

**Pebworth Parish Council**

**Minutes of the Ordinary Meeting of the Parish Council**

Held at the Pebworth Village Hall on Monday 2<sup>nd</sup> December 2013.

**Present:** Cllrs. John Hyde (Chairman) David Lees, June Haycock, Pam Veal, Albert Jeffrey & David Cranage.

**In attendance:** John Stedman (Clerk) Cllr Alistair Adams and four members of the Public.

**148. Apologies were accepted from:** Cllr Simon Shiers.

**149. Disclosures of Interests**

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

**150.** To declare any Other Disclosable Interests in items on the agenda and their nature.  
Disclosable Pecuniary Interests None declared.  
Other Disclosable Interests – None declared.

**Chairman Moved:** The meeting be now adjourned for Open Forum.

**Open Forum:**

Note: this item was taken later in the meeting but minuted here for consistency.

Cllr Alistair Adams responded to questions regarding ongoing ditch clearance and drainage issues in the Broad Marston area.

An enquiry into verge mowing in Priory Lane was made and the Chairman informed the public that a small area would be included in the verge mowing contract if the Council agreed to proceed with the proposal.

**County & District Ward Member** Cllr. Alistair Adams's report is appended to the minutes.

**151. Minutes:** The Council agreed the wording of the minutes of the November ordinary meeting and the Chairman signed them as a true record.

**152. The Clerk's Progress Reports.**

- a) Purchase of the book "Local Councils Explained" this is now ordered from NALC directly.
- b) Reporting two highway matters in School Street and the Holt Bridge – remedial action has been taken at the Holt and the School Street drain problem is resolved.
- c) Letter to Mr Tracy regarding the bath tub and a subsequent email was noted.
- d) Letter to WDC officers requesting section 106 funding from the proposed 380 home development near Simms Metals. – Members noted the response from the planning officer.

**153. Planning Application considered**

- a) W/13/02451/CU: Land opposite, Sims Metals, Long Marston; Proposal: Change of use of gymnasium building to residential 'live-work' units (4 no) together with associated external works.

No planning details were available for the meeting and it was agreed the application would be dealt with under the Clerk's delegation.

## Pebworth Parish Council

### 154. Planning Matters and Decisions:

- a) Members reported on the Codex planning appeal hearing at Pershore Civic Centre. – Cllr David Cranage informed the meeting he had attended the enquiry on all six days and felt the main issue was the sustainability of the proposed site as it is in open countryside and away from commercial infrastructure and transport networks. At the close of the enquiry a point of law was raised over the environmental impact assessment which could cause problems for the appellant. Cllr David Cranage's statement of case is appended to these minutes.
- b) Cllr David Cranage reported that five households with a Pebworth address are on the Home Choice housing need list for Pebworth, two family homes and three single occupancy homes, but this number doesn't include anyone with a local connection through family members who has left the parish and wants to return, or anyone who has permanent work in the parish.
- c) **W/13/01792/PN** Mr Wright Oak House Farm, to demolish existing dwelling and replace with new one – **Granted** with 8 conditions.

### 155. Village Hall:

- a) Cllr. David Lees reported that the new sewer pipe installation is now completed and a very good job done, the contractors had pressure washed the car park to remove the mud and the trench areas around the hall will be re-seeded with grass in the spring. A letter of thanks has been sent to Carla Homes.

### 156. Pebworth Neighbourhood Development Plan. (NDP)

- a) Cllr David Lees reported that the NDP public presentation held on 22nd November was a success with 51 members of the public attending and very many comment sheets filled in at the event. More comment sheets were brought to the meeting by members and will be analysed for the January meeting. The NDP group will arrange a further drop-in event in the New Year. It was agreed the Clerk would analyse the many comments received and present a report to the group to help the plans development. The Clerk's time spent on the report would be attributed to the NDP expenses and not from the Parish Council's revenue.
- b) The Clerks report on the NDP public presentation held on 22nd November was accepted and noted – the report will be posted on the NDP website and a full analytical report published in the spring edition of the Parish Pump.

### 157. Finance:

- a) Council approved the Payments, Receipts and Balances as in Appendix A
- b) Council unanimously agreed the 2014-15 budget report from the finance group and will consider the precept in January when council tax details are made available for WDC.
- c) Council considered a grant request from St Peters Church Pebworth, Cllr David Lees proposed £220, Cllr Pam Veal seconded the proposal and it was agreed by four votes in favour, one against and one abstention. Payment will be made at the January meeting.
- d) The Clerk confirmed the receipt of the VAT claim of £1,058.19.
- e) Members agreed the Clerk's SLCC membership renewal fee; 40% contribution.
- f) Clerk reported on an anonymous donation made to the Council with a request to financially support the local First Responders from the donation. Members will investigate the local recipient for the donation.

### 158. Honeybourne Road Street Signage:

- a) Members considered a letter from Howard Kennedy FSI forwarded by WDC requesting the proposed meeting dates be moved to January or February. It was considered that as the initial meeting was suggested some three months ago and several dates have been forwarded it was now preferable to abandon the meeting proposals and bring the matter to court for a conclusion. Council agreed this action and the Clerk will inform WDC accordingly.

## Pebworth Parish Council

### 159. Highway Matters:

- a) New highway matters to be reported. – Potholes by Pebworth House at the top of Front Street
- b) **Verge mowing:** No quotations for the contract were available, Clerk to chase contractors for the January meeting.

### 160. Lengthsman/Handyman

- a) **To consider any new Lengthsman or Handyman matters.**
- b) The Clerk reported on the jobs issued from the last meeting and most were completed with the remainder in hand. A new job is to dig in the newly installed grit bin in Friday Street.
- c) The Clerk reported that the Parish Lengthsman requested a transfer of his works to someone else as he could not carry out the works issued to him. The Honeybourne Lengthsman has taken up the work until further notice.
- d) The Lengthsman confirmed he had received the document from WCC “Safety at Road Works New Guidance”.

### 161. Public Rights of Way: no new issues were reported

- a) Mowing of the Slingate in Dorsington Road – it was agreed to request a suitable contractor to offer a quote to keep the path clear on a regular basis and to quote to mow the whole site once a year, quotation to be considered in January.

### 162. Street Lighting:

- a) Faulty lights to be reported. – none at this time
- b) The Clerk reported that Streetlight No 32 in Front Street repaired twice last month is now working.
- c) Council agreed to consider a quotation for the replacement of street lighting columns numbers 11, 22 & 33. Clerk to action the quotation.
- d) Council agreed the 2014 maintenance pricing schedule from P D Long.

### 163. The Close and Recreation Field:

- a) **Inspection:** The Chairman’s report: The regular visual inspection of the play equipment found no safety problems with the equipment or the site. Two seats on the balance scales are in need of replacement and requested the Clerk to order two new seats from Timberplay.
- b) **The safety surface replacement;** Council considered the quotations from Active Gardens Ltd. And Wicksteed. Members examined the sample material from Active Gardens and it was agreed to accept the quotation from Active Gardens to replace the swing safety surface. Clerk to action the works.
- c) **PCC bonfire:** members reported that the PCC bonfire event site clearance was not completed and requested the matter be brought to the attention of the PCC. Cllr Pam Veal offered to resolve the matter with the PCC.
- d) Council considered future enhancements and a maintenance of the Recreational Field and agreed to obtain quotations for regular mowing in 2014 starting in March. It was further agreed that a budget of £500 is delegated to the Clerk to get the field rolled with a heavy vib-roll when the soil conditions are suitable to achieve a satisfactory result.
- e) Members considered a letter from two youngsters suggesting play equipment for the Recreational Field and agreed it would be considered in future development plans.
- f) Investigations are underway to find the deeds to The Close and return them back to the County Council Archive.

**Pebworth Parish Council**

**164. Funding Questionnaire:**

- a) The Clerk issued the analysis report for the section 106 funding questionnaire carried out in October and members agreed the data gave a strong mandate for the future use of the Recreational Field and adding funds to the Village Hall refurbishment. The data will also be considered in the NDP.

**165. Pebworth Discretionary Fund.**

Cllr Pam Veal informed the meeting that 23 gift cheques of £25 are ready for her to hand deliver in the next week to all parishioners over the age of 80. Pam was thanked for her work in administering the fund for the Council and Vicar. Cllr Pam Veal informed the meeting the fund should last for a further two years.

**166. Allotments:**

- a) Reports indicated that some site clearance had taken place and WDC engineers are accessing the site for the development of allotments and housing under the Community Land Trust deal.
- b) It was confirmed that a meeting with the appropriate officers at Pershore Civic Centre will take place at 10.00 am 19th December, most members will try to attend.

**167. Pebworth in Bloom:**

- a) Cllr Simon Shiers issued an extensive report to members which was noted. Members were supportive of the In Bloom initiative and suggested a priority list of items for funding be forwarded to the council for consideration.

**168. Correspondence for consideration:**

- a) Worcestershire County Council consultation on subsidised bus service review 2013 – Members took the questionnaires for distribution in the parish to bus users.

**169. Correspondence to Note:**

- a) WDC land drainage maintenance of watercourse – ditch adjacent to White Cottage; letter of satisfactory completion of works.
- b) Warwickshire County Council Mineral plan update.
- c) WDC Parish matters magazine.

**170. Next Meeting:**

- a) It was confirmed the next ordinary meeting of the Council is scheduled for the 6th January at 7.00 pm.
- b) Council agreed the Clerk's list of meeting dates for 2014.

There being no further business the Chairman closed the meeting at 9.40 pm.

Chairman \_\_\_\_\_ Date \_\_\_\_\_.

## Pebworth Parish Council

## APPENDIX A: FINANCE

PAYMENTS AUTHORISED

Dec-13

Meeting

Cheque No.	Payee	Details	Total Payment	VAT Element	Net Payment
1417	PD Long	Streetlight Maintenance	52.80	8.80	44.00
1418	Cancelled	Writing error	0.00		
1419	SLCC	40% of £147 membership fee	58.00		58.00
1420	BPS	Lengthsman work	12.19	2.03	10.16
1421	J Stedman	Clerks salary and expenses	643.91		643.91
1422	Carole Longden	NDP presentation expenses	129.15		129.15
1423	John Hyde	Lengthsman work	106.25		106.25
1424	PD Long	Streetlight Maintenance	116.40	19.40	97.00
1425	R & P Giddings	Recreation field hedge cutting	75.00		75.00
1426	David Cranage	Appeal mileage expenses	60.00		60.00
			<b>1,253.70</b>	<b>30.23</b>	<b>1,223.47</b>

## Account Transfers

Received from	Description	Amount	Date
HMRC VAT	VAT claim	1058.19	30-Oct
HSBC Bank	Anonymous donation	115.85	26-Nov
Total		<b>1,174.04</b>	

All Paid Up Bank Accounts	
DEPOSIT ACCOUNT	37887.33
CURRENT ACCOUNT	11770.63
TOTAL FUND BALANCE	49657.96
Reserve Lighting Fund	3160.00
Reserve Capital Fund	4000.00
Neighbourhood Plan Fund	5992.97
Revenue available	<b>36504.99</b>

## Pebworth Parish Council

### Statement from David Cranage, Vice-Chairman of Pebworth Parish Council, to the Codex Appeal 15<sup>th</sup> November 2013

#### 1. Level of Objection from within the parish of Pebworth

- a) Pebworth PC was both surprised and confused by the recent petition that has been presented in support of the development. The Council does not feel this is reflective of the views within the whole parish. The majority of Pebworth residents do not support this development.

The PPC has actively sought out the views of the local community on this proposal and on the long-term growth and general development of Pebworth village.

- b) **An extraordinary meeting of Pebworth PC** was held on 22<sup>nd</sup> February 2013 to consider the Codex planning application, where the plans and documents were tabled for public inspection. During the following public forum 94% of the attending parishioners objected to the proposal.

- c) **Codex (Foxley Tagg Planning) Statement of Community Involvement:** at the Developers' public exhibition on Tuesday 23<sup>rd</sup> September 2013 (from 2-7.30pm), out of 77 responses received 96% were opposed to the development of 333 houses (later increased to 380).

- d) **Letters of objection on the WDC planning portal**

August 2013 summary of responses received:

Totals: 202 objections, 2 general comments, 3 letters of support  
97% of letters were objections

#### 2. Disproportionate Development for this type of village

- a) Pebworth Parish Council (PPC) considers this proposal to be a disproportionate development given its location and the fact that Pebworth is defined as a Category 3 village by the SWDP.

- b) Definition of Category 3:

SWDP 25: "Category 3 villages are locations where limited development to address local housing needs are acceptable. The settlements have a small range of local services and facilities as well as a reduced level of public transport provision.

Development, with respect to its scale and type, will always be commensurate with, and appropriate to, the size and characteristics of the host settlement and its capacity to assimilate change in accordance with the settlement hierarchy".

- c) The village has no shop, Post Office or retail facilities, no doctors surgery, pharmacy or healthcare facility. New housing on the scale proposed will inevitably lead to an increase in unsustainable transport modes, i.e. car use. There will be no reason for residents of the proposed development to come to Pebworth village or use the proposed unviable bus link. They will most likely drive to Stratford or Evesham or Honeybourne Station.
- d) The majority of Pebworth village falls within a conservation area. It has many grade 2 listed buildings. The parish is a rural community of 340 dwellings which contains working farms. The village has grown organically over a 1000 years. This development will substantially alter the character, heritage and sense of community of the parish.

## Pebworth Parish Council

### 3. Housing Needs for the Parish

- a) The PPC can demonstrate, with evidence, that it has been proactive in engaging with the local community to identify housing needs and finding ways to satisfy these.
- b) **Recent enquiries to the Housing Development Officer at Wychavon District Council (WDC)** established that there were 5 households with a Pebworth address who are on the Home Choice Plus list and a further 18 who have a connection with adjacent parishes (Honeybourne, North Littleton, Cleeve Prior and Bickmarsh) but have a preference for living in Pebworth.
- c) Worcestershire County Council **undertook a rural housing needs survey in the Parish of Pebworth** during June 2011 that indicated that 12 people with a local connection to the parish, were likely to need affordable housing within Pebworth Parish within the next five years.
- d) In January 2008, following previous surveys, the PPC handed over 6 newly-built affordable houses in New Road to a housing association.
- e) The PPC consulted extensively prior to making a submission to the SWDP. A consultation event was held in Pebworth Village Hall on 4<sup>th</sup> November 2011. 81 responses to the following question were obtained:

“Please indicate what you feel would be the appropriate number of homes to be developed in Pebworth between 2013 and 2030”

	None	0 -10	10-20	20-30	30-40	40-50	50 plus
Count	12	20	19	17	8	2	3

The PPC submitted to the SWDP that that some small scale development was necessary and, if correctly sited and sympathetically constructed, was likely to prove very beneficial to the future of the village. We considered that an appropriate level of development over the period up to 2030 would be 20 - 25 new dwellings and that these should be weighted towards affordable housing in line with the recognised requirements and housing needs of local people.

- f) The draft SWDP policy proposal is for 20 houses to be built in the plan period up to 2030.
- g) 2 sites have been identified and planning permission has been given in for 23 houses within the village **which are now being built by Cala Homes. 7 of these are affordable homes**

### 4. Other Initiatives that support Local Housing Needs

- a) **St. Modwens development of 500 homes adjacent to parish boundary**
  - o 35% (175) are affordable homes
  - o Nomination rights under the 106 agreement have been given to Pebworth parishioners: they are in the 2<sup>nd</sup> tier priority group for allocation
- b) In addition, the 3 housing developments in Honeybourne that have been granted planning permission, will deliver 190 dwellings (35% affordable). Honeybourne village is considerably closer to Pebworth than the Codex development, which only has an eastern exit. Honeybourne is a Category 1 village, with shops, a post office, 2 pubs, a garage and a railway station.
- c) **Therefore all local housing need will be met and exceeded by developments that are now being built.**

### 5. Other current PPC initiatives:

- a) **A Community Land Trust** is currently being explored with Wychavon DC (the landowner) to build further affordable housing in Pebworth village – the current intention is to address local needs for smaller (one-bedroom) dwellings.

## Pebworth Parish Council

- b) **Neighbourhood Development Plan:** An application for a NDP registration was made to WDC in November 2012 and the application was approved in May 2013. The Pebworth application was one of 2 early applications and was awarded Front Runner Status and funding.

A questionnaire regarding the future development of the parish was delivered to every home within the Parish and a 57% response rate achieved.

From this, the working party has identified a limited need for starter homes to allow young people leaving home to remain in the Parish and also the need for a small number of bungalows that would provide owners of market houses the option of downsizing and remaining in the parish.

### 6 Schools

Others will speak about this but I want to make a few points. There is a huge amount of support for Pebworth First School in the Parish.

- a) My understanding of the current thinking is that approved developments at Pebworth, Honeybourne and the St Modwens site (over 700 dwellings) will easily fill any vacancies. There is also a plan to start a full day pre-school which will act as an important feeder to the school.
- b) The Codex development will mean long car or bus journeys for school children:
- 7 km to Pebworth
  - 9km to Stratford
  - 13km to Evesham High
  - 6km to Chipping Campden
  - 23 km to Alcester
  - 14km to Shipston
- c) **It is bad planning to build homes so far away from a school that children cannot walk or cycle to school.**

### 6. Other Nearby Developments

- a) There is a large number of development/planning applications in surrounding villages with huge implications for infrastructure, transport, education, public services, etc
- Honeybourne: 190 approved
  - Long Marston: 500 approved
  - Pebworth: 23 being built
  - Mickleton: applications for 200
  - Welford: applications for 200
  - **Approx. total 1100 Approx. total Affordable @ 35% = 385.**

We certainly do not need this extra unsustainable and opportunistic development of another 380 houses.

**Any development, first and foremost, must be sustainable. This is not.**

**It must fit with the character of the environment in which it is placed. This does not.**

**Should develop a long term sense of community and social cohesion. This will not.**

**Thank you**



## Pebworth Parish Council

### District Councillor Report - Pebworth

Month: December 2013

Prepared by Alastair Adams

Honeybourne & Pebworth Ward, Wychavon District Council

#### Planning

1. **W/13/00132/OU - 380 new houses next to SIMS re-cycling plant in Pebworth Appeal ref APP/H1840/A/13/2202364** – The Appeal was extended to cover 6 days and the summing up was on Monday 25<sup>th</sup> November. The feeling was the WDC, the village and BARD gave good reasons why the appeal should be rejected. We now await the inspector's report and the final decision will be made by the secretary of State sometime next year. Thank you to everyone that attended the Appeal and displayed the posters. The posters can now be taken down as the inspector has now visited.

#### Flooding

I had a meeting last month with June Hiden (new WDC engineer responsible for ditches) and Roy Jeffries to look at all the ditches in Broad Marston. Most of the ditches have now been cleared by the land-owners and Severn Trent. Tim Longford has agreed to remove the fallen willow in the brook. All this should help alleviate flooding this winter.

End of District Councillor report

### County Councillor Report- Pebworth

Month: December 2013

Prepared by Alastair Adams

Littletons Division, Worcestershire County Council

#### Highways –

1. **Water leaking out of road under Dorsington Road** - the 2<sup>nd</sup> leak has now been fixed.
2. **Pavement in Elm Close** I have reported it, and chased
3. **A warning sign "Beware horse riders"** has been requested as you drive up the road into Pebworth from Middlesex. This has now been approved.
4. **Overgrown hedgerow near railway bridge in Long Marston-** reported
5. **Green Lane** Several months ago it was agreed by Highways that Green Lane, off Priory Lane would be levelled and new hard standing to be laid sometime in November so any flood water could escape. Work started in w/e22/11/13, and the path was dug out. Unfortunately at the eleventh hour the overall manager changed his mind and amended the plans which does not help alleviate the flood plans. I took it up with the Leader of the Council, and the head of Highways has agreed to visit Pebworth on 4<sup>th</sup> Dec to look at the project and see what can be done to help alleviate the flooding in Priory Lane.

#### County Council News:

1. **Cuts** The big news that that I mentioned last month is the Council has to save £100m by 2017. This hit the local press in the last few weeks.
2. **Public consultation of the future of subsidized buses** WCC has started a public consultation on the future of subsidies for the buses. 80% of the buses routes in Worcestershire do not need any subsidy so most bus services will not be affected – see consultation booklet for more information or go to [www.worcestershire.gov.uk/busservicereview](http://www.worcestershire.gov.uk/busservicereview)

## Pebworth Parish Council

### 3. CEO Trish Haines has announced her retirement from the Council next April.

Her announcement is below:

**Trish Haines, Chief Executive Worcestershire County Council** said:

*"I have thoroughly enjoyed my time as the Chief Executive of Worcestershire County Council and feel privileged to have worked alongside Adrian, his Cabinet, my leadership team, wider staff body and the Council's many partners.*

*I am particularly proud that despite very challenging financial circumstances, the Council has improved the services residents said were most important to them. School results have improved for 5 years in a row, and are now in the top half of national league tables, all our children's homes are rated as "excellent", in a review conducted by The Times newspaper recently we are the 6<sup>th</sup> best authority nationally in terms of road conditions and we have seen The Hive, Europe's first joint public and private Library opened in Worcester and the internationally acclaimed Ashmolean museum bring a venue into Broadway. I am also pleased that the Council has successfully worked with local communities to help them take on and run services which are important to them but which the Council can no longer fund, such as Pershore Library, Malvern Cube and Outdoor Education Centre.*

*This has been a fantastic final chapter of my career and one I will look back on with fondness. Adrian is an inspirational leader and his Cabinet are both innovative and measured in how they are leading the Council through the current economic climate, being in control of change and looking to truly reform the way the Council operates. Through this approach not only is there a plan for the future but that plan will, I believe, mean a stronger Worcestershire for both local people and businesses."*

### Councillor's Divisional Fund

I have authorised the following from the Divisional Fund :

1. Cleeve Prior Heritage Trust - for the improvement & enlargement of their car park
2. 1<sup>st</sup> Littleton Scout Group - for improvements to the Scout Hut
3. Bretforton Sports Club - towards the new sports equipment sheds
4. Evesham Sea Cadets - for new catering equipment to teach the sea cadets cooking skills

I have also received a letter in November from Offenham Cricket Club requesting assistance with a mobile cricket nets for coaching purposes

End of report