public Rights of Way: No new PROW matters reported

- a) Council agreed that Cllr John Hyde will be the parish council delegate for the PIB and footpath group to help maintain the parish PROW's

279) Lengthsman/Handyman

- a) New and outstanding Lengthsman or Handyman matters. –
 - i) Report on the VAS placement and data collected – this will be reported at the April meeting as the data was not available for the meeting.

- b) Remedial works to the noticeboards has been carried out by planing the doors and fitting ventilation grills, the interiors are drying out and will be monitored.

- c) New Lengthsman or Handyman matters.
 - i) See other agenda items

280) Allotments

- a) No information was available for the plot 7 clearance of weeds and debris

- b) The Clerk confirmed that plot 7 is now let as two half plots and a new tenant is in place

- c) Member's reported on the removal of stored compost from the access tracks – two tenants responded to the clerk's letter, and some compost has been removed, members to monitor the situation.

- d) Council considered a tenant's agreement review and allotment rent review, and it was agreed no changes are needed at this time.

281) Pebworth in Bloom(PIB):

- a) The Chairman confirmed that the PIB report will now be received in open forum from a PIB member and the PIB item is to be removed from the agenda.

282) Matters Raised by Members: for consideration and or items for future agendas.

Cllr Simon Shiers: The maintenance of the cemetery laurel hedge to be undertaken by the Handyman

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283) Confirmation of meeting dates:

a) Council confirmed the next Ordinary Meeting of the Council is scheduled for Monday 2nd April at 7.00 pm in the Village Hall - Cllr Pam Veal gave apologies for the meeting

b) Council confirmed the Annual Parish Meeting is scheduled for Monday 9th April 7.30 pm. At the Village Hall, refreshments will be organised by Cllr Pam Veal and the local PCSO will be invited to attend and give a police report

There being no further business the Chairman closed the meeting at 10:22

Chairman _____ Date _____

Payments Authorised

Cheque Number	Payee	Details	Gross Payment	Net Payment
1746	Cancelled	See cheque 1754	-	-
1747	WCC	Traffic Survey Data	190.00	190.00
1748	BPS	Maintenance materials	22.12	18.43
1749	Worcester CALC	Training Fees	60.00	50.00
1750	John Hyde	Lengthsman Works	47.70	47.70
1750	John Hyde	Handyman Works	86.25	86.25
1751	J Stedman	Clerks Salary and Expenses	***	***
1752	Edward Adams	Website hosting Fee	17.99	17.99
1753	T E Bury	Planning fees for MUGA	195.00	195.00
1754	Candela Traditional Lighting	10 new Streetlights 90%	13,408.85	11,174.04

NDP meeting minutes as reported in Minutes 270a

Pebworth Neighbourhood Development Plan

Steering Group Meeting#10

Date: 15th February 2018

Attendance:	Becky	David Cranage	Albert
	Burridge(BPA)		Jeffrey
	Wendy	Matthias Meyer	Yvonne
	Hopkins(BPA)		Rose
	Simon Shiers	Judy Watkins	Richard
			Weller
	James Pearson	Peter Harrison	Roger
			Davis
	Sue Milne	Ken Wood	

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Next Meeting: confirmed for Thursday 15th March 7:15pm

Summary of Meeting (Actions in red)

Actions from previous meeting

- Rural employment – businesses in the parish. ○ RD had completed and SS to complete. To provide ahead of next meeting for BB to insert relevant information into draft plan.
- Green Space letter to landowners: ○ SS and DC drafted a letter ahead of meeting. Query relating to Brown's Wood – group decided still would like to include and need to be written to but with amendment to draft letter as this referred to the results of the survey and this site was not commented on in the survey. **SS and DC to draft letter and send to BB by 5th March for distribution by BPA.** ○ Letter to the Shekell estate also needs to be edited to explain process as they may not be aware of the NDP. **SS and DC to draft letter and send to BB by 5th March for distribution by BPA**
- BB to send all letters to proposed Local Green Space land owners by 7th March.

Design policy

The group reviewed three policies circulated ahead of the meeting below is the agreed version (proposal 3) with amends and changes suggested highlighted in green. Please do check to ensure I have captured the changes correctly. I would like to dis

3. All new development and changes should make a positive contribution towards the distinctive character and form of the village, hamlet or countryside and demonstrate that they meet the following criteria:

Local Character

- **preserve or enhance the distinctive local character of Pebworth Parish and demonstrate that they have taken full account of the relevant Conservation Area Appraisals;**
- **make a positive contribution to the street scene and surroundings;**
- **are of a scale, density, height and proportion that reflects the character of the area it is located in;**
- **have regard to the impact on tranquillity, including dark skies, noise and traffic movements;**
- **ensure development proposals, wherever sited maintain visual connections with the surrounding countryside and retain the impression of openness;**

Siting and Layout

- **reflect the established plot sizes, building orientation and building line in each settlement;**
- **are sited sensitively to avoid overlooking and loss of privacy to neighbouring buildings;**

Detailed Design and Materials

- **incorporate building styles, designs and materials that are in keeping with the street scene; where appropriate use traditional vernacular design features, detailing and materials found locally to maintain a similar mix. Contemporary design and innovation may be appropriate provided it is sympathetic to the existing architecture;**

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- ensure that where the provision of street furniture is required, for example benches, bins, **planters**, bus stops, bicycle parking and lampposts, it is sympathetic to the historic character of the settlement through the use of traditional detailing and local materials;
- **ensure the retention of local stone and granite kerbs to pavements and traditional paving identified in the Conservation Area Appraisals;**

Boundary Treatments

- include green space and boundary treatments that are in keeping with the character of the area **and provide wildlife corridors** including grass verges and planting to frontages, and structural planting incorporating native hedges to rear boundaries. Wrought iron fences, and local stone and brick walls may be appropriate within the village of Pebworth but elsewhere within the parish soft landscaping is the presiding characteristic;

Landscaping and the Natural Environment

- protect, or enhance landscape and biodiversity by incorporating landscaping consistent with Worcestershire Landscape Guidelines and where possible retaining and enhancing existing vegetation;
- **reduce the risk of flooding by including sustainable drainage design features which show a betterment in surface water run-off rates on both greenfield and brownfield sites when compared with the pre-development situation and mitigate against any increased flood risk;**

Links and connections

- maintain communal open spaces and existing pedestrian routes;
- restrict road markings and highway signs to a minimum to reflect the rural setting;
- integrate footpaths and connections into developments in a sensitive way avoiding wide areas of hard surfacing;

Facilities

- **make provision for off-road parking for residents and visitors in accordance with County Council 2016 interim minimum parking standards to minimise on street parking; (I have attached interim standards to this document – these are higher than those that were in place when the CALA homes scheme was approved we can discuss this at the next meeting whether you want to go beyond these)** avoid large areas of hardstanding and ensure driveways are in materials that are in keeping with the rural character, e.g. loose gravel or bonded resin so that they do not detract from the historic road layout;
- ensure there is secure storage space for cycles;
- **ensure buildings are built to meet Lifetime Homes Standards, allowing for easy adaptation of internal spaces for the occupants existing and future needs; and**
- incorporate facilities into the design to allow occupiers to separate and store waste for recycling and recovery.

Reasoned Justification

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This policy requires development proposals to deliver high quality schemes that reflect the distinctive character of different areas within Pebworth Parish. It is important that local character is preserved and where appropriate enhanced. New development that is at odds with the local area can be harmful so will be resisted.

As the main settlements of both Pebworth and Broad Marston are removed from major north-south routes they retain a tranquil and peaceful setting with a strong rural feel, new development should not detract from this, or introduce urbanising features.

Any new development should reflect and respect its context and setting and not over power or dominate the street scene. The Pebworth Conservation Area Appraisal (2005) and the Broad Marston Conservation Area Appraisal (2005) provide excellent information on the character of the area including the layout and architectural styles in the settlements and surrounds. They also identify the attributes that are locally distinctive including: materials, detailing, boundary treatments, the natural environment and views. Therefore, applicants are expected to demonstrate how their proposals complement and enhance the qualities identified in these documents.

In terms of locally distinctive building materials these include blue lias stone, rich red/orange brick, Cotswold limestone and timber frames and in the case of agricultural buildings weatherboarding over timber frame, rubble stone and red brick. Roof tiles are predominantly plain red clay, in the same rich red/orange colour as the local brick, although there are also examples of thatch and blue slate. Brick is the prevalent material for chimney construction in all periods of buildings. Windows in the conservation areas are a mix of painted timber and wrought iron with painted timber sills, with direct glazing into stone surrounds in stone buildings.

Grass verges provide a soft edge to the lanes, and native hedgerows commonly form the rear boundaries to properties. Together these features form soft green edges to development and make an equally important contribution to its rural character and appearance.

Open green spaces are also characteristic of the area and it is important that these are retained to maintain the rural character of the settlements. Pedestrian routes through some of these green spaces provide important connections and views through the village and beyond into the open countryside and should be retained wherever possible.

Development should not be to the detriment of the landscape character or natural environment. The Parish is washed over by 2 character areas identified by Worcestershire County Council: Principal Village Farmlands and Village Claylands. The [County website](#) provides guidelines on the characteristics and management of both of these types of landscape; account should be given to these in development proposals to ensure they conserve and enhance appropriate landscape features.

The parish of Pebworth is at risk of flooding from the Noleham Brook which diverges through the Parish and can affect a number of properties; particularly properties in the hamlet of Broad Marston and properties along Broad Marston Road, Pebworth. The risk of flood events from surface water run-off is even more extensive and is caused by the topography of the area. (DC to provide more info to insert in here) Therefore it is critical that development does not exacerbate any existing problems and takes the opportunity to provide betterment, reducing the risk of flooding from surface water and water courses to new and existing development.

The provision of facilities to meet with the demands of modern life including sufficient parking and storage for numerous bins and bikes need to be accommodated sensitively so they do not detract from the historic character of the village/area and the street scene.

Development should be constructed to ensure that it adaptable without significant cost to cope with changing needs of its occupants. This is considered important within Pebworth as it has an aging population and adaptable homes will enable residents to stay in their own homes as they get older. Building to the Lifetime Homes Standard means that buildings are able to meet the existing and changing needs of diverse range of households. (Although this point was not discussed extensively JP asked toward the end of the meeting for me to include this)

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The purpose of this policy is to manage development so that the most appropriate design is found for the site having regard to the local character and to ensure that all developments are of high quality to meet the demands of today's occupant. Good design that complements the special character of the area will be looked upon favourably.

This policy is not intended to impose a particular architectural style or stifle innovation and originality but is intended to encourage high quality development.

It is intended to comply with policies SWDP 6 (Historic Environment), SWDP 29 (Sustainable Drainage Systems), and it refines policies SWDP 21 (Design), SWDP 24 (Management of the Historic Environment) and SWDP 25 (Landscape Character) by specifying design details that are especially relevant to Pebworth Parish. The policy also conforms with NPPF paragraph 126 by sustaining and enhancing the significance of heritage assets and by ensuring that new development makes a positive contribution to local character and distinctiveness.

Housing Allocation

With regard to the Housing Allocation policy we revisited the 7 shortlisted sites to compare the merits and constraints of each site.

1. **Dorsington Road:** Wychavon's more detailed response as to why they had ruled this site out was out discussed:

"It looks as though 69-01 was not ruled of the SHLAA as it met all the key criteria, but was not carried forward as an allocation in the SWDP.

The site was subject to a desktop assessment in 2007 which noted potential issues with regard to the site being partly within the Conservation Area and also adjacent to a Listed Building (Baldwin's Farm, Grade II).

The site was then visited in 2015 where issues including the sloping topography and narrow access lane were noted. I would suggest it were a combination of the noted issues which meant it wasn't carried forward as an allocation and SWDP61/15 was preferred."

The group agreed that the constraints identified by Wychavon Planning Officers meant that this site was not suitable to consider further as an allocated site.

2. **Land South west off Chapel Road:** The group considered that the drainage/surface water issues, access concerns and encroachment into the open countryside meant that this site was not appropriate to consider further.
3. **Fibre Nurseries:** This site in its entirety was considered too large to propose for a housing allocation, but the group could see potential in part of the site being developed for up to 8 dwellings, although this may not be financially viable. This site will be carried forward to the next meeting to develop an option for the community to consider.
4. **Land to the west of Chapel Road:** The group considered access off Chapel Road to be a constraint to proposing this site, it is also immediately adjacent to the Conservation Area and there is significant known local opposition to this site
5. **Bank Farm:** A response form the Highway Authority was considered by the group about this site, *"Bank Farm is served by a private accommodation roadway roughly made from its junction with Back Lane a class III road. No objection to a max of six dwellings subject to details of the route with passing bays along the access road serving the development.*

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Visibility at the junction with Back Lane 2.4m to SSD in each direction 47m. The road will not be adopted. Car parking to equate to WCC car parking standards. Also provision of new 2m wide footway connection to existing in a northerly direction."

The group discussed that there is insufficient land in the ownership of the landowner promoting the site to provide passing bays to gain a suitable access to this site; and the adjacent landowner is not supportive of selling land to enable this site to meet highway requirements. The site is also adjacent to the Conservation Area, was the second least supported site in the parish questionnaire and changing its use to residential could result in the loss of employment in the village. Therefore the group are not carrying this site forward.

6. Land off New Road: This site in its entirety was not considered appropriate but a smaller parcel of land up to the public right of way, allowing for 8 dwellings could be proposed as an option to the community. The gas pipeline query previously raised was not considered to be a constraint on the maps provided by Wychavon. This site will be carried forward to the next meeting to develop an option for the community to consider.

7. Land at Manor Farm: This site was considered appropriate to suggest as an allocation for conversion of the existing buildings to residential as they are in a state of disrepair and are listed or within the curtilage of a listed building. Although it was considered to be a loss of traditional farming use in the heart of the village the group felt that the buildings could be lost altogether if they weren't developed for housing. This site will be carried forward to the next meeting to develop an option for the community to consider.

The next meeting will focus on the three sites discussed to develop specific policies based on each of the sites requirements that could be included in the Plan. The current intention is to take options to community to enable them to decide which site or sites, they would support as housing allocations or if they are not supportive at all.

Actions from meeting

- **DC to provide summary and evidence of flooding issue as discussed at meeting including 1998 and 2007 flood events** (pictures and details of properties affected could be included as an appendices as part of the evidence base)
- BB to contact Wychavon to investigate whether there may be a need for an Environmental Impact Assessment should any sites be allocated.
- BB to postpone meeting with Wychavon until after the next meeting.

NEXT MEETING brought forward to Thursday 15th March at 7:15pm

- **Excerpt from Worcestershire County Council Interim Parking Standards February 2016**
FLATS WITH COMMUNAL PARKING AREA:
- 1 Bedroom Flat – 1 Car Space, 1 Cycle Space
- 2 Bedroom Flat – 2 Car Spaces, 2 Cycle Spaces

DWELLING HOUSES:

- 1 Bedroom House – 2 Spaces, 2 Cycle Spaces
- 2 / 3 Bedroom House – 2 Spaces, 4 Cycle Spaces
- 4 + Bedroom Houses – 3 Spaces, 6 Cycle Spaces

Garages are excluded from the car parking calculations due to the ability to convert them to habitable accommodation without the need for permission and their usage for personal storage rather than that of a vehicle. The exception to this being where they are equipped for electric vehicle

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charging and then a condition will be imposed ensuring its retention for the purposes of parking a vehicle. They can be considered as cycle storage but should be oversized if they are acting as a parking space as above.

VISITORS

These are permitted to be counted within the street due to their short term duration and infrequent occurrence. Where existing on street demand or parking restriction prevents this, off road provision should be made for 1 space per 5 dwellings.

Provision should also be made for cyclists; these spaces should be shared and the number proportionate to the scale of the development.

COMMERCIAL / INDUSTRIAL (NON-RESIDENTIAL)

Commercial operators are best placed to understand the needs of their business and to determine how land under their control should be managed. Car parking need is a subjective matter partially in the mind of neighbours; so a minimum parking provision for each development should be provided based on a car parking accumulation exercise using trip rates for that use class. Trip rates should either be derived from first principles or from existing data, for example; TRICS. Adequate space for heavy goods, delivery and public service vehicles must be made within the site boundary, which should not conflict with the proposed parking arrangements.

OTHER USERS NEEDS

Consideration and provision must be made for disabled badge holders, motorcycles, bicycles and electric vehicles. The following ratios are required.

- Disabled: 1 space per 20 car parking spaces
- Motorcycle: 1 space per 20 car spaces
- Bicycle Space: 1 space per 10 car spaces, but a minimum provision of 6 spaces.
- Electric Vehicle Charging Spaces: 1 space per 50 car spaces, but a minimum provision of 1 space.

Commercial development should be supported by a travel plan to promote sustainable travel choices irrespective of the number of car parking spaces provided.

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District Councillor & County Councillor report by Alastair Adams

March 2018

NEW figures released by Inform Direct Review of UK Company Formations show more new businesses were established in Worcestershire last year than in any previous year, supporting the evidence that Worcestershire is one of the fastest growing counties in the UK.

The new Worcestershire Parkway station is well under way and you can see the outline of the new car park from the B4084 main road from Pershore to Worcester. The new railway station linking Worcester to Paddington line to the Birmingham to Bristol line will open in early 2019, meaning many more destinations from Honeybourne .

New Litter Pickers for Pebworth

Wychavon District Council have supplied free of charge 20 new litter pickers to Pebworth in Bloom for their community litter picks. PIB organised a litter pick on 10th March postponed from 3rd March due to snow.

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Council Tax 2018/19

Each household in Pebworth will receive their local tax demand this month which is made up of 5 different bodies; the County Council, the District Council, the Parish Council, the Police, and the Fire & Rescue Services. Each of these can decide their own increase so when you get your council tax demand in March 2018, you will see the breakdown between these 5 organisations.

Visit to Kanes Foods

I visited Kanes Foods in Littleton, and met the new MD with several members of other Parish Councils, on 23rd February. Kanes is one of the biggest employers in Wychavon, employing nearly 2000 people at peak times, and they supply salad bags, and stir fry ingredients to most of the supermarkets. However, from Cleave Rd you can see little of their premises, but they are very environmentally conscious, and their huge factory has a grass roof, and there is a large natural trail that schools and community organisations are welcome to visit. They are also taking on apprentices especially students in engineering – see <http://kanesfoods.co.uk/>

Highways – lots of work to our roads around the area this month!

1. A46 Evesham Bypass Closed overnight in both directions 12th March to 30th March by Highways England

To improve the road markings and signs and replacing the anti-skid surfacing on the roundabout approaches, and install a new pedestrian crossing point to make it safer for all users when crossing this busy road.

The work will take place from Monday, 12 March to Friday 30th March

To minimise inconvenience and disruption to the travelling public, works will be carried out overnight Monday to Friday from 8pm to 6am when the roads are quieter. Diversions will be in place. If you have any questions about this work, please call the Highways England Customer Contact Centre on 0300 123 5000. You can also email info@highwaysengland.co.uk.

2. Closure of Offenham Rd to install a new storm drain – the closure of the Offenham Rd from 2nd April - 15th May. I have asked Highways to have a meeting with the contractors to see if this length of closure is really needed.
3. 10mph Convoy Working B4085 Birmingham Road, Badsey -for re-tarmacking in the first week of April – should only take one day.
4. Under the bridges towards Honeybourne Road Closure C2049 Stratford Road, Honeybourne - 23/04 - 27/04 Night Works 23:00 - 06:00
5. Pothole at entrance to Acre's End, Broad Marston – being investigated by Highways
6. Traffic and traffic speed past Pebworth School – Highways have agreed to install better signage to help slow down traffic
7. Flooding in Broad Marston – WCC visited the road gully again outside Cotwold View and managed to clear it this time. However they say there are restrictions inside the pipe, so they will have to take more work to rectify.
8. Pebworth public rights of way – A meeting took place in January to start a “Pebworth Countryside Volunteer Access Group” to help keep our local public footpaths in good condition. Already all footpaths have been walked and all defects recorded. Several meetings this month to agree work plan. If you want to help and become a volunteer to help keep our footpaths clear, please see Yvonne Rose, or contact me.
9. Weed killing – a reminder to all local parish councils to use their lengthsman to kill weeds on pavements and kerbs.

Pebworth Parish Council

As always, if you have any issues on any Highways matters, please report it on the WCC website http://www.worcestershire.gov.uk/homepage/98/report_it
Also remember a photo of the Highways problem is as good as “a thousand words” so always take a photo where possible.

WDC Community Recognition Awards – I circulated the booklet produced by Wychavon DC, and most of the individuals were proposed by their Parish Council – so next year it may be good for Pebworth PC to propose someone?

Ditches and waterways –Cala Homes donated £5000 to the village to help annual maintenance of our waterways to keep them clear to help prevent any flooding. Can the PC please look at starting this year’s maintenance now? I mentioned this because the brook by the village hall is again silted up by the culvert under the road. Also there are certain ditches that need clearing around the village where the landowner is unable to clear them (due to old age, etc). Therefore can the parish consider clearing them using the lengthsman? An example is the ditch outside Mary Osbourne’s house in Broad Marston called Acre's End, which probably not been dug out for 10years! Also, please can the lengthsman regularly check that all road drains in the village are cleared of debris? A covering of leaves and twigs over the top of a road drain can prevent the drain working properly and exacerbate flooding.

Notice board in Broad Marston – Several residents have complained to me about its size, and there was a suggestion to move it Little Meadows. I understand the PC have made a decision to cut the notice board in half and one stays in Broad Marston, and the other goes to Little Meadows.

Superfast Broadband to Ullington & Buckle Street
Ullington residents should now be able to sign up for Superfast Broadband

Divisional Fund

1. Pebworth Fringe Festival have applied for a grant to promote the event
2. Cleeve Prior – grant requested for new computers for pre-school
3. Badsey – Freedom Day Centre for people with learning difficulties – grant requested for new computers
4. Offenham First school PTA - laptops for school.
5. Pebworth in Bloom have requested a grant to wards the replacement of the metal fence around the cemetery that were damaged many years ago
6. Mats for Cleeve Prior village hall for Yoga & Pilates
7. Littleton Junior Football Club – line marker
8. Offenham Cricket club – mobile pitch covers
9. Cleeve Prior – equipment for footpath warden
10. Long Lartin Residents Association – new play equipment for the new playground
11. Littleton Scout Hut – new doors

If you run a local Community organisation and need a grant for some vital equipment or service, then please feel free to apply for one from the Divisional Fund by contacting me at adams.pebworth@gmail.com

Your District & County Councillor, Alastair Adams can be contacted on adams.pebworth@gmail.com or mobile 07725 979 277 or www.alastairadams.org