

Honeybourne Parish Council

Minutes of the Honeybourne Parish Council Ordinary Meeting held at 7.30 pm in the Village Hall on 9th September 2014

Present: Cllrs. D. Cowan (Chairman), P. Brookes, A. Simmons, G. Clelland, D. George, B. Johnson, C Clear, M Powell, and S. Matthews.

In Attendance: Mr J. Stedman (Clerk) and four member of the public.

- 97. Apologies:** Apologies were accepted from: Cllrs. T. Probert and A. Attridge
Cllr Alistair Adams had informed the Clerk he would arrive late

98. Disclosures of Interests

To declare and disclose any Disclosable Pecuniary Interests in items on the agenda and to declare any other Disclosable Interests in items on the agenda and their nature, if necessary.

Disclosable Pecuniary Interests: None.

Other Disclosable Interests: None.

Register of Interests: The Chairman reminded members of the need to update their register of interests and that the Clerk has copies of all members register of interests if they wish to review them.

- 99. Public Open Forum:** A member of the Public raised concerns over the outline planning application for 5 new detached 3 bedroom dwellings on land adjacent to the Fancutts garage site. The issues were the use of the site access off School Street for construction traffic for the new proposed site and to ensure the site for two dwellings off School Street is not joined to the new proposal for 5 dwelling with access off High Street.

Ward Members Report: Cllr Alistair Adams's report is appended to the minutes

100. Minutes:

- a) Council agreed the wording of the minutes of the August ordinary meeting, the Chairman signed them as a true record of the meeting.

101. Clerk's Report on Matters in Progress:

- a. Alleged commercial use of a public litterbin in High Street, the Clerks report was noted and consideration will be given to a new dog bin.
- b. Placement of commercial advertising on the raised footway railings; this practice was considered un-acceptable and the matter will be brought to the attention of the County Highways. H-Bug will be advised to move their banner to the notice board allocated for their use.
- c. Proposed new letter box can be installed on the High Street. Royal Mail has been informed of the probable installation date of March 2015
- d. VAS data reported to the Safer Roads Partnership and the police requesting speed enforcement on Station Road, the police have carried out enforcement and their record will be requested by the Clerk. No response to date from the Safer Roads Partnership.
- e. Request for the County Council's traffic management and road safety policy. The request was passed to Cllr Alistair Adams and then the appropriate County Highways officer who has not responded to date, Clerk to pursue the matter with the officer.
- f. Mediation of allotment tenant plot vacation dispute over retained goods. The matter was amicably resolved.

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- g. Telecom pole very near the proposed access to the Recreation Field, the Clerk confirmed this was not a problem to construct the new access.
- h. Cemetery plot purchase and interment by the Robbins family, the administration is ongoing and the interment is complete.
- i. First Great Western correspondence regarding the Station Managers details was noted.
- j. Reporting of a damaged notice board at Honeybourne Station. Members reported the damage is now repaired.

102. Planning Applications –

a. **W/14/01615/OU**: Mr R Christ Honeybourne Homes Ltd: Land Off, School Street, Honeybourne. Proposal, Outline planning permission for 5 new detached 3 bedroom house with detached garages on same plots

The Parish Council objects to the application for the following reasons: -

- i. The site lies outside of the general development area.
- ii. The proposed access is onto an already congested and heavily trafficked section of High Street. On-street parking is necessary for existing High Street properties and two retail premises opposite the proposed access, this parking extends well around the bend in the road making visibility unacceptable in highway terms. Furthermore the vehicular access crosses through the Fancutts site which already has outline planning approval for 8 dwelling (Case No: 13/00435) so potentially adding a further 5 dwellings to an access next to the existing access of the Meadow Walk site of 6 dwellings, which would make a total of 19 dwellings with associated car usage. This is totally unacceptable on road safety grounds and would be an accident waiting to happen.
- iii. The proposed access will need a material change to the existing permission on the Fancutts site as it would require the removal of one house from this already approved outline consent and materially alter the internal road network.
- iv. Concerns are raised over the access road construction as the Fancutts approval records as Condition 9 "No development shall take place until the following components of a scheme to deal with the risks associated with contamination of the site are submitted to and approved, in writing, by the local planning authority.....". It follows that if the Council is minded to grant this application that an identical condition needs to be imposed to ensure that the contaminated land is dealt with before any construction takes place
- v. The application documentation is ambiguous as it states 5 dwellings in one part of the application and 4 dwellings in another part. The plans used are out of date as Meadow Walk and therefore its potential impact are not shown.
- vi. If the Council is minded to approve the application a condition should be imposed to ensure that no construction vehicles enter the site through the narrow access road on School Street, but only from the High Street

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b. W/14/01507/PN: - Vicarage Nurseries, Weston Road, Bretforton

Proposal :Permission to retain agricultural worker caravans on site all year without need to remove and return once per year, plus associated works and provision of single storey community building incorporating ablutions.

The Parish Council agreed a strong objection to the application for the following reasons:

- i. Firstly an application in very similar terms was proposed in 2012, Case ref /12/02679/CU refers, and was strongly objected to by the Parish Council and subsequently refused by WDC on 26 April 2013.
It is understood that this is a retrospective application to deal with the previous refusal decision not having been complied with. The Parish Council therefore reiterates its previous objections which are still relevant.
- ii. The proposed caravans have a potential occupation of some 300 workers and it is considered this would have an overwhelming impact on local services such as health services and other village facilities, if occupied on a permanent basis.
- iii. The proposed site has no car parking allocation for the caravans so the workers would need to travel to local towns for shopping and would need cars.
- iv. Furthermore there is no allocation of open space recreational area and concerns are raised over the potential excessive use of village recreation field facilities.
- v. It is felt the impact of this proposal on the rural communities of Honeybourne and Bretforton is unsustainable due to the scale of occupancy.
- vi. The Council is supportive of local business enterprise but adding such a development into an existing community would have a considerable environmental impact.

If the application is granted then the Parish Council asks that the following matters are considered to help protect the local communities.

- The occupation of the caravans is limited to agricultural workers only.
- If the caravans are no longer required for seasonal workers then they are removed from the site and the site is returned to agricultural use.
- There will be no more than 56 caravans permitted on the site.
- The site will not be occupied by anyone in the three winter months.
- No amplified or live music to be played on the site at any time.
- Open space recreation facilities are provided for the seasonal workers.
- Provision is made for fully landscaped onsite car parking.

103. Planning Decisions Noted:

- a. **W/14/01281/PN:** Mr J Blower, location: 64 Westbourne, Honeybourne. Demolition of conservatory and garage and construction of two bedroom bungalow. Granted with 7 conditions.
- b. **W/14/01304/PP:** Mr D Blower 50 High Street, Honeybourne Proposal: Residential two storey extension to the side and rear of the property. Existing Garage and conservatory to be removed. Granted with 4 conditions.

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104. Development Matters:

- a. **Village Hall site:** The Clerk reported on correspondence from Taylor Wimpey indicating the new Village Hall site on Grange Farm will be concluded shortly.
- b. **Abacot streetlight scheme:** Members noted the David Wilson Homes decision for the streetlight scheme on Abacot Fields. As the Parish Council's consultation was received too late to be incorporated into the scheme the original David Wilson Homes scheme will be used.
- c. **Heart of England Forest:** Members considered the Heart of England Forest 2015 woodland creation proposal and the Environmental Impact Assessment consultation and it was agreed to make the following comments which reflect the previous consultation comments: - Honeybourne Parish Council continues to be concerned over the proposals put forward by the Heart of England Forest to plant more blocks of broad leaf forest around the villages of Honeybourne and Pebworth. The Parish Council have many concerns over the proposal which includes: -
The scale of change in the rural landscape around Honeybourne and Pebworth.
The loss of countryside vista of the Cotswold escarpment and open areas around the villages.
The changes in the local ecology and wildlife habitat will have an impact on local farming.
The loss of high grade farm land to forestry when other areas would be more suited.
- d. **Grange Farm streetlight options** Council agreed to request 6 streetlights at strategic junctions and a further 2 low level lights on the walkway to High Street. Clerk to inform Taylor Wimpey and Worcestershire County Council Highways.
- e. **Stevenson Way balancing pond:** Mr Peter Whiteman of Taylor Wimpey returned an unacceptable response to the Council's question on the adoption of the balancing pond. It was agreed to write to Mr Whiteman again with a strong request for a positive answer to the Council adoption question.

105. Insurance:

- a. Members considered the Came & Company insurance schedule and quotation and agreed the items and amounts insured, the insurance premium was agreed to be paid.

106. Finance:

- a. Council approved and agreed the Clerk's schedule of Payments, Receipts and Balances and cheques were signed accordingly.

107. At 8:55 the Chairman adjourned the meeting as the ward member Cllr Alistair Adams arrived to give his report which is appended to the minutes. The Chairman reconvened the meeting at 9:10

108. Community & Council Matters:

- a. **Welcome flyer:** Following some minor amendments the content and layout of the welcome flyer for new residents was agreed. The Clerk will print 40 copies for distribution to new homes in the village.
- b. **Village News deliveries:** Members confirmed that the problems with the deliveries of the Evesham Journal and the Village News magazine were now resolved.
- c. **New litterbin:** Council agreed to request Taylor Wimpey to sponsor a new litterbin and a dog-waste bin on the High Street access to Grange Farm.

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- d. Tree and hedge maintenance:** The Clerk will request two quotations from contractors to carry out tree and hedge maintenance works in the Cemetery, Churchyard, The Leys, Elm Green, School Street and The greens in Brick Walk. Also to include clearing excessive vegetation from the watercourse through the Cemetery.

109. Policy: it was agreed to amending Standing Order 3(L) and replace the wording with: -
“Deleted following the implementation of the Openness of Local Government Bodies Regulations 2014”.

110. Street Lights:

- a.** Members to report any lights in need of attention. None at this time.
- b. Survey report:** The Clerks survey report of streetlights indicated that the streetlight in Green Close and the streetlight on the Gate Inn cross roads can be replaced with new metal columns as they have underground supplies. The two streetlights on Stratford Road with rotted poles cannot be replaced as they have overhead supplies off the main electricity network. In consideration of the report Council agreed to request a quotation for two new metal columns and lanterns and make further enquiries regarding the two poles in Stratford Road, Clerk to request a quotation for their disconnection and subsequent removal. Members requested information as to where they could see LED streetlights operating.

111. Public Rights of Way (PROW) & Parish Paths Warden (PPW)

- a.** The PPW's reported on the clearance of PROW 549 off the Weston Road and 548 starting at the Mickleton Road is complete.
- b.** PROW 553a High Street to Weston Road needs clearing of vegetation, Handyman to be requested to carry out the works.

112. Highways:

- a.** New highway matters to be reported to County Highways or the Lengthsman.
- i. Shinehill Lane junction, hedgerow obscuring visibility towards Bidford
 - ii. Extensive nettles on the footway in Station Road
 - iii. Roadside ditch need clearing outside the domestic fowl trust.
 - iv. Inspection chamber cover missing on the north side of the Railway Bridge.
 - v. Dropped kerb to be reinstated at the David Wilson Homes site on Station Road to prevent traffic access.
 - vi. Bollards to be installed on the public footpath on the David Wilson Homes site to prevent traffic access.
 - vii. Honeybourne Station access road to be cleared of vegetation to allow unhindered pedestrian access – to be reported to the Station Manager

113. Mowing Contract Matters:

- a)** The details of draft maintenance licence for the Honeybourne Sport & Recreation Field carried out by VISA Ltd were agreed by Council and will be issued to VISA Ltd to allow field maintenance to be carried out.

114. Lengthsman and Handyman:

- a.** A request for the clearance of bushes and brambles obstructing the footway in Grove Avenue at number 11 and 13.

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a. Inspection: The regular weekly visual inspection report was considered to be satisfactory.

116. Sport & Recreation Field Development

a. The Ken Watkin's meeting report on the site meeting held on Monday 8th September was fully considered by Council and the agreements and comments are appended to the minutes in appendix A

117. Community Centre & Village Hall Cllr. Graham Clelland

The Village Hall Vice-Chairman offered a draft plan of the new Village Hall design and layout and members made several comments on the plan, comments were passed to Cllr Brian Johnson to convey to the Village Hall committee.

118. Matters Raised by Members for the September meeting:

a. Cllr Trish Probert proposal to request the Lengthsman to clear weeds in street gutters throughout the village. It was considered that it may be late in the year to consider the clearance but the matter will be considered at the October meeting.

119. Correspondence to Note:

- a.** Cotswold Line Promotion Group magazine.
- b.** Clerks and Councils direct

120. Meeting Dates:

a. Members confirmed the next Ordinary Meeting is scheduled for the 14th October at the Village Hall at 7.30.

There being no further business the Chairman closed the meeting at 10.25 pm.

Chairman

Date

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Appendix A

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Parish Council's agreements on the Sports & Recreation Field Site meeting proposals.

Present: David Cowan HPC Brian Johnson HPC John Stedman HPC
 Jem Teal WDC Ken Watkins KWA Ian Tomkins ETC Architects

The meeting notes and matters arising listed below were drafted by Ken Watkins and considered by the Parish Council, the Council's consideration are appended to each note and underlined.

- 1) Field drainage was discussed and Jem Teal confirmed that the additional drainage to the field outside of the formal pitch installation was not a requirement of WDC and that funding would be better spent within the formal provision.
The Council agreed to drain only the pitch area
- 2) The potential saving of soil to be deposited on site in the form of a bund around the site perimeter was discussed and it was felt by all present that the potential saving of £2.7k did not warrant the additional annual costs to mow and maintain the bund which would be at least 120m in length. The current vista across the field would also be compromised.
The Council agreed to retain the surplus soil from drainage works on-site in the top corner of the field and consider its use or disposal at a later date. This will allow potential £7k saving to finance more beneficial infrastructure.
- 3) JT requested that the car park should potentially be provided in a full metalled form i.e. tarmac. There was discussion regarding the ecological impact and cost of this provision rather than a geotextile membrane crated and granite chipping version. KW agreed to provide the cost for both installations and also for the full size parking provision. Funding may well dictate the final outcome as to how this was provided in the phased scheme. **Action: KW/IT.**
The Council agreed that all the car park to be constructed in phase one and to have a tarmac surface. Drainage will be into the roadside ditch which the Council will have cleaned and reformed this winter.
- 4) JT informed that there would be funding available from the S106 contributions for play. KW/IT agreed to provide costs and designs for a junior play area facility to be positioned alongside the picnic area. A youth shelter would also be costed for installation adjacent to the multi-use games court. JS informed that the field was a dog free area and so it may be possible to save funding on the provision of fencing to a play facility. **Action: KW/IT**
The Council agreed this proposal subject to funding availability
- 5) It was agreed to remove the BMX facility from the current plan to be submitted to WDC. This could be considered in the future if S106 funding was available. IT agreed to complete the update and send to JS for tomorrow night's PC meeting. **Action: IT**
The Council agreed this proposal

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- 6) It was agreed to remove the short run of planting adjacent to the attenuation pool and amend plan accordingly. **Action: IT/KW**
The Council agreed this proposal
- 7) The hedge line running along the Bretforton Rd was discussed due to the height and need for maintenance. JS informed that this is the responsibility of the Parish Council. It was agreed that the PC would seek to obtain prices for the calibration landscaping of the hedgerow to a height of 1.2m with the possible introduction of a rail fence similar to the current fencing around the field if required. This would increase the vision and safety into the field assisting “stranger danger” for young people using the eventual facilities. Additionally, highlighting the field facilities for public community use. **Action: JS**
The Council agreed to reduce the hedge to 1.2m and leave the fence in abeyance. Clerk to obtain a quotation for this to be completed this winter.
- 8) KW/IT will produce a phased plan of installation and cost of each phase to be delivered and present to PC for approval prior to submitting to the District Council for release of funding as each housing development is completed. **Action: KW/IT**
The Council agreed this proposal
- 9) JT would present a report to the District Council for release of funding and delegated officer powers for approval to proceed with each phase of the sports and recreation field development. **Action: JT**
Noted
- 10) It was agreed that a public presentation of the phased scheme would be held in the village hall in the not too distant future to gain further support from the community. This would not be a consultation process as much consultation has taken place to date, but a confirmation of support. JT confirmed his support and would attend this open meeting. KW and IT would also be present to support parish councillors. **Action: All**
The Council agreed this proposal
- 11) JS would undertake to write to the adjacent neighbours and invite them to attend this public open morning so that they were fully conversant with the Parish Council plans for the field. It was important to keep neighbours fully abreast of developments. **Action: JT**
The Council agreed this proposal
- 12) The new field signage would also be prepared for the above meetings and reports to Council. **Action: IT**
The Council agreed this proposal
- 13) KW would meet with JT to finalise the report to District Council, once all information was gathered and draft report compiled. **Action: KW/JT**
The Council agreed this proposal