

**Pebworth Parish Council**

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

Held at the Pebworth Village Hall at 7.00 pm on Monday 1<sup>st</sup> September 2014.

**Prior to the council meeting** at 6.15 Mr Jeremy Teal, Community Development Manager for Wychavon District Council informed the meeting of the constraints and requirements for gaining section 106 funding from the new Cala Homes developments for the proposed Parish Council projects. A summary report is appended to the minutes.

The Chairman thanked Mr Teal for his informative debate and comments on Section 106 funding.

The Chairman commenced the Parish Council meeting at 7.15

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

**In attendance:** Cllr Alistair Adams, John Stedman (Clerk) and 3 members of the Public.

**97. Apologies were accepted from:** Cllr David Cranage.

**98. 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.
- c) To declare any Other Disclosable Interests in items on the agenda and their nature.
  - Disclosable Pecuniary Interests** – None declared
  - Other Disclosable Interests** – Cllr David Lees; in minute 104b as he has conducted business with the company.

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

**Open Forum:** No members of the public wished to address the council.

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

The Chairman closed the adjournment and reconvened the meeting at 7:30

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

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

- a) Confirmation that the letter sent to Eric Pickles MP in July was copied to Sir Peter Luff MP.
- b) Correspondence regarding the streetlights in Wesley Gardens was noted as it is a matter for the residents and developers to resolve.
- c) Health Check Event: Katie Hazelgrove reported on the very successful health check event at the Village Hall, and a further event is arranged.
- d) Overgrown hedge onto the carriageway by Simms Metals Plant was reported to Warwickshire County Council.
- e) Destroyed streetlight #24 at the Church; the matter was reported to E-on for removal, WPD for disconnection, the police and Zurich Insurance the matter is ongoing and a vehicle registration number has been confirmed and reported to the police for identification.

**102. Planning Application to Consider:**

- a) **W/14/01793/CU**, Land opposite, Sims Metals UK (South West) Limited, Long Marston, Pebworth: Change of use of existing gymnasium building to four terraced dwelling houses, together with associated external works. (Variation of extant consent ref: W/13/02451/CU for four 'live-work' residential units)  
The Council has no objection or comment on the application.

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- b) **W/14/01812/PP:** Mr K Thompson, Orchard Cottage, Buckle Street, Ullington.  
Proposal: 2 storey extension to domestic property plus detached garage. The Council has no objection but comments that the proposed garage is only ancillary to the main dwelling.

### 103. Neighbourhood Plan:

Cllr David Lees suggested the South Worcestershire Development Plan needs to complete its next phase before any further work on the plan is considered. The item will remain on the agenda.

### 104. Planning matters and decisions

- a) **Charnwood:** Council noted the Clerk's report on planning enforcement at Charnwood, no further action will be taken and the matter is resolved.
- b) **Heart of England Forest:** After considering the Heart of England Forest 2015 woodland creation proposals for planting various sites in the parish and the Environmental Impact Assessment consultation on the proposals it was agreed to make the following comments
- (a) The ongoing maintenance of the existing new forestry plantings is very poor causing the spread of windblown weed seeds over agricultural land.
  - (b) Concerns over the continued loss of good agricultural land to forestry.

### 105. Finance:

- a) Council approved the Clerk's schedule of Payments, Receipts and Balances.
- b) **Donation:** A request for a donation from the Pebworth Piper was considered and the Council agreed a donation of £50.00 will be made at the October meeting
- c) **Donation:** Council agreed to support a further one day NHS clinic in the Village Hall and to sponsor the event up to £50.00

### 106. Housing:

- a) **Social Housing Allocation:** The housing allocation report from the WDC housing officer was noted as the Parish Council has no role to play in social housing allocation – Resolved.
- b) **Flyer:** The Clerk's draft Parish Council flyer for distribution at the new residents welcome event on 27<sup>th</sup> September was agreed. 40 copies will be printed for distribution to all new residents.

### 107. Honeybourne Road Street Signage:

- a) Correspondence received from council's solicitor indicating a delay in resolving the consultation was noted. The Council wished the matter to be expedited and requested the Clerk to pursue the matter with Meesha Patel.

### 108. Highway Matters:

- a) New highway matters to be reported. –
- i. Chase up the un-repaired potholes in the pavement in Broad Marston Road
  - ii. The damaged pavement on Chapel Road and other highway damage to be brought to the attention of Cala Homes as a parish inspection was agreed with the intention of repairing all the verges and pavement damage caused by construction vehicles.  
The matter to be passed to Cllr Alistair Adams asking him to liaise with Cala and County Highways will be informed of the damage
- b) **Ditches:** Members noted a report on correspondence from the WDC drainage officer regarding ditch clearance on Broad Marston Road and in Broad Marston, the matter is ongoing

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- c) **No Parking Signs:** Cllr Simon Shiers confirmed the council's request to fix no parking signs on Bank Farm wall was acceptable to the property owner. The Clerk will present samples and quotes for the A4 sized aluminium signs to the October meeting.

### 109. Drainage matters:

The Clerk reported three contractors had been invited to quote for the ditch clearance works adjacent to The Close and only one contractor had offered a quotation. Council considered the quotation was unacceptable and agreed further quotations would be sought and considered at the October meeting.

### 110. Lengthsman/Handyman

- a) Council noted the Lengthsman's report on works carried out.
- i. Digging out the Broad Marston Road ditch culverts which are ongoing.
- b) Council agreed the following Lengthsman or Handyman works.
- i. Clear all highway grips throughout the parish in readiness for winter.
  - ii. Check and fill as necessary all parish Grit Bins

### 111. Public Rights of Way:

The handrail support-post on the steps of PROW 513B by the Church has been replaced by the handyman. Resolved.

### 112. The Close:

- a) **Inspection:** The Chairman's report: The regular visual inspection of the play equipment found no safety problems with the equipment or the site.

### 113. Street Lighting:

- b) **Faulty lights to be reported.** See minute 101e – the streetlight destroyed in a traffic collision.

- a) **New Lighting Columns:** E-on confirmed that the installation will start on the 2<sup>nd</sup> September.

- b) **To note** – The newly installed columns will be painted dark green when installed and will be repainted later to match the existing lighter green columns.

### 114. Allotment Gardens:

- a) **Tenants Agreement:** Council agreed the wording of the Clerk's draft allotment tenants agreement and shed specification, the documents as presented were adopted as council policy.

- b) **Insurance:** Members noted the council's insurer's information on allotment holder's public liability insurance in that, the council's policy will not cover the allotment tenants for public liability and the council must ensure the plot holders are aware that their own public liability insurance is necessary, this is usually on their household policy.

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### 115. Parish Projects:

a) Council considered the pre-meeting debate with Mr Jeremy Teal's project funding report. The following points were agreed by council: -

- (a) The allotment development will be removed from the Sec 106 project as it is not fundable from Sec 106
  - (b) A full planning application for the allotment site without the BMX track shown will be investigated by the Clerk and a report made to the October meeting.
  - (c) All the residents on both Cala Homes sites will receive the Sec 106 funding questionnaire which was issued to the parish last October and an accompanying letter will explain the circumstances of the questionnaire.
- b) **Pre-application planning consultation:** Council considered the pre-application planning consultation report from WDC.  
The report indicated that planning permission for change of use may be necessary for the allotments, BMX track and Youth Shelter as the proposals are possibly contrary to several planning policies. It was agreed to apply for planning permission for the allotments and hold the BMX track and Youth Shelter in abeyance.
- c) **Pitch Drainage Quotations:** Council considered the specification and quotations for drainage works from Phil Day Sports and Midwest Landscaping Limited. After careful consideration it was agreed to accept the Phil Day Sports specification and quotation.
- d) **Insurance:** The Council noted its insurer's information on the BMX track insurance. The BMX track public liability cover is dependent on Jump numbers and based on 15 to 20 jumps a premium increase of £200 per year could be expected.

### 116. Cemetery

- a) **Boundary Clearance:** The Clerk left the meeting for this debate:  
As agreed at the August meeting, Cllr Pam Veal pursued further quotations for remedial works on the eastern boundary of the cemetery and reported the contractors she requested quotations from declined to quote for the work. The Council agreed to accept the original quotation from Limebridge Rural Services Ltd to ensure the works is completed in the autumn or early winter months.
- b) **Grave Levelling:** The Clerk reported that the grave levelling works would be carried out by the Handyman and co-ordinated with the boundary clearance works when soil would be available to fill low graves.
- c) **New Memorial:** Council noted permission had been given to Geo. Clifford & Sons to install a memorial for Fred Hands and the correct fee had been received.

### 117. Pebworth in Bloom:

Cllr. Simon Shiers reported that judging results will be known in September and parishioners who made an effort with hanging baskets and planters will receive formal recognition for the efforts in supporting the Pebworth in Bloom initiative.

### 118. Matters raised by members:

Cllr June Haycock informed the meeting that the County Council will be reducing the mobile library service by two library vans leaving only one for the whole county. Areas with low user counts or who are close to town libraries will no longer receive the service. A user questionnaire is available on the County Library website.

### 119. Next Meeting:

It was confirmed the next ordinary meeting of the Council is scheduled for the 6<sup>th</sup> October at 7.00 in the Village Hall

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### 120. Confidential Matters:

**Donation Request:** A donation request was received from Stratford District Children's Team for a grant from the Pebworth Discretionary Fund. After careful consideration of the charities objectives the Council considered it would be inappropriate to make a donation due to the lack of information to make an informed decision.

There being no further business the Chairman closed the meeting at 9:25 pm.

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

### Preliminary Meeting Report

Mr Jeremy Teal, Community Development Manager for Wychavon District Council informed the Council of the availability and constraints of the section 106 funding from the Cala Homes development.

Cllr David Lees issued a copy of his Draft 106 project requirements submission to all members and to Mr Teal, Cllr Lees gave a summary of its content to the meeting as it was not previously circulated.

Mr Teal informed the council that £31,960 could be available for public open space (POS) expenditure which can include changing rooms or facilities. The general play can also be funded from POS which can include tennis courts, multi use games areas and possibly a BMX track. No section 106 funding is available for the allotment site development.

The built leisure funding can only be used for changing rooms therefore part of the Village Hall re-development could be funded but only the changing room facility. The remainder, if any, would go elsewhere in the district.

The public art funding is available if the parish can propose a fundable parish project within the parameters of the sec 106 agreement.

It is considered that the section 106 funding should only be part funding for any project and outside funding should be sourced for any project funded from Sec106.

The parish wide questionnaire on the expenditure of sec 106 which was concluded last October is inadequate as community based evidence because the residents of the Cala Homes developments need be consulted as the sec 106 funding is generated by their homes.

The BMX track needs to gain planning permission and be compliant with BSI standard PAS 35 before sec 106 funding can be considered. Furthermore a sustainability report will be required to ensure the long term use of the facility.

The use of New Homes Bonus is also controlled by the District Council and needs to generally conform to the same sustainability tests as sec 106 funding but can be used for any community benefit.

The new 380 home development at Simms metal will not bring any sec 106 funds to the village as it all to be expended on-site.

End:

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### District Councillor and County Councillor Report - Pebworth Month: Sept 2014

Prepared by Alastair Adams  
Honeybourne & Pebworth Ward, Wychavon District Council  
Littletons Division, Worcestershire County Council

#### Planning

1. **SWDP – Local Plan.** The Planning Inspector increased the number of new houses from 23,200 to 28,370 to be built across the region up until 2030, and so more building sites were being investigated by WDC. The good news is that Pebworth will not be one of the villages that have a new site imposed on it in the revised SWDP.
2. **Section 106 & New Homes Bonus** I will liaise with Audrey Steele, head of Localism at WDC, to see how she may be able to help Pebworth achieve its various projects such as the improvements to the village hall, and the playing field.

#### Flood alleviation

**Priory Lane.** WCC works starts 8<sup>th</sup> September to enlarge the road drain in Priory Lane to help alleviate the flooding issue. Once this is complete, the work will start on Green Lane with new ditching.

#### Highway Issues

1. **Pavement in Elm Close needs tarmac repairs** –Plan issued by WCC showing which pavements are to be repaired but no date confirmed for work to start
2. **Pebworth Holt – damaged bridge** –The bridge over Noleham Brook has now been rebuilt by WCC

#### County Council News:

1. Superfast Broadband continues to be rolled out across Worcestershire with most of the cabinets that connect to Badsey exchange already live, or will be by the end of October. This covers most of the Littletons, Badsey, Bretforton, Honeybourne, etc. So if you want Superfast Broadband, see <http://www.superfastworcestershire.com/how-to-get-it>  
Unfortunately still no date for Pebworth, although the Exchange has been upgraded! But you can register on the above website which may help us all get it sooner!
2. New Council Bus timetable was implemented on 1<sup>st</sup> September – does not really affect our area
3. Commissioning continues at County Hall which will lead to significant cost savings.

#### Councillor's Divisional Fund

In addition to the good causes already authorised, the following actions have happened this month :

1. St Mary & St Milburgh Church in Offenham have requested help with buying some tables so the church can be used as a community centre – This grant has now been approved.
2. Cleave Prior Heritage Trust has asked for help buying some building materials to repair paths - This grant has now been approved.
3. Bretforton Silver Band – help requested for a new shed - This grant has now been approved.
4. Pebworth Choir - request for help with a new electric piano - This grant has now been approved.