

Minutes of the meeting of Ripple Parish Council

held at The Blue Bell, Ryall Grove, A38

on Monday 11th September 2017

Attendees: Cllrs. Aldridge, Blake, Jones, Sutton, Weyman and Wilson

In Attendance: Cllr. Middleborough, Mrs V Portch (Clerk) & 2 members of the Public

1. Apologies – Apologies received from District Cllr Owenson and Cllr Sutton, reasons approved.
2. Declarations of Interest:
 - a. To declare any Disclosable Pecuniary Interests in items on the agenda and their nature. None
 - b. To declare any Other Disclosable Interests in items on the agenda and their nature.Councillors who have declared a Disclosable Pecuniary Interest, or an Other Disclosable Interest which falls within the terms of paragraph 12(4) (b) of the Code of Conduct, must leave the room for the relevant items. None
3. Minutes - Minutes of the meeting held on 11th September 2017 circulated and approved subject to typo on item four and signed by the Chairman.

Proposed: Cllr Jones

Seconded: Cllr Aldridge

4. Report from District Councillor – None received.
5. Report from County Councillor - Cllr Middleborough thanked Cllr Blake for his input to the recent visit by Hannah Davies to review highways issues within the parish. A regular meeting with WCC, combining neighbouring parishes shall be set up. Cllr Wilson agreed to represent RPC. The Lengthsman would be introduced to Hannah Davies in order to review the footpaths and communication regarding siding out of footpaths. The raising of the A4104 would shortly commence, Cllr Wilson requested that the bench on the Ryall side of Upton Bridge be retained throughout the work as it was an essential resting place for some residents walking to and from the town. Cllr Jones stressed the need for urgent attention to Stratford Lane. The 363 bus service timetable shall be subject to change commencing first week of October 2017. Cllr Middleborough suggested a survey of use to establish demand, clerk to liaise.

Cllr Middleborough left meeting at 19.45 to attend Kempsey council meeting.

6. Progress reports from:
 - a. Clerk - administration of correspondence, emails and post. Minutes of last meeting, preparation and submission of planning application responses. WCC Highways Department and West Mercia Police regarding traffic calming measures for The Ryall Road area.
Discussion with resident regarding on-going dangerous dog and “free range” pig incidents in Bow Lane Ripple. Liaison with WCC regarding highways defects. Liaison with grass cutting contractor and Fortis housing representative with a view to adding the Pennywell Walk (Fortis Homes) communal area to existing contract. Discussions with Taylor Wimpey PR department, Cemex and Cargil regarding sponsorship for the replacement of the parish noticeboards. Preparation of content for autumn / winter newsletter.



- b. Management Group - Management Group met to review on-going issues, including noticeboard funding and BT issues, telephone kiosks; content and format for newsletter and set agenda for this meeting. Cllr Blake met with WCC Highways and provided a guided tour of the Parish to raise awareness of issues and continued to lobby ROW at WCC regarding training for Mr Goddard the new Footpath Officer.
- c. Finance Group - Cheques from last meeting distributed and ledger updated.
- d. Urgent Decisions Group - Agreement to purchase gift for Marian Baum in recognition of her contribution to RPC.
- e. Planning Group

Ripple Parish Council – Planning Applications

as at 8th September 2017 (MHDC Website)

Application Number	Location	Proposal	Status
17/00632/HP	Balmain, Uckinghall, Tewkesbury, GL20 6EP	Proposed replacement garage with attic space and rear single storey extension	Approved
17/00506/HP	Denstone, School Lane, Ripple, Tewkesbury, GL20 6EU	Replacement of existing garage flat roof with pitched roof.-	Approved
<u>17/00961/FUL</u>	Land At (Os 8620 4094) Ryall Road Holly Green Upton Upon Severn,	Proposed engineering works to change land levels and amendments to agreed design of gas tanks (including 2 additional tanks) and new 1.8m high close boarded fence on the western boundary.	Approved
17/00721/HP	Field House, Tewkesbury Road, Upton Upon Severn, Worcester, WR8 0PU	Convert existing space above garage into office and erect balcony around existing covered store	Approved
17/00372/OUT	Land North East of Upton Marina, East Waterside, Upton Upon Severn, Worcester, WR8 0PB	Outline planning application for the erection of up to 70 residential units with all matters reserved except for means of access.	Pending decision
17/00618/FUL	Land At (Os 8757 3797), Rectory Lane, Ripple	Proposed new dwelling and garaging	Pending decision
17/00148/FUL	Holly Bank Ryall Road Holly Green Upton Upon Severn Worcester WR8 0PG	Proposed new dwelling and garaging	Pending decision
17/00214/FUL	Rivendell Nursery, Uckinghall, Tewkesbury, GL20 6ES	Removal of Condition C on Planning Permission UR340/71/O (Agricultural Occupancy Condition)	Pending decision
17/00026/CCO	Land off Strensham Road, Ryall Grove, Upton Upon Severn, Worcestershire, WR8 0PP	Application for approval of details reserved by conditions - Conditions 5, 11 & 13 on Planning Permission 15/01196/FUL	Pending decision
16/01091/CCO	Land At (Os 8620 4094), Ryall Road, Holly Green, Upton Upon Severn, Worcestershire,	Application for approval of details reserved by condition - Condition 12 of Planning Application 15/00684/FUL.	Pending decision
15/00988/OUT	Upton Marina, East Waterside, Upton Upon Severn, Worcestershire, WR8 0PB	Outline application with all matters reserved (except for access) for the redevelopment of marina to provide up to 45 dwellings (comprising around 14 houses and up to 30 apartments), replacement chandlery, boat yard, marina facilities, community hub, bar and restaurant together with vehicle parking, manoeuvring and access from A3104 (including alternative emergency access).	Refused
17/01242/HP	29 The Woodlands Ryall Upton Upon Severn Worcester WR8 0PQ	Single storey side/rear extension and garage conversion to laundry room	Pending decision
17/01328/FUL	Ryall Chase Holly Green Upton Upon Severn, Worcester WR8 0PD	Retrospective application for roof lights in tractor store and barn	Pending decision
17/00887/HP	The Bungalow Ferry Lane Uckinghall Tewkesbury GL20 6ER	Single storey front extension and garage extension.	Pending decision
17/00372/OUT	Land North East of Upton Marina, East Waterside, Upton Upon Severn,	Outline planning application for the erection of up to 70 residential units with all matters reserved except for means of	Pending decision

	Worcester, WR8 0PB	access.	
17/00618/FUL	Land At (Os 8757 3797), Rectory Lane, Ripple	Proposed new dwelling and garaging	Pending decision

Cllr Jones reported that the Inspectorate had approved the appeal at Strensham Road on a provisional 3 year basis to prove financial viability.

The gas tanks on the Pennywell development are to be increased from 4 to 6 but must be buried following a ruling by MHDC. The ground level on site must also be reduced back to original height. Concerns raised regarding potential flood risk to existing properties has not been addressed.

Gubber Hill Stables (Twynning) subject to a further hearing on 5 October at TBC. RPC will resubmit the original submission and prepare a further submission reiterating concerns regarding the contamination of the land and potential risks.

The proposal to incorporate velux windows in the tractor shed was recommended for refusal. Cllr Owenson to be made aware.

- f. Staffing and Training Group -Training schedule circulated. Cllr Aldridge training booked. Subsequently to be rescheduled.

7. Approval of invoices

The following invoices were presented for approval:-

1185	M TOMKINS	£204.00	Lengthsman
1186	COMMUNICORP	£ 12.00	Councillor & Clerk Publication
1187	SMARTCUT 31/07	£410.40	Grasscutting
1188	ZURICH INSURANCE	£463.55	Insurance
1189	SMARTCUT 3/7 & 19/7	£820.80	Grasscutting
1190	SMARTCUT 24/8	£410.40	Grasscutting
1191	M TOMKINS	£207.00	Lengthsman

Proposed: Cllr Wilson Seconded: Cllr Aldridge

8. Bank Account Signatory Review

The Chairman requested approval to add Cllr Aldridge as a signatory to the RPC bank account, this was unanimously agreed.

Proposed: Cllr Blake Seconded: Cllr Weyman

9. Phone Boxes Adoption Update

The Chairman reported that the Naunton Phone contract had been signed and ownership would pass to Ripple Parish council. Cllr Blake would arrange a group to clean the kiosk. The listed Ripple phone box would remain the responsibility and property of BT. An application to MHDC for removal of listing would be required prior to decommissioning. The matter would be re-visited by RPC should this arise.

10. Noticeboard Update

The order for four replacement noticeboards to be located at The Beeches, Naunton, Ryall Grove and Uckinghall had been placed. Delivery and installation date confirmation awaited. The existing community noticeboards would remain in situ.

11. Speed Watch Update

Cllr Wilson reported that RPC had been accepted for the Speed Watch campaign. Cllr Wilson to recruit volunteers to undergo training. Currently awaiting application forms and date for training.

12. BT/OpenReach Update

Clerk reported that the issues encountered in the Ripple area were now resolved, telephone and broadband services were functioning.

13. Annual Newsletter Arrangements

Clerk distributed list of proposed topics to be included in the newsletter and requested copy from contributors by the end of September. The format was agreed to be similar to the previous edition.

14. Highways and Transport Review

Clerk to continue to report on WCC website. Councillors and residents to report on the website also. Traffic calming measures in the form of "white roadside gates" to be priced and considered for Ryall Road. Appropriate contacts to be supplied by WCC. Whilst WCC would assist with cost of installation, RPC would be responsible for cost of the street furniture. Clerk to investigate provision of wheelie bin stickers encouraging reduction of traffic speed.

15. Co-Opting of Additional Councillors

Chairman requested suggestions on how to attract new councillors. It was agreed that a request for applicants would appear in the newsletter. The clerk had placed an advertisement notice on the parish noticeboards. Details also to appear on the website and Facebook (Cllr Aldridge reported 37 followers now). Representation of residents of the Ripple and Uckinghall area would be helpful to provide a balanced representation of the parish.

16. Meeting Dates for 2018

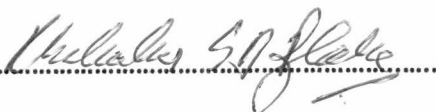
Clerk circulated a list of proposed meeting dates for 2018 for consideration. To be confirmed at next meeting.

17. Councillor comments and items for next agenda

None

Date of next meeting – Monday, 16th October; 2017 at 7.00pm

Signed



Nicholas Blake - Chairman to Ripple Parish Council

Date

16th October 2017

Public Question Time:

A resident of Bow Lane Ripple expressed concerns with regard to dangerously out of control dogs in Bow Lane. Chairman and Councillors suggested discussion with MHDC and local police together with the RSPCA. The resident confirmed that he had been in discussion with both MHDCI and police. Despite undertakings from the owners the animals were still regularly unrestrained causing concern and anxiety. Most recently, there had been an incident involving a pig from the same premises/ownership. Cllr Owenson had attended the property where numerous incidents have occurred and undertook to review the situation, together with the matter of an ongoing breach of planning regulations relating to a mobile home. Cllr Middleborough offered the benefit of his experience of similar situation.