

At a Meeting of Whittington Parish Council held at Whittington Village Hall on Tuesday 12th July 2011, at 19.30 Hrs.

Democratic Period/ Question Time: A. Guy was present and spoke at length regarding his objections to the proposals for the development of the football stadium complex at Nunnery Way, cautioning the Council to consider whether Members had prejudicial interests in the matter.

2011.072 Attendance.

Present: S.L. Brooker, M. Hallmark, A. Lodge, S. MacLeod, P. Wood.

In Attendance: P.S. Roe, Clerk; District & County Councillor R.C. Adams.

The Clerk apologised to Members and to Councillor Adams (and in their absence West Mercia police) if notice of the meeting had not reached the County Councillor or police as problems had been experienced with e-mails.

2011.073 Declarations of Interest and Ethical Matters.

a There were no declarations of Personal (non prejudicial) Interests in items on this Agenda.

b S. MacLeod declared a prejudicial interest in item 2011.079 - Planning Application W/11/01014/PP - on this Agenda, as a neighbour of the applicant and application site.

M. Hallmark did not consider that she did have a prejudicial interest in item 2011.079 - Planning Application P08Q0652 (Worcester City) - as had been suggested - but accepted that the public perception was likely to be otherwise, and hence indicated that she would declare a prejudicial interest in that item.

c Ethical Matters. Members were reminded of the need to keep their Register of Interest entries up to date, and that this is their personal responsibility.

2011.074 Minutes of Previous Meetings of the Council.

Minutes of the meeting of the Council held on 10th May 2011, having been previously distributed were taken as read, and adopted (AL/SM) without amendment.

2011.075 Co-option to fill vacancies.

There were no applicants for the two vacancies. The Chairman expressed his hope that candidates might be found from Berkeley Close, and St. Peters areas of the parish to give a better spread of representation, and urged Members to seek potential candidates.

2011.076 Election/Appointment of Officers, Internal Auditor & Representatives.

Ann Lodge being willing to continue in her previous role as CALC Representative was re-elected unopposed (SLB/SM) to that position.

She had previously been responsible for undertaking the Council's Review of the effectiveness of its Internal Audit Arrangements. The Clerk explained that proposed legislation would change this requirement and suggested that the remit should be revised to carrying out a review of the Council's internal controls and risk management arrangements.

A. Lodge was content to accept this role and was elected unopposed (SLB/SM) to that responsibility.

2011.077 Appointment of Committees and Working Groups.

To establish Committees of the Council as required.

Staffing Committee: The terms of reference of the Staffing Committee (i.e. all matters relating to staffing) were confirmed at the last meeting when M. Hallmark, A. Lodge, and S. MacLeod had been appointed to the Committee. A Lodge confirmed her willingness to continue to serve and S.L. Brooker indicated that he would do so too to enable a quorum to be more easily achieved, to which end he was elected (SM/PJW) unopposed to the Committee.

Working Group for review of Internal Audit Arrangements: See 2011.077 above

2011.078 Correspondence & related duties.

Health & Safety: To advise the Council on any Health and Safety matters which fall within the responsibility of the Parish Council or which may impact on the Council". At the last meeting S.L. Brooker had agreed and been appointed to this responsibility pro-tem. As no one else wished to replace him he agreed to remain in post.

2011.079 Planning.

a. **New and Unresolved Planning Applications:**

At this point S. MacLeod withdrew.

Application Number: W/11/01014/PP

Applicant: Ms L Detheridge

Case Officer: David Addison

Location: 4 Church Terrace, Church Lane, Whittington, Worcester, WR5 2RH

Proposal: Single storey extension

Response: Members reviewed the application and had no objection to the development which would enable the occupant to continue to live at her home.

S. MacLeod was recalled

Application Number: W/11/01213/CU

Applicant: Mr L. Ali

Case Officer: Lynn Bailey

Location: Land adj. 128 Spetchley Road, Worcester,

Proposal: Change of use from agricultural to commercial land for a security car parking area

Response: **Objection.** Council was surprised that the application site fell within the Parish as the related residential address actually fell inside the Worcester City boundary. Having the situation explained by the Clerk they considered that the information provided was sketchy but that on the basis of that information they objected to the proposed change of use, believing that it was inappropriate to introduce a secure vehicle storage facility into what is (and with future proposals would become even more) a predominantly residential area. The nature of the enclosure was considered inappropriate for the area and a likely future need for security lighting were also considered inappropriate for the area.

M. Hallmark withdrew.

Application No: P08Q0652 (Worcester City)

Applicant: St. Modwen Developments Ltd

Case Officer: Mr A N Coleman 01905 7222523

Location: Land East of Nunnery Way

Development: Full details approval for the erection of a sports stadium for Worcester City Football Club with commercial activities (use classes A1/ A2/ A3/ A4/ A5/ B1/ D1/ D2 and function suite), with car parking and associated works, and; outline planning permission, including reserved matter of access, for the erection of an health and fitness centre, motor vehicle showrooms, class B1 offices, public house, restaurant, hotel, car parking and associated works on land east of Nunnery Way, Worcester.

Response: **Strong objection.** Members were unanimously opposed to the development proposal believing that it contravened many of the provisions of the relevant Local Plan. The proposed development would be contrary to the “green network” (N9) and “M5 Protection Corridor” (N11) provisions of the Local Plan which although (CLT32) it provided for a stadium development (subject to specific conditions relating to access, parking, appropriate scale & density, adequate screening, and protection of neighbouring residential occupancies) made no reference to associated “enabling development”, which had been clearly labelled as inappropriate by the Planning Inspectorate in an enquiry into the Local Plan (2003). The current proposals covered a very much greater area than provided for although the portion allocated to the stadium complex had been approximately halved.

Development of the stadium was conditional upon a sound business plan for the Worcester City Football Club: it was considered that the Club remained in a parlous financial state and no long term viable and sustainable business plan had been put forward. It was felt that the so called “enabling development” could not be considered a viable solution as it was a commercial development being justified on the basis of a sporting facility. (Refer comments of Planning Inspector to 2003 proposals (para 10.26.25))

In specific terms members considered the proposals for access and parking totally inadequate. The site is adjacent to a dual carriageway subject to the national (70m.p.h.) speed limit and has very limited parking (approx. 770 spaces within the overall proposed development with only 179 dedicated to the stadium) provision for a stadium of over 5000 seat capacity. Even on the basis of an original assessment of an average of just under 2000 spectators - assessed to generate 1079 motor vehicles - the provision is totally inadequate and takes no account of “special attractions” which are likely to generate more traffic. Parking provision should be for stadium use only (not shared with the commercial users) and based on the stadium capacity not “average gate”. Because of the inadequate parking provision it is inevitable that people will seek to park “off site” with consequential “verge parking” and parking in and around surrounding villages (including within Whittington Parish) developments. The facilities at County Hall already serve a park & ride facility for the Rugby Club, and when there are concurrent games the traffic/parking situation will be exacerbated. As a consequence of the requirement for off-site parking there will be a large number of pedestrians seeking to cross or walk along Nunnery Way and the other roads in the vicinity none of which are appropriate for heavy pedestrian traffic. Crowds attending football matches are not always orderly or safety conscious and the risk of serious road traffic collisions is unacceptably high. A pedestrian crossing or bridge is unlikely to be properly utilised by the majority of those attending.

Noise considerations are inadequately addressed, not only in terms of noise during games but before and after in the surrounding environment where St Richards Hospice is likely to be affected by people parking or dropped off near County Hall making their way to/from the stadium.

Light emission will also affect neighbours (see Local Plan BE29 Light paras b) & d).

It has been noted that local residents and facilities such as St Richards Hospice seem to have been omitted from consideration as potentially affected in respect of noise, light and visual impact assessments.

In conclusion this Council believes that this is nothing more than a scheme for commercial development which uses a sporting facility as its justification and as such it is clearly outwith the parameters of the Local Plan

M. Hallmark was recalled.

Application No: W/11/01232 /OU

Applicant: Antringham Developments Ltd

Case Officer: Emma Worley

Location: Land off, Walkers Lane, Whittington.

Proposal: Outline application for the erection of 17 houses, new access, Parking, Amenity Areas and Associated Works.

Response: Having received previous consultation on proposals for development on this site Members reviewed the plans and took the view that the proposals were acceptable in principle but that the position of one of the access roads so near to the junction of Walkers Lane on to Whittington Road was unacceptable and if this development was to be approved an alternative needed to be found.

Application No: W/11/01236 /OU
Applicant: Antringham Developments Ltd
Case Officer: Emma Worley
Location: Land off, Walkers Lane, Whittington.
Proposal: Outline Planning application for the erection of an 80 bedroom care home and 4 houses, new access, Parking, Amenity Areas and Associated Works.
Response: Having received previous consultation on proposals for development on this site Members reviewed the plans and took the view that the height of the development was such that it would impinge adversely on the visual amenity, and be out of character with the area. Whilst a two storey development might be considered acceptable this was not.

b. Previous consultations. None to report.

c. Planning Decisions: W/11/00786/LB - Erection of a rear extension; The Elms, Walkers Lane; Mr & Mrs Guy. Approved STC - time, materials.

d. Other Planning Consultations:

Worcestershire County Council: Members noted the WCC Landscape Character Assessment - Supplementary Guidance without comment

e. Other Planning Matters:

SWDP: Members noted the progress of the SWDP and that the preferred options version had been agreed by the District Council and would now go out to consultation. A letter dated 29/06/2011 from Peter Luff MP had been copied to all Councillors. The Clerk was asked to respond emphasising the need for "ring parishes" such as Whittington (as evidenced by preliminary partial analysis of Parish Plan Questionnaire) to retain their identity as separate rural communities and not to be allowed by a process of agglomeration to become part of an expanded "Worcester City"

Members' attention was drawn to the Wychavon DC Strategic Housing Land Availability Assessment (SHLAA) which now appeared to have been adopted as an integral part of the SWDP and which identified land suitable for housing development between the City and Swinesherd Way.

Wychavon D.C.: New SHLAA - see above

Bloor Homes: - Land adjacent to Kilbury Drive - The Clerk reported that Mr Roger A Smith of Savills (Oxford) had asked to meet with the Council (and R.A. Phillips) re this development. As some participants would be on holiday in August members preferred the date of 26th July for this meeting which would be on an informal basis so that no decisions would be possible.

2011.080 Progress Reports/Updates on Matters Previously Resolved.

None.

2011.081 Finance.

The Clerk reported as follows: -

a. Receipts: WCC re. Lengthsman - £447.06; HSBC Interest c22p/month;

At this point the Chairman proposed that item 2011.090 be taken to accommodate the District Councillor and allow him to leave. This was agreed without demur; the item is reported in numerical sequence.

b. Payments: payments, invoices and requests for payment were reported totalling £394.74. Payment was agreed (MH/PJW) unanimously.

c. PAYE Arrangements: Members noted the need to make payment of income tax in respect of the Clerk, but agreed that he might pay this personally pending clarification of the situation, having been paid gross.

d. Proposals for Expenditure. It was agreed (SLB/SM) to purchase more bulbs - to a maximum of £40.00

e. New signatories to Council's bank a/c's. Revision of the mandate to the Council's bank in respect of authorised signatories was agreed (SLB/AL) as follows. That HSBC continue as the Council's bankers in accordance with the mandate dated 13th July 2010, that M. Baker be deleted from the list of those authorised to sign on the Council's behalf, that A. Lodge and S. MacLeod continue to be authorised to sign on the Council's behalf, and that S.L. Brooker and P.J. Wood be authorised to sign on the Council's behalf. Specimen Signature forms were completed.

f. Adoption of Quarterly Accounts Report. This was adopted (SLB/MH) without demur.

2011.082 Highways & Byways.

a. **Highways Matters:**

General.

WPC participation in the Lengthsman Scheme had been renewed, the Clerk apologised that the Lengthsman's new contract had not been completed.

M5 Noise: None.

Maintenance:

Works for the Lengthsman: None

Previous Matters:

Glass on Pershore Road: A. Lodge reported that the situation remained unchanged.

New Matters: None

Traffic Management:

Previous Matters:

The Chairman referred to the response received from WCC to the Council's points (Meeting 11/2011) which had been distributed to councillors. It was agreed that Councillors should e-mail their comments to the Chairman who would collate these and draft a response for the Clerk to finalise and send off.

New Matters: None

DFS: Results had been downloaded when the location was changed. No reports had yet been prepared other than for the first period of use (in circulation).

b. Byways:

General:

AL reported that she was now routinely in contact with the PPW, as necessary.

Bridleways: Nothing to report

Footpaths: RoW 503 Whittington had been blocked by the landowner in order to contain his stock. AL was to raise this with the PPW and the Clerk was to report the blockage formally to WCC.

2011.083 Training.

No further relevant training identified

2011.084 Parish Plan.

SLB was still analysing the results of the questionnaire. Until this was complete no action was considered appropriate. It appeared that there was clear wish from those questionnaires already dealt with that people wished Whittington to retain its identity, and not become part of Worcester City.

2011.085 Amendment of Standing Orders & Financial Regulations.

With a reduced Council it was felt that an informal meeting should be held to ascertain the general view so that any necessary amendment could be identified and the Clerk given time to prepare the necessary paperwork to allow the matter to be brought back before the Council for formal discussion and resolution.

2011.086 Records & Archives, Storage & Disposal.

The Clerk explained that at present the Title Deeds to the Village Hall were in the hands of Hallmarks (David Hallmark) for safekeeping. It was understood that he was presently in the process of retiring and with the need to provide safe custody of further related documents it was agreed that the Title Deeds should be withdrawn from Hallmarks and lodged with the new documents at the County Records Office, where other Parish Council documents were kept.

The Clerk had sought that the Council establish guidelines for document retention. It was felt that this could be best investigated at an informal meeting and brought back to the Council for decision at a later date.

2011.087 The Worcestershire Agreement.

Members noted the development of this document with mixed views. No action was presently required pending issue of the finalised version.

2011.088 New Homes Bonus.

The consultation information was passed to SLB who was to attend the meeting at WDC on 18th July.

2011.089 District Council Consultation - review of Polling Districts & Places.

Members were supplied with individual forms for them to complete and the Clerk was to respond with the consensus view that current arrangements were generally satisfactory and popular.

2011.090 District and County Councillors' Report – For Information.

County and District Councillor Adam reported that WCC had abandoned its proposals to alter the speed limits on the B4084 and the current limits would continue to pertain.

He reported on the progress of the SWDP and anticipated consultation on the Preferred Options between 21st September and 16th October. The nearest consultation venue appeared to be St Peters Garden Centre although other venues were available to parishioners.

Feedback from the consultation relating to the "Welbeck" development to the South of St Peters was to be given at St Peters Baptist Church at 19:30 hrs on 13th July.

The County Council had passed the corporate plan entitled "fit for purpose" which would apply from 2011 to 2016.

The Chairman asked Councillor Adams if he would investigate the situation regarding the "Worcester Pear Tree" and the need for grant of Planning Permission, and relevant consultation.

2011.091 Police Report - For Information.

No representative of West Mercia Police was present.

2011.092 Reports by Councillors, and Items for Future Agendas.

a) Reports of Committees and Working Groups and of Councillors representing the Council on outside bodies.

Envirosort Site, Norton (CMRF) Liaison Group: No report

West Wychavon PACT: No report - next meeting to be in September

Worcestershire CALC: A. Lodge reported that she continued to maintain a watching brief and bring copies of relevant information to Councillors' attention.

b) Reports of Councillors on other matters. None.

c) Inclusion of specific items on a future agenda. Already identified above.

2011.093 Inclusion of items in the Parish Magazine.

Items to be included this month were info re speed limits on B4084, and request for potential candidates for co-option.

2011.094 Correspondence.

A note of correspondence received has been periodically sent out to Members under the "Clerk's Digest" since the last meeting.

An invitation to Local Communities Energy Events and details of the Worcestershire Historic Buildings Project were circulated to councillors during the meeting.

2011.095 Date of Next Meeting.

The date of the next Ordinary Meeting of the Council would be Tuesday 13th September 2011, at Whittington Village Hall.

An informal meeting was to be arranged for 26th July as mentioned at item 2011.079 e

The Meeting closed at 21.50 Hrs.