

SOUTH LENCHES PARISH COUNCIL.

<p>Minutes of the Annual Parish Council meeting held on Monday 12th May 2014 at 8.20 pm in Church Lench Village Hall, Church Lench.</p>
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Present:	<p>Cllrs. Mr. Shore (Chairman), Mr. Shepherd, Mrs. Virr, Mrs. Fletcher, Mr. Ball, Mr. Worton and Mr. Campbell. In attendance: Mrs. Holland (Clerk), Dist. Cllr. Mrs. Steel and 2 parishioners.</p>
1/14	<p>Election of Chairman: it was proposed, seconded and resolved that Cllr. Mr. Shore be elected as Chairman for the ensuing year. 'Declaration of Acceptance of Office' duly signed.</p>
2/14	<p>Apologies: County Cllr. Mr. Holt, and PCSO Kathryn Fellowes.</p>
3/14	<p>Election of a Vice-Chairman: it was proposed, seconded and resolved that Cllr. Mr. Shepherd be elected for the ensuing year.</p>
4/14	<p>Declaration of Interests: a) Register of Interests: Councillors were reminded of the need to update their register of interests. b) Disclosable Pecuniary Interests or Other Disclosable Interest – nil declared.</p>
5/14	<p>Written requests from Councillors for the Council to grant a dispensation (S33 of the Localism Act 2011) – nil received.</p>
6/14	<p>Resolved to appoint a Staffing Committee. Members Cllrs. Mr. Shore, Mr. Shepherd, Mr. Ball and Mr. Worton.</p>
7/14	<p>Following procedures reviewed : a) Terms of the Finance Group reviewed. Members <i>Cllrs. Mr. Shore, Mr. Shepherd, Mr. Worton and Mrs. Fletcher.</i> b) Resolved that urgent decisions required between scheduled meetings of the Council are delegated to the Clerk in consultation with the Chairman and Vice Chairman of the Council. c) Full Council will meet in to consider planning applications that are submitted in between scheduled meetings.</p>
8/14	<p>Representatives appointed for the following: a) Inspect assets owned by the Council and to report to Council twice yearly. <i>Cllr. Mr. Shore.</i> b) Inspect and record findings on the playground weekly. <i>Cllr. Mr. Shepherd.</i> c) Wychavon CALC representative 2014/15. <i>Cllr. Mr. Shore.</i> d) South Lenches Parish Plan Steering Group. <i>Cllrs. Mr. Shepherd and Mr. Campbell.</i></p>
9/14	<p>Policies: a) Resolved to adopt Standing Orders version 2013. b) Resolved to add to Standing Orders that the Council is summoned to meetings with distribution of papers using electronic method; a member, if preferred, can request to receive summons and papers in hard copy format. c) Resolved to adopt with amendments Financial Regulations version 2014.</p>
10/14	<p>The following policies and memberships for 2013/14 were reviewed and agreed: a) Risk Assessment. b) Asset Register. c) Complaints procedure. d) Insurance – annual charge of £356.77.</p>

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	e) Worcestershire CALC – annual charge of £255.23.
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11/14	Minutes: resolved that the minutes of the Full Parish Council meeting held on 03.03.14 were an accurate record, duly signed by the Chairman.
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12/14	<p>Clerk's report:</p> <p><u>Parish Lengthsman</u> – Contract signed and returned to Worcestershire County Council.</p> <p><u>External Audit</u> to take place on the 16th June 2014.</p> <p><u>Accounts and finances training day</u> – Thursday 19th June 2014, 9am to 5pm at a cost of £75. Cllr. Mr. Shore to attend.</p> <p><u>Effective meetings and Chairmanship</u> – County Hall 2nd July at 7pm with Elisabeth Skinner. Cllr. Mr. Shepherd to attend.</p> <p><u>Insurance and Risk</u> – Came & Company, County Hall, 15th July at 7pm.</p> <p><u>Licensing Act 2003 review of Statement of Licensing Policy</u> – consultation can be viewed at www.wychavon.gov.uk/licensingpolicy. Hard copy available if required. Closing date for consultation is Friday 11th July 2014. Parish councils invited to comment as they are considered to be representatives of businesses and residents in the area.</p> <p><u>Village Pool area</u> – The Diocese representatives have not heard anything from Western Power Distribution so will be contacting them for an update. With regard to responsibilities of the land to both the Diocese and the Parish Council the agents acting for the Diocese are in contact with their solicitors.</p> <p><u>New Homes Bonus</u> – funding available to April 2015 is £5,204.</p> <p><u>Church Lench Village Hall</u> – Thank you letter written in regard to the Wychavon Community Grant application which the Parish council wrote a letter of support. The Committee decided not to submit the application as the amount of money required to raise in a year would be too daunting at this period in time.</p> <p><u>Parish Plan questionnaires</u> have been delivered to all households in the parish, to be collected/returned by the 18th May 2014.</p> <p><u>West Mercia Police</u> – members invited to attend the south Worcestershire Community Safety Day between 11 am and 3pm on Saturday July 12th 2014 at Pitchcroft Racecourse.</p>
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Public Question Time: The meeting was adjourned at 9pm, reconvening at 9.04pm. Notes appended to these minutes.
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13/14	Correspondence received considered.
13.1	Wychavon District Council is undertaking a periodic review of polling districts and polling places and invites any interested parties to make comments. The Council agreed that the present polling station, Church Lench Village Hall, was most suitable for voting purposes.
13.2	Wychavon Sport – letter received requesting that the Parish Council support any entries to the 2014 Parish Games in order that payment maybe made promptly

14/14	Planning Matters.
14.1	Minutes: resolved that the minutes of the Planning meeting held on 14.04.14 were an accurate record, duly signed by the Chairman.
14.2	<p>It was agreed to comment on the following application:</p> <p>a) W/14/00691/PN - Land at, Low Road, Church Lench.</p> <p>Proposal: Detailed application for the erection of three detached houses and garages and new access.</p> <p>Comments: The Parish Council supports the proposal in principle.</p> <p>There is concern that there is an urgent requirement to address the drainage problem in this area that has been known to flood the highway and affect properties on the opposite side of the road to</p>

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	the proposal. The Parish Council is aware that Officers from the Land Drainage Department at Wychavon District Council and Highways Officers from Worcestershire County Council have been in discussion over the situation.
14.3	Planning process/feedback following applications that have been presented to the Development Control Committee: a) W/14/00469/LB - The Manor House, Atch Lench, WR11 4SW. Permission granted. b) W/14/00480/PN – Lynwood, Evesham Road, Church Lench. Permission refused.

15/14	Financial matters.
15.1	Resolved that the accounts for financial year end 31st March 2013 be approved.
15.2	Internal Auditor's report received, duly noted, no action required.
15.3	Annual Internal Review of Effectiveness report was accepted by all
15.4	Resolved that the statement of accounts and statement of assurance for the External Auditor be approved. Signed by the Chairman and the Clerk.
15.5	Resolved to transfer from the under spend 2013-14 into the: a) Salary budget heading £140. b) Transfer to reserves budget heading - £2,500. c) £500 as agreed in budget 2013/14 to the deposit account. d) £100 to training budget. e) £250 to Parish Council P/L if item 20b agreed. f) £2500 to Contingency budget heading. g) £2303 to be left in current AC.
15.6	Resolved that the Schedule of Payments be paid as listed.
15.7	Resolved to grant payment of £250 towards the running costs of the WW1 commemorations to the Lenches Sports & Recreation Club.
15.8	A New Homes Bonus application for the Community First Responder (CFR) was discussed and approved. To be submitted once further information received from the CFR.
15.9	Resolved to grant the Lenches Cricket Club £250 for completing the Litter Pick.

16/14	Update on the Vehicle Activated Signs. a) A new pole has been ordered for Evesham Road to be installed by the County Council. b) It was asked if the position of the sign opposite property 'Kilverstone' be faced to receive oncoming traffic from the Church Lench direction only.
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17/14	To consider costs to neighbouring Parish Councils for the use of A3 printer. Clerk provided two quotes for cost of printing in stationary shops. Following discussion it was agreed to charge 20p b & w per side, £1 per colour with a minimum charge of £4. To be reviewed in 6 months to see if cost effective.
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18/14	Update on the adoption of the BT box. a) No response received from article in Arch Messenger re suggestions to move the box to either the corner of 'The Croft' or to the Village Pool area. b) It was agreed that the Clerk could go ahead and register the box for adoption.
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19/14	Parish Cllrs. report and items for future agendas: Nil.
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20/14	It was resolved to exclude the public and press in the public interest for consideration of the following items: a. Clerk's salary review and mileage allowance. After discussion it was resolved to increase the Clerk pay scale to SCP26 and to pay a mileage rate of 45p per mile to the Clerk when on Council business. b. Increase the Parish Lengthsman hourly rate by £1.50. For review in early 2015.
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Meeting closed at 9.50pm.

Correspondence for circulation that does not require a decision.

1.	Clerks & Councils Direct - May 2014.
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Signed by the Chairman:Dated: 7th July 2014.

Public Question Time. (Two parishioners in attendance).

Village Pool transformer – Western Power Distribution have been visiting properties along Evesham Road to discuss the aligning of the electricity supply. Temporary transformer to be placed in a neighbouring property which will allow the electricity pole to be removed from the property known as ‘Greyholme’.

Dist. Cllr. Mrs. Steel reported:

- a) Projector to be able to use to look at planning applications would need to be applied for through the New Homes Bonus Scheme.*
- b) WW1 – grant available from Wychavon District Council.*

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Minutes of the Full Parish Council meeting held on Monday 7th July 2014 at 7.02 pm in Church Lench Village Hall, Church Lench.
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Present:	Cllrs. Mr. Shore (Chairman), Mr. Shepherd, Mrs. Virr (26/14), Mrs. Fletcher, Mr. Ball, and Mr. Worton. In attendance: Mrs. Holland (Clerk), County Cllr. Mr. Holt, Dist. Cllrs. Mrs. Steel, Mr. Lee and 1 parishioner.
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21/14	Apologies: Nil.
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22/14	Declaration of Interests: a) Register of Interests: Councillors were reminded of the need to update their register of interests. b) Disclosable Pecuniary Interests or Other Disclosable Interest – Cllr. Mr. Shepherd declared a Disclosable Pecuniary interest in minute no: 31.2 as he is a Committee member of the Lenches Club. Member left the meeting whilst the item was under consideration.
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23/14	Written requests from Councillors for the Council to grant a dispensation (S33 of the Localism Act 2011) – nil received.
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24/14	Minutes: resolved that the minutes of the Annual Parish Council meeting held on 12.05.14 were an accurate record, duly signed by the Chairman.
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25/14	Clerk's report: <u>BT kiosk</u> – application for adoption sent to BT. Consultation period now takes place with local authorities that can take up to 90 days. <u>New Homes Bonus</u> - funding available to benefit the community £5,204. <u>West Mercia Police</u> – members invited to attend the South Worcestershire Community Safety Day between 11 am and 3pm on Saturday July 12th 2014 at Pitchcroft Racecourse. <u>WW1 commemorations</u> – report received from Dave Burns that five task meetings held. From these meetings the following information has been confirmed: <ul style="list-style-type: none">•Public showing of 'Oh What a Lovely War' at the Lenches Club on 19th July 2014.•1500 leaflets printed and delivered publicising need for exhibits, 1500 postcards distributed publicising events, also placed in the Arch Messenger.•Research ongoing; Significant exhibits, insurance costs identified.•Exhibition Display boards and cabinets organised.•4 x 24" televisions purchased for use, cheaper to buy than hire, with audio visual equipment (it is intended that these be donated to village buildings as a resource for the villages once the need for them is completed).•One WW1 OR uniform and 1 set of webbing purchased.•Exhibitions arranged in Church Lench and Rous Lench Village Halls.•Revue will take place in Rous Lench Village Hall.•Plans in hand for 2016 event. (Battle of the Somme commemoration). <u>External Audit</u> – the external auditor has confirmed that the annual return is in accordance with proper practices and no matters have come to their attention giving cause for concern. <u>Sub-station, Village Pool</u> – Western Power Distribution and the Diocese legal representatives are still involved in the legal process to complete the leasehold and associated access and cable rights to and from the sub station.
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Public Question Time: Nil.

26/14	County Cllr, Dist. Cllr and Police reports.
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	<p><u>County Cllr. Mr. Holt</u> reported:</p> <p>a) May unemployment figures reduced by 545 in the County.</p> <p>b) Bus subsidies – most of the present services will continue. Wychavon Village Hopper services have been reduced.</p> <p>c) The money raised through the increase in Council Tax this financial year has been allocated to safe guarding children. This has been necessary as there has been an increase of 22% in children being looked after in the County this year.</p> <p>d) Recently attended a Norton & Lenchwick Parish Council meeting who reported on their active PACT Committee. Speed monitoring is carried out on a regular basis which has found that 90% of residents caught speeding live locally. Mr. Holt is in discussion with Highways Officers over the possibility of having warning signs showing that you are entering a 30 mph area in Church Lench similar to those in Harvington.</p> <p><u>Dist. Cllr. Mrs. Steel</u> reported:</p> <p>a) There is a PACT Committee set up in Inkberrow which the Council may wish to join.</p> <p>b) From October 2014 Malvern and Wychavon District Councils will share a Managing Director giving a substantial saving to both Councils. The Government will assist with redundancy costs.</p> <p>c) The Head of Planning has left. It has been agreed to have a 6 month trial period without one.</p> <p>d) South Worcestershire Development Plan – consultation period on extra housing sites will begin soon.</p> <p><u>Police</u> – no report.</p>
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27/14	<p>To receive reports from representatives:</p> <p>a) <u>Badsey & Aldington Planning event</u> – well attended session with Peter Luff, MP in attendance. Outcome of the meeting was that very little can be done to stop the large amount of housing development applications being submitted to the planning authority. Many applications that go to appeal are being dismissed as the developers’ solicitors are much more powerful.</p> <p>b) <u>Finance Training</u> – well attended and very well presented event. Discussed many issues including Audit Commission, who are due to be disbanded in 2017, VAT, online banking and the new financial regulations.</p>
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28/14	Correspondence received considered.
28.1	Resolved for the Clerk to sign the agreement on behalf of the Council for the sale and purchase of the BT Telephone Kiosk situated in Atch Lench Road, Church Lench for the sum of £1.

29/14	Matters raised at the Annual Parish meeting.
29.1	<p>Speeding vehicles Evesham Road – following discussion it was agreed to:</p> <p>a) Write to Highways Officer re a proposed reduction in the speed limit from Handgate Crossroads to the 30mph entry signs.</p> <p>b) Chairman to discuss the problem with the Safer Roads Partnership.</p> <p>c) Cllr. Mr. Shore to attend the PACT meetings held in Inkberrow.</p>

30/14	Planning Matters.
30.1	<p>It was agreed to comment on the following applications:</p> <p>a) W/14/01208/PN – Land at Hill View Farm, Low Road, Church Lench. Proposal: Demolition of agricultural buildings and erection of detached 4 bedroom dwelling and detached double garage. Change of use of land to residential. Comment: None.</p> <p>b) W/14/00934/LB - Manor Cottage, Atch Lench. Proposal: External works to existing single storey extension. Comment: Support.</p>
30.2	Planning process/feedback following applications that have been presented to the Development

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	Control Committee: a) W/14/00600/PN – Land at Evesham Road, Church Lench. Application withdrawn. b) W/14/00691/PN - Land at, Low Road, Church Lench. Permission granted with 15 conditions/reasons. c) W/13/00802/LB – Manor Cottage, Atch Lench. Appeal dismissed.
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31/14	Financial matters.
31.1	Resolved to authorise payments as listed on the ‘Schedule of Payments’.
31.2	A New Homes Bonus application for the Frame Festival was discussed. It was agreed not to grant the application for the following reasons: a) No consultation carried out with local community. b) District Councillors had not been informed of the project. c) Project committed without the grant funding. d) Funding criteria not met for this scheme. The Parish Council would ask the organisers to submit a grant application to their November meeting if funds were still required after the function.
31.3	Resolved to grant 50% Discretionary Rural Rate Relief, £83.46, to The Lenches Club as the business is of benefit to the community and it is reasonable for the parish to support it.

32/14	Resolved to suspend Standing Orders in order to reconsider costs to neighbouring Parish Councils for the use of A3 printer. It was agreed to charge 20p per A3 copy to review in 6 months. Standing Orders reinstated.
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33/14	Atch Lench Notice Board: three quotes received to replace the present board in an oak finish. Following discussion it was agreed to obtain further quotes with the board made in a different material.
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34/14	Annual Play Inspection report duly noted. Report recommended that the bark surface required replenishing and that a concrete edge required attention. It was agreed to purchase 3 x cube delivery of bark.
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35/14	Parish Plan.
35.1	Update on the progress of the Parish Plan questionnaire. 105 questionnaires returned out of the 310 delivered. Data to be analysed.
35.2	It was agreed, in principle that the Steering Group can look to pay a person to enter data from the Parish Plan Questionnaires providing they come back to the Council first with a cost.

36/14	Parish Cllrs. report and items for future agendas: a) Low Road – report of blockage of footpath Low Road, Church Lench. b) Replacement map in Rights of Way Notice Board on the Village Pool area.
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Meeting closed at 8.30 pm.

Correspondence for circulation that does not require a decision.

1.	Clerks & Councils Direct - July 2014.
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Signed by the Chairman:Dated: 1st September 2014.

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**Minutes of the Planning meeting held on Wednesday 23rd July 2014 at 7.00 pm in Church Lench Village Hall,
Church Lench.**

Present: Cllrs. Mr. Shore (Chairman), Mr. Shepherd, Mrs. Virr, Mr. Ball, and Mr. Campbell.
In attendance: Mrs. Holland (Clerk), and 1 parishioner.

37/14 Apologies: Cllrs. Mrs. Fletcher and Mr. Worton (reasons accepted by Council).

38/14 Declaration of Interests:
a) Register of Interests: Councillors were reminded of the need to update their register of interests.
b) Disclosable Pecuniary Interests or Other Disclosable Interest – nil declared.

39/14 Written requests from Councillors for the Council to grant a dispensation (S33 of the Localism Act 2011) – nil received.

Public Question Time: Meeting adjourned at 7.03pm, reconvening at 7.22pm. Notes of which are appended to these minutes.

40/14	Planning Matters.
40.1	<p>It was agreed to comment on the following applications:</p> <p>a) W/14/01345/PN – Greyholme, Evesham Road, Church Lench. Proposal: Demolition of garage and erection of 2 storey dwelling and car port. Comments: Considers development unsuitable for the following reasons:</p> <ul style="list-style-type: none"> • Overpowering development which is too large for the size of the plot. • House is too large and will have a ‘cramming effect’ with loss of privacy to both houses and neighbouring property. • The elevations that show the long length sloping design of the house has been created due to the narrowness of the plot and the Council are concerned that the foundations may have a detrimental impact on ‘Foxearth’. • Inadequate parking facilities for visitors. • Part of the construction is extended beyond the rear of the building line. • ‘Greyholme’ garage and land removed with the development. • Development is too close to ‘Foxearth’ boundary. • It appears to the Parish Council that the application may not be in accordance with paragraphs 48 and 53 of the National Planning Policy Framework. <p>b) W/14/00958/PN and W/14/00959/LB – Mill Barn, Sheriffs Lench. Proposal: Change of use of existing swimming pool/sauna into a two bedroom dwelling. Comments: None.</p>
40.2	No Planning process/feedback following applications that have been submitted to the Planning Department.
40.3	<p>Correspondence received:</p> <p>a) Wychavon District Council briefing session on the Wychavon Local Enforcement Plan and Planning Compliance Officer Role. It was agreed that the Council should merge for the meeting with 3 neighbouring Parish Councils. Details to be arranged.</p>

Meeting closed at 7.40 pm.

Signed by the Chairman.:Dated: 21st August 2014.

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Public Question Time.

Comments made in regard to Application W/14/01345/P:

- a) Brief resume given over the 8 year history of the site.*
- b) Boundary close to property 'Foxearth', design will also affect this property.*
- c) Garden is very narrow, positioning of new build in relation to the present property will not give privacy, parking problems.*
- d) Design & Access statement inaccuracies*

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<p>Minutes of the Planning meeting held on Wednesday 6th August 2014 at 7.04 pm in Church Lench Village Hall, Church Lench.</p>

Present:	Cllrs. Mr. Shore (Chairman), Mr. Shepherd, Mrs. Virr, Mr. Worton, and Mr. Campbell. In attendance: Mrs. Holland (Clerk), and 2 parishioners.
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41/14	Apologies: Cllrs. Mrs. Fletcher and Mr. Ball (reasons accepted by Council) and Dist.Cllr. Mrs. Steel.
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42/14	<p>Declaration of Interests:</p> <p>a) Register of Interests: Councillors were reminded of the need to update their register of interests.</p> <p>b) Disclosable Pecuniary Interests or Other Disclosable Interest – nil declared.</p>
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43/14	Written requests from Councillors for the Council to grant a dispensation (S33 of the Localism Act 2011) – nil received.
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Public Question Time: Meeting adjourned at 7.05pm, reconvening at 7.27pm. Notes of which are appended to these minutes.
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44/14	Planning Matters.
44.1	<p>It was agreed to comment on the following applications:</p> <p>a) W/14/01520/PN – Stockland House, Low Road, Church Lench. Proposal: Erection of a single detached house and double garage. Comments: None.</p> <p>b) W/14/01596/PN - Land at, Low Road, Church Lench. Proposal: Detailed application for a detached house, garage and new access. Amendment of plot 3 of approved approval W/14/00691. Comments: None.</p> <p>c) W/14 /01549/PN - Morton Wood Farm, Morton Wood Lane, Abbots Morton. Proposal: 4.85MW solar farm with ancillary buildings, deer fencing, cctv, access tracks and landscaping.(Council notified as a neighbouring parish). Item deferred to next meeting. Members requested that an informal meeting be held with members from Abbots Morton Parish Council in order to go through the documents, gather information and see if they can be of help in anyway.</p>
44.2	<p>Correspondence received:</p> <p>a) South Worcestershire Development Plan (SWDP) – invitation for members to attend one of the Parish and Town Council briefing sessions either on Monday 22 September or Thursday 25 September from 6pm – 7:30pm at the Council Chamber, Pershore. This is in advance of the Wychavon Council meeting on 30 September 2014 that will be taking the SWDP forward to the next stage. (Up to 3 members may attend). Cllrs. Mr. Ball, Mr. Worton, Mr. Shore, Mr. Shepherd and Mrs. Virr.</p>

Meeting closed at 7.50 pm.

Signed by the Chairman:dated: August 21st 2014.

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Public Question Time.

Comments made in regard to Application W/14/01549/PN:

- a) Brief resume given on Public Meeting recently held in Abbots Morton.*
- b) Asked Council to consider document 'Guidelines on Landscape' this promotes returning land to pasture. The Solar Farm will have an ecological/visual and aesthetic impact on the area which is noted for walking. Request made that the Council look at the very old hedgerows as this could be ancient woodland. Various species of plants found in the Lenches e.g. Dwarf English Felt Wort (protected species).*
- c) Neighbouring property, which is on a steep slope, has three rooms overlooking the proposed site and yet this is not mentioned in the planning documents.*
- d) Concerns that Energy Company does not have a site in construction or capital to fund.*
- e) Industrialised unit in the centre of an arable field.*

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Minutes of the Planning meeting held on Thursday 21st August 2014 at 7.04 pm in Church Lench Village Hall, Church Lench.

Present: Cllrs. Mr. Shore (Chairman), Mr. Shepherd, Mrs. Virr, Mrs. Fletcher, Mr. Worton, and Mr. Campbell.
In attendance: Mrs. Holland (Clerk), Dist. Cllr. Mr. Lee and 9 parishioners.

45/14 Apologies: Cllr. Mr. Ball (reasons accepted by Council) and Dist.Cllr. Mrs. Steel.

46/14 Declaration of Interests:
a) Register of Interests: Councillors were reminded of the need to update their register of interests.
b) Disclosable Pecuniary Interests or Other Disclosable Interest – nil declared.

47/14 Written requests from Councillors for the Council to grant a dispensation (S33 of the Localism Act 2011) – nil received.

Public Question Time: Meeting adjourned at 7.06pm, reconvening at 7.27pm. Notes of which are appended to these minutes.

48/14 Minutes: resolved that the minutes of the Planning meetings held on 23.07.14 and 06.08.14 were an accurate record, duly signed by the Chairman.

49/14 Planning Matters.

49.1 It was agreed to comment on the following applications:
a) W/14/01587/PN – Land at Evesham Road, Church Lench.
Proposal: Resubmission of application W/14/00600/PN for the erection of 5 dwellings with associated landscaping and garages.
Comments: It was felt that there was very little to demonstrate that the plans have changes significantly from the previous application, W/14/00600/PN. Therefore the Parish Council objects to the proposal for the following reasons:
The development has a detrimental impact on entry to the village giving the appearance of a small housing estate which is out of keeping with the area. It is noted that the proposal is outside the GD1 building line.
Highways: concerns were raised that the development is on a blind bend close to where the speed limit reduces from 60 mph to 30 mph. The Highways Department has carried out speed checks in the area which has highlighted, through data, a speeding issue. With the number of houses proposed there is likely to be a large increase in traffic movements from the properties. This also raises concerns over safety of vehicles entering/exiting the site as well as those on foot as there is no footway.
The absence of a footpath at this point to the village centre would encourage families from the proposed development on the edge of the village to use vehicles, not only importantly to access the school, but other village facilities such as the Playground, Village Hall, the Church, the Lenches Club and the Lenches Sports and Recreation Club. Therefore, as well as constituting a safety issue particularly at night, this also undermines the claim of sustainability. This situation is made worse by the absence of street lighting and the distance involved amounting to several hundred yards.
Design: it was felt that the design of the 5 houses were very similar which is not in keeping with the style of the village as it has a mixture of different designs. Concerns were raised over the layout as the living accommodation on the first floor will have an impact on neighbouring properties i.e. overlooked and loss of privacy.
There will be a detrimental and visual impact to the property 'Trafield' as the proposed development will affect them to the side and to the rear.
The proposal will set a precedent for further building in the village which in turn could have the

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	<p>threat of developments on the green fields away from Evesham Road to the West, behind the GD1 building line, as well as ribbon development.</p> <p>The Council has asked Dist. Cllr. Mrs. Steel to request that the application goes to the Planning Committee for decision.</p> <p>b) W/14 /01549/PN - Morton Wood Farm, Morton Wood Lane, Abbots Morton.</p> <p>Proposal: 4.85MW solar farm with ancillary buildings, deer fencing, cctv, access tracks and landscaping. (Council notified as a neighbouring parish).</p> <p>Comments: The Parish Council supports Abbots Morton Parish Council in their objection to the application in terms of access to the site, recreational and rural disruption and the visual impact it will have on the surrounding countryside.</p>
49.2	<p>Correspondence received:</p> <p>a) W/14/00943/LB – Manor Cottage, Atch Lench. Permission granted.</p> <p>b) W/14/00959/LB and W/14/00958/PN – Mill Barn, Sheriffs Lench. Permission granted with 7 conditions.</p> <p>c) Land at Hill View Farm, Low Road, Church Lench. Permission refused.</p>

Meeting closed at 7.47 pm.

Signed by the Chairman:Dated: 1st September 2014.

Public Question Time.

Comments made in regard to Application W/14/01587/PN:

Developer has met with the Planning Officer to discuss changes to the proposal.

Concerns raised over access to the site especially in regard to the speed of vehicles that travel along the Evesham Road; amount of traffic entering/exiting the properties; one property is 3 metres higher than property known as 'Trafield'; out of character with the village.

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Minutes of the Full Parish Council meeting held on Monday 1st September 2014 at 7.00 pm in Church Lench Village Hall, Church Lench.

Present:	Cllrs. Mr. Shore (Chairman), Mr. Campbell, Mr. Shepherd, Mrs. Virr (55/14), Mrs. Fletcher and Mr. Ball. In attendance: Mrs. Holland (Clerk), County Cllr. Mr. Holt, Dist. Cllr. Mr. Lee and 1 parishioner.
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50/14	Apologies: Cllr. Mr. Worton (reasons accepted by Council), Dist. Cllr. Mrs. Steel and PC Tony Carter.
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51/14	Declaration of Interests: a) Register of Interests: Councillors were reminded of the need to update their register of interests. b) Disclosable Pecuniary Interests or Other Disclosable Interest – nil declared.
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52/14	Written requests from Councillors for the Council to grant a dispensation (S33 of the Localism Act 2011) – nil received.
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53/14	Minutes: resolved that the minutes of the Full Parish Council meeting held on 07.07.14 were an accurate record, duly signed by the Chairman.
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54/14	Clerk's report: <u>Road closure – C2011 Atch Lench Road</u> from its junction with C2011 Low Road to its junction with C2117 Handgate Lane in order to facilitate carriageway repair works. Commencing 29th September for 3 days. <u>BT Kiosk</u> – agreement for the sale and purchase of the Kiosk has been signed by both parties. Waiting to receive a completion notice and information pack. <u>Unauthorised 20mph signs and a yellow box on highway pole in Church Lench</u> – the Highways authority has received a report that unauthorised signs are being placed in the village and have asked the Parish Council to remove as it constitutes illegal signage. <u>Notice Board, Village Pond</u> – Up to date 'Right of way' map to be printed to replace the one in the notice board. <u>Parish Conference</u> - to be held in the Council Chamber, County Hall on Wednesday 29th October 2014. The information market place will be outside the Council Chamber from 5.30pm and the conference itself will commence at 6.30pm.
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Public Question Time: Nil.

55/14	County Cllr, Dist. Cllr and Police reports. <u>County Cllr. Mr. Holt</u> reported: a) In September 2013 68 schools were inspected in the County. Out of these 56% good or have an overall improvement. Additional schools identified as outstanding. Highest performing County alongside Dorset in the country. b) Unemployment figures fell again in July. c) Government to provide funds of £47 million to the County Council and Local Enterprise Partnerships. 7.5 million to go towards the building of Norton Parkway Station. <u>Dist. Cllr. Mr. Lee</u> reported: a) Tour of Britain will pass through Evesham on the 11 th September. b) <u>Police</u> – report received by email: <ul style="list-style-type: none"> • 47kg bottle of gas stolen from an address in Sheriffs Lench and • Criminal damage to a gate and Farmers crop in Sheriffs Lench. These are the only two crimes listed in your area over the last 3 months. Speed enforcement continues throughout the Lenches.
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56/14	<p>To receive reports from representatives:</p> <p>a) <u>Play Area</u> - nil to report. Site is well used.</p> <p>b) <u>Assets</u> - ivy to be removed from the bus shelter at the Handgate crossroads; Notice Boards require waterproofing and varnishing.</p> <p>c) <u>Parish Plan</u> - meeting to be arranged for September.</p>
57/14	<p>Standing Orders: following the introduction of the 'Openness of Local Government Bodies Regulations 2014', which came into force on 6th August standing order No: 3 (l) at present refers to the ability to record meetings only with the Council's permission. The Council therefore resolved to revise standing orders by deleting the wording of SO 3(l), leaving the number in place, and adding in "Deleted following the implementation of the Openness of Local Government Bodies Regulations 2014".</p>
58/14	<p>Vehicle speeding issues:</p> <p><u>County Council</u> can offer little in terms of further measures.</p> <p>Officer reported that extending the 30 limit to Handgate Crossroads would be unrealistic and ultimately dilute its impact where it is actually justified (heading into the more developed part of the village). The majority of the rural road network carries a de-restricted speed limit. The responsibility rests with the motorist to drive to the prevailing road conditions.</p> <p>Countdown signs are non-standard signs and would require approval from the Department for Transport (DfT). The DfT has published comments on such signs as follows:</p> <p>'As a general rule the Department does not authorise the use of countdown signs. This is primarily because they have been shown to have little effect on vehicle speeds. Only in exceptional cases where both written and photographic evidence shows insurmountable visibility problems associated with speed limit terminal signs might consideration be given to their installation'.</p> <p><u>Safer Roads Partnership:</u></p> <p>To place speed limit signs anywhere along Evesham Road, the road would have to look like a built up area with gates, white lines, other road markings and furniture which would be a cost which would probably not be supported by the County Council.</p> <p>Cllr. Mr. Shore would attend the PACT meeting on the 9th September 2014.</p> <p>County Cllr. Mr. Holt to forward information to the Clerk on Community Speed Awareness.</p>
59/14	Planning Matters.
59.1	Minutes: resolved to adopt the minutes of the Planning meeting held on 21.08.14
59.2	<p>It was agreed to comment on the following application: W/14/01373/PN – Woodlands, Low Road, Church Lench. WR11 4UH.</p> <p>Proposal: Erection of timber stable block.</p> <p>Comment: None.</p>
60/14	Financial matters. Resolved to authorise payments to be made as on 'Schedule of Payments' and approve bank reconciliation to 30.07.14.
61/14	New Homes Bonus: it was agreed to deliver a flyer to all households to obtain community support and ideas for how to spend the funding available from the new Homes Bonus scheme through the Arch Messenger delivery service with a donation to the Church.
62/14	<p>Village Pool: update on the progress of the installation of the transformer.</p> <ul style="list-style-type: none"> • Recent meeting held between Western Power Distribution (WPD) and the Worcester Diocese representative. The legal acquisition of the site is now being dealt with by WPD solicitors. • WPD would be able to reinstate the car park surface that is disturbed through the works but not

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	the whole area. It was agreed that the Clerk should: a) Contact WPD and invite them to a meeting to update the Council on the work and b) Contact the Worcester Diocese agent and say that as the Parish has been inconvenienced for a number of years over this project that WPD should be prepared to cover the whole surface with a top surface of their own choosing.
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63/14	Parish Cllrs. report and items for future agendas: Sheriffs Lench Notice Board donate to school.
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Meeting closed at 8.05 pm.

Signed by the Chairman:dated: 23rd September 2014.

Correspondence for circulation that does not require a decision.

1.	Site Allocations Plan for Stratford-on-Avon District: Intention to Prepare a Local Plan - Regulation 18 Consultation and Stratford-on-Avon Community Infrastructure Levy Draft Charging Schedule Consultation. Emailed to members 26th August 2014.
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SOUTH LENCHES PARISH COUNCIL.

Minutes of the Extra Parish Council meeting held on Tuesday 23rd September 2014 at 7.05 pm in Church Lench Village Hall, Church Lench.	
Present:	Cllrs. Mr. Shore (Chairman), Mr. Campbell, Mr. Shepherd, Mrs. Fletcher (68/14), Mr. Worton and Mr. Ball. In attendance: Mrs. Holland (Clerk).
64/14	Apologies: Cllr. Mrs. Virr (reasons accepted by Council), and Dist. Cllr. Mrs. Steel.
65/14	Declaration of Interests: a) Register of Interests: Councillors were reminded of the need to update their register of interests. b) Disclosable Pecuniary Interests or Other Disclosable Interest – nil declared.
66/14	Written requests from Councillors for the Council to grant a dispensation (S33 of the Localism Act 2011) – nil received.
67/14	Minutes: resolved that the minutes of the Full Parish Council meeting held on 01.09.14 were an accurate record, duly signed by the Chairman.
68/14	<p>Clerk's report:</p> <p>a) <u>Tree Warden report:</u></p> <ul style="list-style-type: none"> • The school will be having the trees on the school boundary pruned during the half term holiday in October. Approval for the work has been given by Wychavon District Council and will be done by one of their contractors. Most of the work is routine pruning and maintenance as the trees have started to grow over the road and through the telephone cables. • Advised to remove two trees - an unhealthy maple on the corner of Evesham Road and Main St and the large multistemmed sycamore by the footpath entrance from Evesham Road. • Re the trees on the corner of Low Rd they may have been removed because of subsidence problems at the house on the corner. <p>b) <u>Village Pool sub-station:</u></p> <p>Report from Western Power technician who is involved in the scheme to replace the overhead services to the houses south of 'The Butts' to 'Stockholm' Evesham Road, Church Lench and to remove the low voltage overhead line from the transformer in the garden of 'Foxearth' and to the rear of 'The Butts' down to 'Stockholm'. Because of the width a request has been sent to the County Council to close this section of the Evesham Road. During this disruption new underground cables will be laid from an existing cable already in the west curtilage to the houses on the east side. The request closes the road from the 10/11/2014 to 28/11/2014 when the majority of this scheme will be completed.</p> <p>Waiting for a response from Worcestershire County Council, for which they may apply some restrictions which may affect the construction of this scheme and the timescales.</p> <p>All other works in the area are still with planning and wayleaves.</p> <p>c) <u>Enforcement Briefing Session by Officers from Wychavon District Council</u> – to take place in Church Lench Village Hall on Monday 13th October 2014 at 7.30pm. Please confirm attendance with the Clerk.</p> <p>d) <u>CALC training programme</u> – circulated to all members by email. If anyone wishes to attend please notify the Clerk.</p>
Public Question Time: Nil.	
69/14	Planning Matters.
69.1	Following discussion the Council agreed to make no comment on the following applications: a) W/14/01820/PP – The Old Dairy, The Croft, Church Lench.

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	<p>Proposal: Demolition of existing single storey flat roofed side extension and replacement with larger single storey pitched roofed side extension. b) W/14/01694/PP – Church Farm House, Main Street, Church Lench.</p> <p>Proposal: Works to existing garage to ground floor and conversion of first floor to provide studio/office</p>
69.2	<p>Correspondence received duly noted: a) W/14/01520/PN – Stockland House, Low Road, Church Lench. Permission refused. b) W/14/01569/PN – Land at Low Road, Church Lench. Permission granted with 13 conditions/reasons.</p>

70/14	BT Telephone Kiosk.
70.1	Following adoption of the Kiosk it was agreed that the item be placed on the insurance policy as 3 rd party cover. Cllr. Mr. Shepherd to obtain paint in accordance with conditions set by BT and would tidy up the area around and in the box.
70.2	The use of the Kiosk deferred to the next meeting.

Meeting closed at 7.27pm.

Signed by the Chairman:Dated 3rd November2014.

SOUTH LENCHES PARISH COUNCIL.

Minutes of the Planning meeting held on Wednesday 22nd October 2014 at 7.05 pm in Church Lench Village Hall, Church Lench.
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Present:	Cllrs. Mr. Shore (Chairman), Mr. Shepherd, Mrs. Virr, Mrs. Fletcher, Mr. Worton, and Mr. Ball. In attendance: Mrs. Holland (Clerk).
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71/14	Apologies: Cllr. Mr. Campbell (reasons accepted by Council).
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72/14	Declaration of Interests: a) Register of Interests: Councillors were reminded of the need to update their register of interests. b) Disclosable Pecuniary Interests or Other Disclosable Interest – nil declared.
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73/14	Written requests from Councillors for the Council to grant a dispensation (S33 of the Localism Act 2011) – nil received.
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Public Question Time: Nil.

74/14	Planning Matters.
74.1	<p>It was agreed to comment on the following applications:</p> <p>a) <u>W/14/02103/PN – Oak Farm, Low Road, Church Lench.</u> Proposal: Proposed farm house. Comments: It is noted that the application lies outside the GD1 boundary. However, the Parish Council supports the application, without setting a precedent, because of the local commerce benefits this site brings to the village. It is also noted that a condition applied to Application W/11/02236 that limits the occupation to a temporary period is due to expire shortly.</p> <p>b) <u>W/14/02060/PN – Land at the Observatory, Sheriffs Lench.</u> Proposal: Proposed conversion & extension of existing building to residential; 2 No: new live/work units. 1 No. holiday let and new vehicular access. Comments: The Parish Council objects to the proposal for the following reasons: The proposed site, due to its distance from amenities available in Church Lench of half a mile or more, and the characteristics of the adjoining road network would not provide accessible local services to the site occupants. There are no facilities in Sheriffs Lench. The proposal fails to represent sustainable development so should not benefit from the presumption in favour of sustainable development highlighted within paragraph 14 of the NPPF. The site also has significant problems over access.</p> <ul style="list-style-type: none"> • On page 5 of the Design and Access statement there are four photographs. View one depicts the view from Sheriffs Lench to the entrance, however this is the existing entrance. The intention is to move it to the eastern perimeter therefore this has no relevance to visibility unless to justify the moving of the entrance. View two purports to be taken from the new entrance towards Sheriffs Lench depicting a straight road for some considerable distance. However, this distance is approximately 35 yards and should be compared to the attached photograph actually taken from the proposed new entrance. • The Parish Council would encourage Highway Officers to visit the site as the Design & Access Statement does not reflect the actual situation. • Consideration should also be given to the actual access. Hill Furze Road is barely wide enough to allow two vehicles to pass. Vehicles leaving the development would occupy some of the road used by vehicles travelling in the opposite direction; therefore it would be necessary to ensure the road was clear in both directions which would be difficult in relation to visibility towards Sheriffs Lench. • The bus shelter at Handgate crossroads is approximately 3 tenths of a mile from the site, accessed by a narrow road with no footpath, high hedgerows and no grass verge capable of walking on. This is compounded by a sharp bend and the crossing of a busy crossroads with a 60mph speed limit

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	<p>often exceeded. It is highly unlikely that occupants of the proposed development would negotiate this route in order to use an infrequent bus service. The proposal would therefore lead to a reliance on private cars which is not seen to be a sustainable mean of transport. The installation of electric chargers does little to mitigate this issue.</p> <p>In conclusion the Parish Council objects to the application:</p> <p>a) As the site lies in an isolated rural location outside any settlement without access to local services. b) Residents would be highly reliant upon car travel. c) Unsuitable road access.</p> <p>The Parish Council supports the concept of developing land sensitive to historical context but this application is not suitable as a site for housing.</p> <p>c) <u>W/14/01809/PP - Springbank House, Low Road, Church Lench.</u></p> <p>Proposal: Erection of Detached Garage with ancillary storage area/ accommodation at first floor. Comments: None.</p>
74.2	<p>Correspondence received:</p> <p>a) The Proposed Modifications to the Submitted South Worcestershire Development Plan will be available for comment from Monday 6th October 2014 until 5.00pm on Friday 14th November 2014. No further comment from the Parish Council.</p>
74.3	<p>Correspondence from Planning Authority duly noted:</p> <p>a) <u>W/14/01820/PP - The Old Dairy, 28 The Croft, Church Lench.</u> Permission granted with 4 conditions/reasons. b) <u>W/14/01373/PN - Woodlands, Low Road, Church Lench.</u> Permission granted with 4 conditions/reasons.</p>

Meeting closed at 7.45pm.

Signed by the Chairman:Dated 3rd November 2014.

SOUTH LENCHES PARISH COUNCIL.

Minutes of the Full Parish Council meeting held on Monday 3rd November 2014 at 7.02 pm in Church Lench Village Hall, Church Lench.
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Present:	<p>Cllrs. Mr. Shore (Chairman), Mr. Campbell, Mrs. Fletcher, Mr. Worton, Mr. Ball (78/14) and Mrs. Virr (78/14).</p> <p>In attendance: Mrs. Holland (Clerk), County Cllr. Mr. Holt, Dist. Cllrs. Mrs. Steel, Mr. Lee and 3 parishioners.</p>
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75/14	Apologies: Cllr. Mr. Shepherd (reasons accepted by Council).
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76/14	<p>Declaration of Interests:</p> <p>a) Register of Interests: Councillors were reminded of the need to update their register of interests.</p> <p>b) Disclosable Pecuniary Interests or Other Disclosable Interest – nil declared.</p>
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77/14	Written requests from Councillors for the Council to grant a dispensation (S33 of the Localism Act 2011) – nil received.
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78/14	Minutes: resolved that the minutes of the Extra Parish Council meeting held on 23.09.14 and the Planning meeting held on 22.10.14.were an accurate record, duly signed by the Chairman.
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79/14	<p>Clerk's report:</p> <p><u>Wychavon area CALC meeting</u> – to take place on the 4th December 2014.</p> <p><u>Annual General Meeting of the Worcestershire County Association of Local Councils</u> will be held on Wednesday 26th November 2014 at 7pm in the Council Chamber at County Hall, Worcester.</p> <p><u>Road closure</u> - The County Council intend to make an Order to close part of U43606 Evesham Road, Church Lench from its junction with C2263 Main Street for a distance of 320 metre in a northerly direction in order to facilitate new electrical installation works. Anticipated duration: 3 weeks: Commencing: 10 November 2014.</p> <p><u>BT Kiosk</u> – covered on Parish Council Insurance policy under public liability. To add cover for loss or damage would add extra cost.</p>
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<p>Public Question Time: Meeting adjourned at 7.07pm, reconvening at 7.15pm. Notes of which are appended to these minutes.</p>

80/14	<p>County Cllr, Dist. Cllr and Police reports.</p> <p><u>County Cllr. Mr. Holt</u> reported:</p> <p>a) Funding has been granted for the development of the Norton/Parkway Railway Station that will link the Paddington line with Birmingham and Bristol.</p> <p>b) The County unemployment figures continue to decrease.</p> <p>c) The County Council is facing spending cuts over the next 4 years. This is planned to be achieved by employing outside bodies, including volunteers, in order to reduce the number of full time employed and to rent out accommodation.</p> <p>d) Speeding survey carried out along Atch Lench Road, results to be made available to the Parish Council. Signage to be erected alerting motorists of the narrow bend, adjacent to the BT kiosk that children are in the vicinity.</p> <p><u>Dist. Cllr. Mrs. Steel</u> reported:</p> <p>a) South Worcestershire Development Plan is now out for consultation. The District Council now has a 6 year land supply.</p> <p>b) Jack Hegarty, Managing Director, Wychavon District Council has been appointed to run both Wychavon and Malvern District Councils as from the 1st December 2014.</p>
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81/14	<p>To receive reports from representatives:</p> <p>a) <u>Play Area</u> – Report received by email from Cllr. Mr. Shepherd. The playground remains in good condition, with the weekly inspections highlighting a few minor problems that have been reported to the Clerk, these being:-</p> <ol style="list-style-type: none"> 1. That the bolt heads fixing the see saw to the frame have some rot around them. Reported 20/01/2014 2. That the hand rails on the rope walk are a little loose, this is not a problem at the moment and does not pose a danger to anyone using the equipment. Reported 09/09/2014. <p>Removal of caps off the bolt heads on some of the equipment continues; however these are normally found on the floor close by and replaced.</p> <p>The covering of bark is sufficient at the moment. The bark around the frame of the see saw is not sufficient to cover; little can be done to keep the bark covering it without some other support which may make the problem worse.</p> <p>b) <u>Parish Plan</u> – report received from Cllr. Mr. Shepherd. Clerk to contact the County Council to see if they can input the data from the questionnaires onto a spreadsheet.</p> <p>c) <u>Parish Conference</u> – well attended event. £47 million to be allocated to the Parkway Station road improvements scheme. The market place had useful literature and presentation from the Chief Executive and Harvington Flood Alleviation scheme were interesting.</p> <p>d) <u>BT Kiosk</u>. Cllr. Mr. Shepherd reported by email that the telephone kiosk seems to be in a satisfactory condition. Lighting is supplied but there is no power outlet. All the glass is intact and is free from any damage or graffiti. The outside of the kiosk needs attention, paintwork is cracked and peeling and two sides are covered by ivy, bramble and small shrubs that will need to be cleared to allow access for maintenance. The owner of the property adjacent to the kiosk has given permission to use their land to carry out maintenance work.</p> <p>e) <u>Assets</u> – Cllr. Mr. Shore reported that all were in a satisfactory condition; the notice boards require cleaning when the weather improves.</p>
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82/14	South Lenches Parish Matters for Discussion/Decision.
82.1	<u>Replacement of Atch Lench Notice Board</u> : three quotes received considered. It was resolved to purchase from Whitehill Direct Ltd a black aluminium board with a header board, 'South Lenches Parish Council', at a cost of £745. The old notice board to be donated to the School.
82.2	<u>Information received on the Community Watch</u> scheme which enables community volunteers to address concerns about inappropriate traffic speeds was discussed. It was agreed that Cllr. Mr. Shore would contact the scheme co-ordinator for further details.
82.3	<u>BT Kiosk</u> – it was suggested that a map with household names be placed in the kiosk. Other suggestions were discussed along with a request to move the Kiosk. It was decided for the time being to clean/paint the structure to enable it to be used. The area around the box requires some form of landscaping i.e. slabs to the entrance.
82.4	<u>Update on vehicles parking along Evesham Road</u> at School opening/closing times. Response received from Highways who will not add to the problem by imposing further restrictions; Police would attend and advise driver's in the short term period; the School contacted parents informing them of the problem of parking on the footway and the danger it posed to those walking on the footway as well as the problem for households exiting/entering their properties. It was agreed to monitor the situation. Clerk to contact the Highways Department re painting the yellow lines outside the School.
82.5	<u>Feedback on request for use of New Homes Bonus money</u> . 5 responses were received from the 305 leaflets distributed.
82.6	<u>Registering the Observatory</u> at Sheriffs Lench as a Community Asset. This item was deferred but it seems unlikely that this structure will fit the criteria required.
82.7	<u>Transformer</u> to be sited on the Village Pool area. Both Western Power Distribution and Halls, acting on behalf of the Diocese, are checking with their legal teams to see if there is a wayleave or a lease

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	document in place regarding a right of way to the 'Rectory'.
82.8	<u>Dates of meetings for 2015</u> – agreed as January 5th; March 2 nd plus Annual Parish Meeting; May 11 th , subject to Election; July 6th; September 7th and November 2nd.

83/14	Planning Matters.
83.1	It was agreed not to comment on the following application: a) W/14/02320/PP - The Old Granary, Sheriffs Lench Barns, Sheriffs Lench. WR11 4SN. Proposal: Addition of double doors from living room to rear patio and installation of velux window in roof to provide external light to dressing room in main bedroom.
83.2	Correspondence received from Planning Authority: a) W/14/01694/PP – Church Farm House, Main Street, Church Lench. Permission approved with 5 conditions/reasons. b) W/14/01587/PN – Land along Evesham Road, Church Lench. Planning Committee meeting to take place on the 6 th November 2014. Cllr. Mr. Shepherd to attend and speak on behalf of the Parish Council.

84/14	Financial matters.
84.1	Agreed to transfer £250 from contingency to the administration budget heading
84.2	Resolved to authorise payments to be made as on 'Schedule of Payments' and approve bank reconciliation to 22.10.14.
84.3	A New Homes Bonus application for repairs to the War Memorial was discussed. It was agreed by a vote of 5 for with 1 against to submit the application to the District Council for £1000 from the New Homes Bonus scheme towards the refurbishment of the Memorial.
84.4	Resolved that a donation of £30 be given to St. James PCC for the delivery of the New Homes Bonus flyers with the Arch Messenger.

85/14	Correspondence received considered.
85.1	Wychavon Jubilee Community Recognition Award 2014/15 – nominations for a person or group in the area to be received by January 7th 2015. Deferred to the next meeting.
85.2	Wychavon District Council consultation document in relation to Street Trading within Wychavon. Comments required by the 31st December 2014. No comment.

86/14	Parish Cllrs. report and items for future agendas: Parking Evesham Road.
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Meeting closed at 8.50 pm.

Signed by the Chairman:Dated: 5th January 2015.

Correspondence for circulation that does not require a decision.

1.	Clerks & Council Direct – November 2014.
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Public Question Time – 3 parishioners present.

1. Update given on the War Memorial Refurbishment programme.
2. BT kiosk - consider whether to site the kiosk in a different location; use as an information centre.

SOUTH LENCHES PARISH COUNCIL.

Minutes of the Planning meeting held on Monday 1st December 2014 at 7.00 pm in Church Lench Village Hall, Church Lench.

Present: Cllrs. Mr. Shore (Chairman), Mr. Shepherd, Mrs. Virr, Mrs. Fletcher, Mr. Worton, Mr. Campbell and Mr. Ball.
In attendance: Mrs. Holland (Clerk) and 6 parishioners.

87/14 **Apologies:** Nil.

88/14 **Declaration of Interests:**
a) Register of Interests: Councillors were reminded of the need to update their register of interests.
b) Disclosable Pecuniary Interests or Other Disclosable Interest – nil declared.

89/14 **Written requests from Councillors for the Council to grant a dispensation (S33 of the Localism Act 2011) – nil received.**

Public Question Time: Meeting adjourned at 7.01pm, reconvening at 7.18pm. Notes of which are appended to these minutes.

90/14	Planning Matters.
90.1	<p>It was agreed to comment on the following application: a) W/14/02434/OU - Land to the east of, Evesham Road, Harvington. Proposal: An application for outline planning permission for the erection of up to 190 residential dwellings (including up to 40% affordable housing), demolition of existing outbuildings, stables and water tank and introduction of structural planting and landscaping, informal public open space, children's play area, drainage, attenuation, vehicle access points from Evesham Road and Village Street and associated ancillary works. All matters reserved with the exception of the main site access points. Comments: The Parish Council agreed to support Harvington Parish Council reasons for objection because the villages of the South Lenches boundaries are adjacent to the village of Harvington. The size and magnitude of the proposed development will impact on the Lenches villages with increased traffic flows. This will affect the following: a) Access from Leys Road through to Atch Lench village which is a narrow rural village road with a sharp bend as it enters Church Lench. b) Evesham Road and Low Road through to Rous Lench are routes that are used heavily to gain access to Redditch and motorway routes. These roads pass through Church Lench which is already subject to increased traffic and speeding issues along unsuitable rural roads.</p>
90.2	<p>Correspondence from Planning Authority duly noted:: a) W/14/01809/PP – Springbank House, Low Road, Church Lench. Permission granted with 5 conditions/reasons. b) W/14/01520/PN – Stockland House, Low Road, Church Lench. Planning appeal lodged. c) W/14/02103/PN – Oak Farm, Low Road, Church Lench. Application withdrawn. d) W/14/02320/PP – The Old Granary, Sheriffs Lench Barn, Sheriffs Lench. Permission granted with 4 reasons/conditions.</p>
90.3	<p>Correspondence considered: a) Highways comment re application W/14/00600/PN – Land Evesham Road, Church Lench. b) Spitfire Developments re development Atch Lench Road, public exhibition to be held in Church Lench Village Hall on the 10th December, 3pm-7pm.</p>

Meeting closed at 7.55pm.

SOUTH LENCHES PARISH COUNCIL.

Signed by the Chairman:.....Dated: 5th January 2015.

Public Question Time – 6 parishioners in attendance.

Members of the public raised concerns during Public Question Time regarding the possibility of developing land at Mayfield, Atch Lench Road, Church Lench.

SOUTH LENCHES PARISH COUNCIL.

Minutes of the Full Parish Council meeting held on Monday 5th January 2015 at 7.00 pm in Church Lench Village Hall, Church Lench.

Present:	Cllrs. Mr. Shore (Chairman), Mr. Campbell, Mrs. Fletcher, Mr. Ball, Mr. Shepherd and Mrs. Virr. <u>In attendance:</u> Mrs. Holland (Clerk), County Cllr. Mr. Holt, Dist. Cllrs. Mrs. Steel, Mr. Lee and 1 parishioners.
91/14	Apologies: Cllr. Mr. Worton.
92/14	Declaration of Interests: a) Register of Interests: Councillors were reminded of the need to update their register of interests. b) Disclosable Pecuniary Interests or Other Disclosable Interest – nil declared.
93/14	Written requests from Councillors for the Council to grant a dispensation (S33 of the Localism Act 2011) – nil received.
94/14	Minutes: resolved that the minutes of the Full Parish Council meeting held on 03.11.14 and the Planning meeting held on 01.12.14.were an accurate record, duly signed by the Chairman.
95/14	Clerk's report: <u>Removal of trees corner of Low Road and Main Street</u> - highway trees were removed by the Highway Authority. This work was carried out as a result of an insurance claim for subsidence damage to a nearby property, caused by these trees. <u>Request for a footway to be installed from Atch Lench to Church Lench</u> – referred to County Cllr. Mr. Holt.
Public Question Time: Meeting adjourned at 7.05pm, reconvening at 7.15pm. Notes of which are appended to these minutes.	
96/14	County Cllr, Dist. Cllr and Police reports. <u>County Cllr. Mr. Holt</u> reported: a) Budget due to be agreed by the County Council in February 2015. Unsure at present of the rise in the Council Tax. b) November unemployment figures have decreased by 233 throughout the County. Lowest figure since the recession started. Worcestershire is below the national level. c) Donated £500 from the County Cllr. Divisional fund to the refurbishment of the War Memorial. d) Assessment is being carried out on the amount of traffic/number of pedestrians/children that use the Atch Lench to Church Lench Road. e) Overgrown hedges along Evesham Road – ownership is not known. Has agreed to review in the spring when the hedges are in full growth. <u>Dist. Cllr. Mrs. Steel</u> reported: a) Government Settlement grant received. b) The project initiative 'Grow, Save, Change' is proving to be successful. 3 large companies have located to the Wychavon District in Droitwich, Evesham and Pershore.
97/14	Report from representatives: a) <u>Play Area</u> – Cllr. Mr. Shepherd reported that there were no major issues.
98/14	South Lenches Parish Matters for Discussion/Decision.
98.1	<u>A report from meeting</u> held with the Projects Manager from the Safer Roads Partnership (SRP) scheme was considered. The outcome of the meeting was that the SRP were happy to carry out

SOUTH LENCHES PARISH COUNCIL.

	<p>speed enforcement but it does not solve the problem in the long term and does not make a difference. Speed should be self regulating; the environment needs to be right in order to persuade drivers to slow down. He suggested the following:</p> <p>a) Drive/walk through the area with Highways Officer, revisit where the 30mph signs are placed. b) White lines at the edge of the highway. c) Bring in lines by the white gates. d) Chicanes but do not have speed bumps. e) Some Parish Councils raise their precept to put in extra furniture. f) Anywhere with sharp bends suggest to slow drivers down chevrons, signage and when signs are knocked down by vehicles ensure replaced.</p> <p>Mr. Perridge would email the Clerk with recent DFT literature and a traffic advisory leaflet. Clerk to submit information on where to carry out speed data monitoring along Low Road/Evesham Road in Church Lench. Chairman has received a document from the SRP on rural speeding issues which he will report on at the March meeting. It is hoped that the Council will have also received the results of the speed data survey.</p>
98.2	Litter Pick for March to be advertised for organisations to contact the Clerk if they have an interest in carrying out this exercise.
98.3	Update on the usage of the A3 printer. Abbots Morton, Rous Lench and Harvington Parish Councils are using the printer on a regular basis when required for planning documents. Each Council will be invoiced at the end of the year for their use.
98.4	Update on vehicles parking along Evesham Road at School opening/closing times. Council agreed to monitor over the next school term.
98.5	Play Inspection 2015 – waiting on cost from Wychavon District Council.
98.6	Annual Parish Meeting 2015 to be held prior to the March Parish council meeting.

99/14	Planning Matters.
99.1	<p>Correspondence received from Planning Authority:</p> <p>a) NM/14/02556/NM – Cedar Sett, Low Road, Church Lench. Non-material amendment to planning ref: W/14/00249/PN for the addition of side lights, roof lights and omission of secondary chimney. Permission granted.</p> <p>b) W/14/01208/PN – Land at Hill View Farm, Low Road, Church Lench. Appeal lodged.</p> <p>c) W/14/01749/ - Morton Wood Farm, Morton Wood Lane, Abbots Morton. Permission granted.</p>
99.2	It was agreed to form a Working Group to look at the Spitfire Planning Development application when submitted to the District Council.

100/14	Financial matters.
100.1	Resolved to approve the budget to form the precept for 2015-16 at £10010 (LGA 1972 s.150).
100.2	Resolved to authorise payments to be made as on 'Schedule of Payments' and approve bank reconciliation to 24.11.14.
100.3	A grant application for costs towards the refurbishment of the War Memorial was discussed at length. It was agreed to offer to match funds raised from public subscription up to the sum of £500 not including previous donations to encourage more people to donate towards the project. Once this matched funding is achieved the Parish Council would consider the request again with an up to date set of accounts.

101/14	Correspondence received considered.
101.1	Wychavon Jubilee Community Recognition Award 2014/15 – no nominations put forward this year.
101.2	It was agreed by all not to respond to an extract from a statement made, 18 December 2014, by Local Government Minister, Kris Hopkins, on the subject of increases in Council Tax precepts.

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102/14	Urgent decisions: a) Application No: W/14/02767/LUE – Hazeldean, Low Road, Church Lench. WR11 4UH. Proposal: Lawful development certificate (existing) for non compliance with condition 2 of planning permission ref APP/2082/A/88540 dated 22nd April 1965, in relation to agricultural occupancy. No comment.
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103/14	Parish Cllrs. report and items for future agendas: Rights of Way Map.
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104/14	The exclusion of the public and press in the public interest for consideration of the following items was agreed: a) Personnel issues relating to the NALC recommended salary award. It was resolved that the NALC recommendations be accepted. b) Renewal of playground/pool contract and fee. Contract reviewed with no alterations. c) Parish Lengthsman review of contract and fee. Contract reviewed with no changes. d) Internal Auditor contract for 2015-16. Agreed to renew the agreement at the same charge as last year.
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Meeting closed at 8.40 pm.

Following the closure of the meeting it was agreed that the Council would contribute £200 towards the cost of a laptop for the Clerk to be shared with 3 other Parish Councils that she works for. The laptop would be depreciated over a period of 5 years.

Correspondence for circulation that does not require a decision.

1.	Parish Matters – December 2014.
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Signed by the Chairman:Dated: 27th January 2015.

Public Question Time – 1 parishioner present.

1. Parishioner asked if the Council had received any further information on the installation of the transformer on the Village Pool.

SOUTH LENCHES PARISH COUNCIL.

Minutes of the Extra Parish Council meeting held on Tuesday 27th January 2015 at 8.03 pm in Church Lench Village Hall, Church Lench.
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Present:	Cllrs. Mr. Shore (Chairman), Mr. Shepherd, Mrs. Virr, Mrs. Fletcher, Mr. Worton, and Mr. Campbell. In attendance: Mrs. Holland (Clerk) and 5 parishioners.
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105.	Apologies: Cllr. Mr. Ball.
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106.	Declaration of Interests: a) Register of Interests: Councillors were reminded of the need to update their register of interests. b) Disclosable Pecuniary Interests or Other Disclosable Interest – nil declared.
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107.	Written requests from Councillors for the Council to grant a dispensation (S33 of the Localism Act 2011) – nil received.
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Public Question Time: Meeting suspended at 8.05, reconvening at 8.23pm.
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108.	Minutes: resolved that the minutes of the Full Parish Council meeting held on 05.01.15 were an accurate record, duly signed by the Chairman
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109.	Clerk's report: a) <u>Village Pool sub-station:</u> Jane Herrin, Wayleave Specialist, with Western Power Distribution (WPD) re the issue of the transformer has confirmed that the ownership of the Village Pool land remains unclear. WPD has decided that with the amount of time taken to try and get this sorted out it is futile to pursue the Village Pool site. WPD have found an alternative site on highways land along Atch Lench Road. The County Council is aware and all works have been confirmed by them. Further WPD works will have to take place in the village but as to date it is unsure when these will be. b) <u>Laptop</u> - ACER Aspire V3-572 15.6" purchased at a sale price of £499.99 inclusive of VAT. Three Parish Councils to be invoiced for their contribution of £104.17. c) <u>2015 Wychavon Community Grants scheme</u> - Grant Application Packs are available now and the closing date for all grant applications is NOON on Friday 27th March 2015. d) <u>Litter Pick</u> - notice has been placed in the notice boards asking for organisations to request an interest in carrying out the exercise. e) <u>War Memorial refurbishment</u> – the Committee are publishing letter in the next issue of the ARCH Messenger requesting donations for the refurbishment programme.
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110.	Planning Matters.
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110.1	It was agreed to comment on the following applications: a) W/14/02813/PN – Land at Low Road, Church Lench. Proposal: Detailed application for 1 detached house with detached double garage and 1 detached house with attached garage. Amendment of Plots 1 and 2 of planning approval W/14/00691/PN. Comments: No objections. b) W/15/00021/OU – Land off Malthouse Lane, Church Lench. Proposal: Outline application for three detached dormer bungalows and access with all other matters reserved. Following consideration the following was agreed. Comments: The Parish Council objects to the proposal for the following reasons: The proposed site is outside the GD1 development boundary and is not a site shown for development in the South Worcestershire Development Plan. The area of the proposal is the site of the old medieval village and it is believed that a medieval ridge and furrow is also visible in parts of the field. Wychavon District Council has achieved its 5 year land supply with a 20% buffer as stated by the
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SOUTH LENCHES PARISH COUNCIL.

	<p>Planning Inspector in Appeal reference No: APP/H1840/A/14/2227893.</p> <p>The proposed site is close to the Conservation Area which any new buildings would have an impact on.</p> <p>It was also raised as to whether the impact of wildlife in the field would be addressed as it is noted that the Worcestershire Wildlife Trust are not on the list of consultees.</p> <p><u>Access</u></p> <p>The Lane leading to the site is totally inadequate for current use. It is narrow, current refuse vehicles have to reverse into the road and parking of vehicles is a problem.</p> <p>Proposed construction traffic and increase of traffic from new residents would exacerbate this problem. The reason for this being:</p> <p>a) The roads are too narrow for large HGV lorries.</p> <p>b) To avoid damage to listed buildings, especially those that do not have proper foundations due to their age, along Malthouse Lane.</p> <p>c) To prevent disturbance and risk to householders, walkers and pedestrians using Malthouse Lane.</p> <p><u>Flood risk</u></p> <p>The site itself is known to be very wet and boggy.</p> <p>The area is highlighted in the Flood Data report following the 2007 storms when two properties in Malthouse Lane were internally flooded. It is requested that a flood assessment be carried out as residents are concerned that a potential development will exacerbate flooding onto their properties. There are also concerns whether the sewerage system capacity could cope with increase.</p> <p><u>Visual impact</u></p> <p>Depriving residents/walkers/horse riders of the amenity of views along the footpath/bridleway that crosses the land.</p> <p><u>Sustainability</u></p> <p>Public transport is very limited and restrictive so it is highly likely that there will be an increase in private vehicles to the site.</p> <p>The Parish Council are in the process of developing a Parish Plan.</p> <p>Results from a recent questionnaire show that there is only minor support for a controlled extension of the existing planning boundaries and little support to spread of development into the surrounding countryside.</p>
110.2	It was agreed to support Harvington Parish Council application for a 'Designation of a Neighbourhood Area'.
110.3	Correspondence from Planning Authority duly noted: a) W/14/01520/PN – Stockland House, Low Road, Church Lench. Appeal dismissed.

104.	Financial matters.
104.1	A New Homes Bonus application on behalf of the Lenches Club was discussed. Item deferred as further information required on where the signage is to be placed and the cost involved.
104.2	Resolved to pay the contribution of £104.17 to Harvington Parish Council for the purchase of the laptop.

105.	Parish Plan Update: data input of questionnaires recently completed by volunteers. Meeting of the Working Party to be arranged.
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106.	CLrs. report and items for future agendas: New Homes Bonus application Lenches Club.
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Correspondence for circulation that does not require a decision.

1.	Clerks & Councils Direct – January 2015.
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SOUTH LENCHES PARISH COUNCIL.

Meeting closed at 9.10 pm.

Signed by the Chairman:Dated: March 2nd 2015.

Following the closure of the meeting the Clerk explained to the Council that an email had been received from Wychavon District Council requesting any potential 106 funding that may be available through a recent submission of a planning application and has asked for any future potential projects that the Council may have in the parish. It was agreed to forward details of the Lenches Sports & Recreation Club in regard of the project to expand the playing field.

Public Question Time (5 parishioners in attendance).

Residents spoke on their concerns regarding the application for 3 three detached dormer bungalows along Malthouse Lane i.e. access, unsuitability of Lane regarding traffic especially large lorries, ancient area, boggy field for the proposed site and risk of flooding to properties, no capacity for extra sewerage.

SOUTH LENCHES PARISH COUNCIL.

**Minutes of the Planning meeting held on Monday 2nd February 2015 at 8.07 pm in Church Lench Village Hall,
Church Lench.**

Present:	Cllrs. Mr. Shore (Chairman), Mr. Shepherd, Mrs. Virr, Mrs. Fletcher, Mr. Worton, Mr. Campbell and Mr. Ball. In attendance: Mrs. Holland (Clerk) and 110 parishioners.
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107/14	Apologies: Dist. Cllrs. Mrs. Steel and Mr. Lee.
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108/14	Declaration of Interests: a) Register of Interests: Councillors were reminded of the need to update their register of interests. b) Disclosable Pecuniary Interests or Other Disclosable Interest. Cllr. Mrs. Fletcher declared a Disclosable Pecuniary Interest in item 110.1 as land belonging to her is adjacent to the Mayfield planning application.
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109/14	Application for dispensation: The Council agreed to grant a dispensation to Cllr. Mrs. Fletcher to enable her to speak on any item of business concerning the proposed Mayfield housing development in Atch Lench Road as this will be in the interests of people living in the Council's area. The Council decided also to grant her a dispensation which would allow her to vote. The dispensation was granted until May 2015.
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Public Question Time: Meeting adjourned at 8.10pm, reconvening at 8.55pm. Notes of which are appended to these minutes.
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110/14	Planning Matters.
110.1	a) W/14/02836/PN – Mayfield, Atch Lench Road, Church Lench. WR11 4UG. Proposal: Demolition of existing buildings and the erection of 31 no. new dwellings of which 12 no. will be affordable (39%) with associated landscaping, public open space, access, drainage, associated infrastructure, earthworks and other ancillary and enabling works. This item was deferred for consideration to the 23 rd February 2015. An extension of time to comment has been given by the Planning Officer to allow the Council to gather further information before commenting.

Meeting closed at 9.05pm.

Signed by the Chairman:Dated: 23rd February 2015.

Public Question Time – 110 parishioners in attendance.

Members of the public raised concerns during Public Question Time regarding the planning application for Mayfield, Atch Lench Road, Church Lench.

All members of the public present at the meeting objected to the application, no one spoke in support.

Concerns raised:

- *Flooding concerns regarding Whitsun Brook.*
- *Flood risk assessment photographs submitted by the applicant have been taken from another property's land, not 'Mayfield'.*
- *Who is going to maintain the Brook?*
- *Problem with sewerage system that backs up.*
- *School open/closing times – traffic problems.*

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- *Access to the site – issues of blind bends on both access roads as you approach from the Harvington direction. Roads all used by horse riders, cyclists and children with very little footway.*
- *With the increase of possible houses in Harvington the traffic will be exacerbated in the Lenches area.*
- *Ecological report carried out in March – should have been done in later months when wildlife more prolific.*
- *Who would be responsible for the attenuation pond if application successful?*

SOUTH LENCHES PARISH COUNCIL.

**Minutes of the Planning meeting held on Monday 23rd February 2015 at 7.04 pm in Church Lench Village Hall,
Church Lench.**

Present: Cllrs. Mr. Shore (Chairman), Mr. Shepherd, Mrs. Fletcher, Mr. Worton, Mr. Campbell and Mr. Ball.
In attendance: Mrs. Holland (Clerk), Dist. Cllrs. Mrs. Steel and Mr. Lee and 3 parishioners.

111/14 **Apologies:** Nil.

112/14 **Declaration of Interests:**
a) Register of Interests: Councillors were reminded of the need to update their register of interests.
b) Disclosable Pecuniary Interests or Other Disclosable Interest.
i) Cllr. Mrs. Fletcher declared a Disclosable Pecuniary Interest in item 114.2 as land belonging to her is adjacent to the Mayfield planning application.
ii) Other Disclosable Interest in items 115.3 and 115.4 as a member of the Parish Plan Working Group.
iii) Cllr. Mr. Shepherd declared an Other Disclosable Interest in item 115.4 as a member of the Parish Plan Working Group.

113/14 **Application for dispensation:** Cllr. Mrs. Fletcher already has a dispensation in place regarding item 114.2 until May 2015 which allows her to take part in the debate and vote.

Public Question Time: Nil.

114/14 **Planning Matters.**

4.1 Minutes: **resolved** that the minutes of the Planning meeting held on 02.02.15 were an accurate record, duly signed by the Chairman.

4.2 It was proposed by Cllr. Mr. Worton and seconded that a vote of thanks be given to all the hard work the Working Group had put into this application.
It was agreed to comment on the following application:
a) W/14/02836/PN – Mayfield, Atch Lench Road, and Church Lench. WR11 4UG.
Proposal: Demolition of existing buildings and the erection of 31 no. new dwellings of which 12 no. will be affordable (39%) with associated landscaping, public open space, access, drainage, associated infrastructure, earthworks and other ancillary and enabling works.
Comments: The Parish Council objected to the proposal for the following reasons:
The planning application by Spitfire Property Group for 31 houses to be erected on land adjacent to Mayfield relies greatly on four planning policies:
1) The National Planning Policy Framework (NPPF).
2) The Emerging South Worcestershire Development Plan (SWDP).
3) Wychavon District Council’s Local Plan. (LP).
4) Sustainability, the thread that runs through the policies.
It is in the Parish Councils view that the developers plans fall well short of complying with current planning policy for the following reasons:
Wychavon District Council has a saved local plan which sets out the GD 1 policy and the settlement boundary, which this proposed development falls outside. They are now able to demonstrate a five year land supply with a 20% buffer.
Church Lench is a category 3 village with limited facilities which makes it one of the least sustainable villages in the District, a development of this size is disproportionate, visually unacceptable, and lacks local support.
In terms of sustainability it lacks the key services that would reduce the reliance on vehicular transport. The bus service is infrequent and would not be suitable for all but the most flexible part time employment. With the absence of a shop and post office even the most basic requirements

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would almost certainly lead to the use of a car.

The site is accessed by Main Street and Atch Lench Road. There is no street lighting and little in the way of footways. In reality one side has no footway at all and the other has intermittent ones, some of which are too narrow to be serviceable, and others are obstructed by residents parking on them, a necessity given the narrowness of the road.

The proposed development would in all probability attract children who would attend the village school in which case a pedestrian journey along these roads would be hazardous particularly during the hours of darkness.

Residents near the site have expressed concern over the risk of flooding. The preventative measures proposed are based on a desk top exercise. This is despite some of the development appearing to be located in flood zones 2 and 3. There is general anecdotal evidence of history of flooding making Atch Lench Road impassable in 1997/8, 2004 and 2007.

The measures proposed by Spitfire Property Group to alleviate flooding rely on ponding on the eastern side of the development. Such a proposal would be hazardous to local children and would require unsightly security measures to mitigate the problem

Developments of this size should be confined to the more urban areas with the facilities and employment opportunities to support it.

THE NATIONAL PLANNING POLICY FRAMEWORK

Spitfire Property Group quotes Paragraph 49 of the NPPF which states:

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”.

The District Council published a progress report on its five year Housing Land Supply Report (HSLR) in October 2014 which states they are now able to demonstrate a five year land supply with a 20% buffer.

In which case paragraph 215 of the NPPF applies which states:

“due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)”.

This is supported in an appeal decision, reference APP/H1840/A/14/2227893 Stockland House, Low Road, Church Lench, Evesham WR11 4UH. Wychavon District Council reference W/14/01520 dated 6th January 2015. It states: “saved Local Plan Policy GD1 is not out of date”.

The proposed development does not accord with Local Plan Policy GD1.

THE EMERGING SOUTH WORCESTERSHIRE DEVELOPMENT PLAN (SWDP)

This sets out the locations that development will be focused, primarily in the more urban areas of Worcester, Evesham, Malvern and Droitwich Spa. Proportionate housing development will be accommodated in villages which meet a certain set of criteria based on the services and facilities available. Church Lench is classified as a Category 3 Village, as it benefits from a daily bus service to a designated town (Evesham) and at least one other key service.

Following the SWDP Inspector’s comments in respect of the need to increase the housing requirements of the SWDP, the three authorities undertook a further call for sites to examine any further potential development sites. The application for Mayfield to be included was submitted to the Local Planning Authority but ultimately it was discounted for the following reasons:

- a) Not consistent with strategy.
- b) Excluded by site appraisal criteria: Site Constraint (services/transport access or other infrastructure).
- c) The current commitments, including submitted SWDP allocations, already exceed Wychavon District’s Objectively Assessed Need for Housing.

Therefore, the SWDP does not require any further development in Church Lench.

Church Lench is defined as a category 3 village and although the SWDP has provisions for village

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developments the proposed development of 31 houses would eclipse any other previous development. In 2014 planning permission was granted for the erection of 13 dwellings with others pending in Church Lench. If granted this would increase the number of dwellings from 187 to 231 which represents an increase of 24%. This is not proportional as set out in the SWDP.

WYCHAVON DISTRICT COUNCIL LOCAL PLAN 2006 (SAVED)

In regard to the planning appeal reference W/14/0520/PN the situation regarding the Local Plan is made perfectly clear at paragraph 5 in which the Appeal Inspector states:

“The Council relies on saved Local Plan Policy GD1, which aims for most new development to be accommodated within the main built-up areas of Droitwich Spa, Evesham and Pershore, with some in the villages; in all cases it will be within defined development boundaries and/or on allocated sites. All other development proposals outside these areas will only be permitted where they accord with a specific policy or proposal in the Local Plan. Thus, it aims to achieve a sustainable pattern of development”.

As far as the Parish Council are aware there is no specific policy in the saved Local Plan or emerging SWDP that would allow for this development.

This development is outside the development boundary as defined by the Local Plan Policy GD1.

SUSTAINABILITY

5.1 Church Lench is defined as a category 3 village in the ‘Village Facilities and Rural Transport Survey’ and is therefore considered to be the least sustainable village. This is contrary to the applicant’s Transport statement which at paragraph 4.4.1 suggests Church Lench can be described as a Category 2 village.

A category 2 village requires 2 key services including a shop. (The shop is not an alternative).

It also has to have access to at least daily services for employment and shopping. (SWDP the village facilities and Rural Transport Survey Summary of Hierarchy of Settlements, page 9, chapter 4 – October 2012). Church Lench does not have a shop and the frequency of the transport hardly lends itself to employment use.

In relation to the Transport Service this is provided by the Wychavon Hopper and is very limited. There are three departures and arrivals including a school bus and does not operate on Sundays or Bank Holidays and has a limited Saturday service.

Reference in the application is made to the Village Hopper Bus service with the wrong information on time tables and operators. The bus service is no longer operated by LMS or runs to their time table, but is now operated by Astons Coaches and runs on a reduced service time table.

Access to the bus shelter and other village services are via Atch Lench Road and Main Street both has limited pedestrian footways. On the same side of the road as “Mayfield” there is no footway at all for the entire distance to the bus shelter and beyond. On the other side of the road there are a few intermittent footways including a narrow section leading to the bus shelter. During school times vehicles are often parked on the footpath again limiting access. Due to safety issues and many complaints it has recently become necessary to prohibit parking outside the school and to place double yellow lines near the school.

At one point in Main Street the road narrows significantly, at which there is no footway on either side. (See Appendix A). There is also a total absence of street lighting.

The Transport statement produced by Banners Gate Highways and Transportation at paragraph 4.4.4 states:

“The proposals would include a footway on the west side of the new access road and an uncontrolled crossing (dropped kerb with tactile paving) to connect this footway with the south side of Atch Lench Road. Therefore, a well-connected and convivial pedestrian environment would be provided from the site to the services of the village’s either side”.

The footway only runs for a short distance before stopping before a particularly dangerous pinch point in the road by Metchley Cottage, where Atch Lench Road and Main Street meet.

In regard to the nature of the road, the limited footways and the absence of street lighting residents of the proposed development would be unlikely to utilise public transport or negotiate walking to

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the limited Village Services so would be highly dependent on vehicle usage as is the case with current residents.

ROADS AND ACCESS

The Transport Statement prepared by Banners Gate on the 16th December 2014 is required for this development because it will generate more than 100 two-way movements per day.

The Parish Council would like to highlight a number of inaccuracies:

i) 2.5 on the statement states that there has only been one accident on the Atch Lench Road since 2005, this was in 2009 and involved only one vehicle. There is knowledge of other incidents including a recent vehicle that went through the road barrier to Whitsun Brook, which was subsequently repaired by Worcestershire County Council Highways Department.

ii) Please refer to 5.5.

iii) At paragraph 4.4.4 it states that a “well connected and convivial pedestrian environment would be provided from the site to the services of the village”.

5.10 Planning policy states: accordingly, residents will be able to access such services in a safe and convenient manner

The footway only runs for a short distance before stopping by a particularly dangerous pinch point in the road by Metchley Cottage, where Atch Lench Road and Main Street meet.

iv) 2.4 of the statement provides information on traffic movements and speeds from a survey carried out in October 2014. It is noted that average speeds were below 30 mph. However, without seeing the actual raw data it is not known how many people are exceeding the speed limit, but it is highly likely that there will be a significant number travelling faster than 30mph.

The speed survey carried out in October 2014 gives the traffic movements per day as approximately 540 yet Banners Gate Highways & Transportation are basing their calculations on 481 movements based on the TRICS software that they have used.

6.4 The additional vehicle movements to and from site, (once finished), does not allow for:

a) New homes currently being built, or

b) Those that have planning permission granted but work has not yet commenced in Church Lench, or

c) Take into account the traffic generated from neighbouring areas planning applications i.e. the potential for 190 houses on the B4088 in Harvington or the possible 85 houses on Crest Hill in Harvington.

6.5 Banners Gate Highways and Transportation, in regard to traffic generation, have used licensed software to determine the amount of extra car movements created, this data is not able to be verified by un-licensed users such as ourselves. The traffic generation figures are based on other areas within the country.

6.6 Sustainability in Transport

Worcestershire Local Transport Plan 3 (LTP3) – Highway Design Guide – section 1.6.3 of the LTP3 states:

Public transport should adequately support all developments and where none exist contributions will be sought from developers for its provision.

6.7 Construction Traffic – Noise & Nuisance

Banners Gate Highways and Transportation state:

The site is located to the eastern side of the village of Church Lench, the shortest and most direct route to the classified road network defined by the B4088 at Harvington. The distance from the site to the classified road network is 2 miles and does not include the roads within the village of Church Lench. Therefore, a significant amount of construction traffic, using vehicles typically the same size as a refuse wagon or bus, would not travel through the village in close proximity to the school.

The problem with taking this shortest route from the site to the classified road network is that traffic would have to pass through Atch Lench. The Parish Council would argue that:

a) This road is unsuitable to take the amount of construction traffic.

b) It is not safe for construction traffic to take this route considering the two pinch points i.e. the

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one just after the Brook when leaving Church Lench or the blind one by the Chapel in Atch Lench.

c) The sharp bend on leaving Atch Lench is the site of a number of accidents which will not have been included in the Traffic Statement. As recently as 12 months ago a car was seen in the hedge having failed to negotiate the bend.

d) The impact of construction traffic could have a wholly detrimental effect on the community as a whole, and be considered to be severe. Should this application be approved the Parish Council requests that a condition be applied that no construction traffic is allowed via the School at opening and closing times due to the amount of congested traffic in the vicinity.

FLOOD RISK

There are three separate flood risks associated with the proposed development.

- a) Fluvial, associated with the over flowing of Whitsun Brook.
- b) Surface drainage arising from the sharp incline of the land in question.
- c) Additional sewage, although not directly associated with flooding, the main drains in the Church Lench/Atch Lench area are already an issue as many of the local residents can testify.

The Mayfield planning proposal ref WW/14/02836/PN was addressed in the South Worcestershire Strategic flood risk assessment level 2 update issued in June 2014.

Although this assessment appears to be mainly desk based (it clearly states that should the application proceed, a site specific assessment would be required). This study took it as its reference document and added a survey of local flooding experience in the area together with an examination of the proposed sustainable drainage system (SUDS).

Whitsun Brook

The eastern edge of the proposed development is bounded by Whitsun Brook. The Brook is one of the main watercourses flowing through the Parish; it rises at Handgate Farm and flows through Church Lench, crossing both Atch Lench Road and Low Road.

In dry weather Whitsun Brook can be a pleasant stream meandering through the local countryside, in the winter however it has a history of overflowing. As you stand at the junction of the Brook and Atch Lench Road, the surrounding topography encompassing a 360 degree circle including the proposed development, inclines sharply down towards the Brook taking all rainwater with it.

In recent times Atch Lench Road has become impassable particularly in 1997/8, 2004 and 2007. The 2007 misery caused in the parish was compounded by the main drain covers blowing. Anecdotal evidence reported that in 2007 a parent governor at the local School was forced to abandon her car and return for it much later when the flood had subsided; another resident car was scrapped when the high water level entered the air intake and ruined the engine; a local landowner, pulled a number of cars out of the area using his tractor.

There are a number of authorised bodies who publish documents relating to flood risk assessment and climate change including the Environment Agency, Defray and the BBC weather forecasting departments. The reason for the South Worcestershire document being taken as a reference, was it being the most relevant one for the purpose, was prepared by JBA, consulting on behalf of Wychavon District Council, Malvern Hills District Council and Worcester City Council.

The land at and adjoining Mayfield is addressed at table 2-9 within the report.

The land itself was classified in the report as Greenfield/partial Brownfield. The report includes a 30 year view of climate change effects and concludes that a 25% increase in rainfall could be expected.

It clearly identifies the main risks to the site as fluvial i.e. the topping up of Whitsun Brook together with surface water run-off. It makes the point that similar residential developments become 75% impermeable due to the impact of the amount of concrete and tarmac going on to the ground.

Were you to superimpose the residential map over the flood risk map, particularly the one showing climate change over time, it proves that a number of properties would be built on or very close to the most vulnerable flood risk areas.

The proposed sustainable defence system (suds) in order to minimise run off to the Brook is a pond located on the eastern section of the development. It is situated in an area identified as a green space.

SOUTH LENCHES PARISH COUNCIL.

	<p>Whilst ponding is one of the traditional ways of holding back surface water this application would be a residential area designed to include young inquisitive children. It is difficult to envisage a greater worry for parents than children wandering unsupervised around such a feature. One of the study requirements is that such developments are made safe.</p> <p>All of the flood risk implications for this site are listed at the end of table 2.9 within the report and should be followed up. This includes a detailed site specific assessment including hazard mapping which in the Parish Councils view should be independent and not be carried out by the developer.</p> <p>With all of the climate change forecasts now available to the population at large proposing developments in known areas of risk should not be allowed. The views of local residents who currently live with existing flooding risks should be listened to carefully and taken into account.</p> <p><u>PUBLIC OPINIION</u></p> <p>The community have been given several methods to comment on the proposal which has little or no local support. Over 140 emails have been published on the District Council website; approximately 90 percent objecting to the proposal. Although some recognise the need for affordable housing, the preference would be for a smaller development in a more suitable location. At a recent Parish Council meeting 110 parishioners were present who all objected to the “Mayfield” application mainly because the development is too densely packed, and does not conform to local opinion of how the village is to develop.</p> <p><u>PARISH PLAN</u></p> <p>The South Lenches Parish Plan is nearing completion. In preparation households were sent questionnaires seeking their views on amongst other things development within the Parish. Attached is a summary of information relevant to building development in the South Lenches area that has been extracted from the Parish Plan Summary Document. It relates to questions asked of residents between February and March 2014, responses returned by May 2014, to what they feel about development before an application for this proposal was submitted to the District Council and therefore is considered to be an impartial document.</p> <p>A full report of the document sent to the Planning Department can be obtained from the Clerk. Appendix A, photographs of Atch Lench Road and Main Street, Appendix B the SWDP Flood Risk Assessment and summary of information relevant to building development in the South Lenches area that has been extracted from the Parish Plan Summary Document is also to be submitted. District Cllr. Mrs. Steel was asked if this application could go to the Planning Committee for decision with a site visit. She agreed to talk to the Planning Officer concerned.</p>
4.3	<p>Correspondence received from the Planning Department duly noted:</p> <p>a) W/14/02767/LUE – Hazeldean, Low Road, Church Lench. WR11 4UH. Certificate of Lawful existing use – matter specified was lawful.</p>

115/14	Parish Plan Working Group.
5.1	Notes from meeting held on the 4 th February 2015 duly noted.
5.2	It was agreed by all to adopt the raw data supplied by the Working Group in order that the Working Group can progress the project.
5.3	Resolved to approve payment for stationery and inkjet cartridges used by the Working Group to print copies of the Parish Plan Data to Mr. J. Fletcher of £82.46. (LGA 1972 s111).
5.4	Following discussion it was agreed that a token recompense should be given to the seven volunteers that in putted the data from the questionnaires. It was proposed by Cllr. Mr. Shore, seconded by Cllr. Mr. Worton that a £25 Regal Cinema voucher be given to each of them. (LGA 1972 s111).

Meeting closed at 8.30pm.

Signed by the Chairman:.....Dated: March 31st 2015.

SOUTH LENCHES PARISH COUNCIL.

Minutes of the Full Parish Council meeting held on Monday 2nd March 2015 at 8.25 pm in Church Lench Village Hall, Church Lench.
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Present:	Cllrs. Mr. Shore (Chairman), Mr. Campbell, Mrs. Fletcher, Mr. Ball, Mr. Shepherd, Mr. Worton and Mrs. Virr. <u>In attendance:</u> Mrs. Holland (Clerk) and Dist. Cllr. Mrs. Steel.
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116/14	Apologies:
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117/14	Declaration of Interests: a) Register of Interests: Councillors were reminded of the need to update their register of interests. b) Disclosable Pecuniary Interests or Other Disclosable Interest – nil declared.
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118/14	Written requests from Councillors for the Council to grant a dispensation (S33 of the Localism Act 2011) – nil received.
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119/14	Minutes: resolved that the minutes of the Extra Parish Council meeting held on 27.01.15. were an accurate record, duly signed by the Chairman
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120/14	Clerk's report: <u>2015 Wychavon Community Grants scheme</u> - Grant Application Packs are available now and the closing date for all grant applications is NOON on Friday 27th March 2015. <u>Wychavon District Council</u> - are holding a 'Strong Communities' event on Wednesday 25 March from 6-8.30pm in the Council Chamber at the Civic Centre. Topics to be included: New Homes Bonus, Rural Communities Programme, intelligence and trends about the District and the latest update about what is happening at Wychavon District Council.
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Public Question Time: Nil.

121/14	Dist. Cllr. report. <u>Dist. Cllr. Mrs. Steel reported:</u> a) Garden Waste services to be increased giving another 4,000 households the opportunity to have this service. b) Recycling facilities to be increased i.e. Public Houses can have facilities for recycling small electrical goods. c) Welfare assistance services increased to provide goods, vouchers, furniture, food and energy. d) 30,000
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122/14	South Lenches Parish Matters for Discussion/Decision.
122.1	<u>Assets report</u> – Bus shelters require attention and the notice boards require maintenance. All to be done in better weather conditions.
122.2	A Litter Pick to be carried out in March was discussed at length. It was agreed to advertise the event on the Lenches website for the event to take place on the 28 th March 2015. Parish Council will organise the event and collect the equipment. Clerk to contact the District Council and check that this date is available for the hire of the equipment. It was agreed that as no organisations to date had offered their services that a donation would be given to the War Memorial Refurbishment project.

123/14	Planning Matters: Correspondence received from Planning Authority: a) W/14/02813/PN – Land at Low Road, Church Lench. Permission granted with 14 conditions/reasons.
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SOUTH LENCHES PARISH COUNCIL.

124/14	Financial matters.
124.1	Resolved to authorise payments to be made as on 'Schedule of Payments' and approve bank reconciliation to 30.01.15. Extra payment was made to the Clerk for the sum of £188.50 for the purchase of the vouchers for the Parish Plan volunteers.
124.2	Resolved to grant £500 for costs towards the refurbishment of the War Memorial following confirmation that funds had been matched following recent publicity.
125/14	Parish Cllrs. report and items for future agendas: Nil.

Meeting closed at 8.45 pm.

Signed by the Chairman:Dated: 20th May 2015.

SOUTH LENCHES PARISH COUNCIL.

Minutes of the Planning meeting held on Tuesday 31st March 2015 at 8.15 pm in Church Lench Village Hall, Church Lench.
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Present:	Cllrs. Mr. Shore (Chairman), Mr. Shepherd, Mr. Worton, Mrs. Virr, Mr. Campbell and Mr. Ball. In attendance: Mrs. Holland (Clerk), Dist. Cllr. Mr. Lee and 4 parishioners.
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126/14	Apologies: Cllr. Mrs. Fletcher (reason accepted by Council) and Dist. Cllr. Mrs. Steel.
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127/14	Declaration of Interests: a) <u>Register of Interests:</u> Councillors were reminded of the need to update their register of interests. b) <u>Disclosable Pecuniary Interests or Other Disclosable Interest.</u> i) Cllr. Mr. Campbell declared a Disclosable Pecuniary Interest in item 128.2a as has an interest in the property concerned. Member left the meeting whilst the matter was under discussion.
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128/14	Dispensations: nil received.
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Public Question Time: meeting suspended at 8.17pm reconvening at 8.21pm, notes appended to these minutes.
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129/14	Planning Matters.
129.1	Minutes: resolved that the minutes of the Planning meeting held on 23.02.15.were an accurate record, duly signed by the Chairman.
129.2	Discussion took place on the following applications: a) W/15/00515/PP – Cedar Sett, Low Road, Church Lench. WR11 4UH. Proposal: New conservatory. Comments: The Parish council had no comment on this application. b) Application No: W/15/00436/PN - Oak Farm, Low Road, Church Lench. WR11 4UH. Proposal: Erection of a rural workers dwelling and demolition of existing buildings. Resubmission of application W/14/02103/PN. Comments: The Parish Council has supported applications for this property since the applicant's first submission, W/11/02236/CU. The Council fully supports the proposal above and ask that this site be taken as an exception as it is outside the GD1 boundary. The Council would also emphasise that if approved this should not be taken as a view to setting a precedent to building outside the GD1 boundary.
129.3	Correspondence received from the Planning Department duly noted: a) W/14/02060/PN – Land at the Observatory, Sheriffs Lench. WR11 4UH. Permission refused.
129.4	<u>Neighbourhood Planning Sustainability Workshop:</u> The seminar/workshop was sponsored by Community Exchange and held at Holt Heath, near Worcester. Jenny Fletcher and Bill Campbell attended on behalf of the Parish Council. The seminar concentrated on the sustainability aspects of neighbourhood planning and defined sustainability as ensuring better lives for us without making the lives of future generations' worse. At a very early stage it was identified that a neighbourhood plan differs from a parish plan in once approved by the District Council as it forms part of the National Planning Policy framework and has similar weight when it comes to planning decisions. It can create the power to make planning policy or to grant planning permission. Nationally to date a total of 40 neighbourhood plans out of over 1400 started have completed the full approval policy. Funding is nowadays available up to £8000 with further funding for plans that progress in an acceptable manner. There is also non-financial support available. There were a total of three keynote speakers one on decentralisation, one on local sustainable energy and another focussing on community assets, there was a degree of repetition nevertheless the major points came across clearly.

SOUTH LENCHES PARISH COUNCIL.

	Conclusion: made aware of the national interest in the subject and the degree to which the current government is pursuing localism and the legislation stemming from that. Both members would support a Neighbourhood Plan in the Parish Council area.
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130/14	Urgent decisions: a) Application No: W/15/00224 – Greenacres, Atch Lench Road, Church Lench. Proposal: Loft conversion including dormer window, new bay window and new window over garage doors. The Council had no comment on this proposal.
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Meeting closed at 8.45pm.

Signed by the Chairman:Dated: 20th May 2015.

Public Question Time (4 parishioners in attendance).

All 4 parishioners spoke in support of Application No: W/15/00436/PN.