

ELDERSFIELD PARISH COUNCIL

**Minutes of the Meeting of Eldersfield Parish Council held on
Thursday 14th November 2013 at Eldersfield Lawn School, commencing at 7.30 p.m.**

Present: H.S. Davis (Chairman), C.H. Jeffes, B.N. Parsons,
Mrs C. Powell-Chandler, C. J. Whitehead,
Mrs R. Wilder, O.D. Williams

In Attendance: District Councillor Bronwen Behan

**Members of the
Public:** -

1. Apologies for absence

R.S. Manwaring MBE

2. Members' interests

None.

3. Adoption of the Minutes of the previous meeting

The Minutes of the meeting held on Thursday 12th September 2013 were accepted as a true record of that meeting and were signed as such by the Chairman of the meeting.

4. Matters arising

None.

5. Reports from District and County Councillors

District Councillor Bronwen Behan informed the meeting that the South Worcestershire Development Plan was proceeding. The Inspector was of the view that 7,000 more houses were required than proposed by the draft Plan; the matter was going to review. Until the Plan was adopted, the County Council was in a weak position to resist applications from developers.

6. Public Comment

None

7. Planning Matters

a. The Chairman invited the meeting to note that MHDC would not in future supply paper copies of planning applications but would instead expect parish councils to view applications on line. Councillors found this unsatisfactory in that it was generally difficult to obtain a proper appreciation of plans from a screen and it would be impossible to take a computer with a standard size screen on a site visit. However, the apparent obduracy of MHDC was noted.

Before taking a final decision on the matter, Council asked the Clerk to establish whether it would be possible to commission copies of A3 and A2 documents from local printers. The matter was deferred until the next meeting.

SUMMARY OF PLANNING DECISIONS SINCE LAST MEETING

- 13/00011/FUL** New Grain Facility; Formation of bunding and landscaping works to provide screening to new grain facility
- Land at (OS 8015 3026), The Hawthorns, Corse, Gloucestershire, GL19 3NY

Council's Comments:

Enhanced bunding and landscaping was requested at a parish council site visit to the proposed grain facility

This proposal addresses the concerns raised.

We are pleased to support the application.

Approval - Full Planning Permission

- 13/00210/HOU** **Extension to accommodate new music room**
(and 3/00211/LBC) Eldersfield Court, Church Road, Eldersfield,
Worcestershire, GL19 4NP
- Mr & Mrs Collins

Council's Comments:

This extension will not impact any neighbouring property. We note that both the design and materials proposed have been approved by listed building control

We support the application.

Refusal

- 13/00214/FUL** **Extension to existing indoor arena, extension to existing outdoor arena, re-siting of viewing gallery, resurfacing of holding area, installation of spectator walkway and judges' box**
- Moores Farm Equestrian Centre, Corse Lawn, Worcestershire, GL19 4LY
 - Mr & Mrs P Betteridge

Council's Comments:

We have the following comments:

1. Parking

We are concerned about overspill parking in open countryside. The applicant informs us that initial estimates indicate that adequate parking already exists but that if demand increases sufficiently a planning application for additional car parking space will be submitted.

We accept that although the applicant claims to discourage visitors to the site from parking on the adjoining regulated pasture he is not in a position to require them to so refrain. We believe that our concern may best be addressed indirectly and we therefore suggest that any planning permission specify the maximum number of visitors who may use the site at any one time; the maximum number should be set at a level where parking outside the curtilage of the site is unlikely to be necessary. This condition, in the event that an application is later made for additional car parking space, may then be varied.

2. Floodlighting around open arena

Clarification on whether the existing lighting is lawful was requested some twelve months ago from the Enforcement Officer but to date he has not expressed his opinion. We note that the application makes no reference to lighting.

We believe that a full specification of the proposed lighting should be included in this application.

3. Loudspeaker system

We accept that a loudspeaker system is required.

We believe that any planning permission should contain conditions specifying the times during which the system may be used and the maximum volume which may be employed.

We have raised the above points with the applicant who indicated that he would be prepared to address them.

Subject to the foregoing, we have no objection to the application.

Approval (Full Planning)

13/00539/HOU

Conversion of existing garage into living accommodation, with single storey extension above.

- The Grove, Lime Street, Eldersfield, Worcestershire, GL19 4NX
- Mr Neil Sheppard

Council's Comments:

A well proportioned extension sitting sympathetically within the site. No new windows overlook any adjacent dwellings and the impact of the extension on the neighbourhood will be minimal. We support the application.

Householder Full Planning Permission

13/00571/HOU

Erection of double garage with store over

- Church Cottage, Church Road, Eldersfield, Worcestershire, GL19 4NP
- Mr M Pitman

Council's Comments:

The proposed double garage sits sympathetically with the main dwelling with no impact on neighbouring properties. Entrance to the property from the road is also improved.

We support the application

Householder Full Planning Permission

13/00610/HOU

Oak framed, timber clad 2 bay garage with room above

- Guythorpe, Malvern Road, Staunton, Worcestershire, GL19 3NZ
- Mr Doug Shuter

Council's Comments:

The proposed site plan does not reflect the detail plans submitted. The detail plans would suggest building outside the existing curtilage and the removal of a section of hedge.

We request that revised plans are submitted prior to further comment by us.

Refusal (Full) Planning House

13/00655/FUL

Change of use to equestrian land and erection of stables with tack room and store and yard

- Land adj Church Cottage, Church Road Eldersfield Worcestershire GL19 4NP
- Mr M Pitman

Council's Comments:

The proposed stable block and change of use of land to equestrian sits adjacent to the double garage covered by 13/00571/FUL

We have no further comments and support the application.

Full Planning Permission

13/00720/FUL

Construction of a barn for storage and change of use of land to equestrian use.

- Land at (OS 8024 3145), Nr Church Cottage, Eldersfield, Worcestershire
- Mr M Pitman

Council's Comments:

We are comfortable with the proposed barn construction and designated location and with the proposed change of use of adjoining land to equestrian.

We support the application.

Full Planning Permission

SUMMARY OF PLANNING APPLICATIONS AWAITING DECISION

13/01282/HOU

Detached garage, built from brick and tiles similar to the main house.

- The Old Cider Barn, Corse Lawn, Gloucester, GL19 4pe
- Mr Oliver May

Council's Comments

Under consideration

13/01291/FUL

Detached garage, built from brick and tiles similar to the main house
Old Cider Barn, Corse Lawn, Worcestershire, GL19 4PE
Mr Doug Shutter

Council's Comments

Under consideration

13/00800/HOU

Conversion of barn into a one bedroom holiday cottage

- The Grove, Lime Street, Eldersfield, Worcestershire, GL19 4NX
- Mr N Sheppard

Council's Comments

The Parish Council has no objection to the 'cosmetic' changes to the structure and the change of use, however the entrance and road frontage will need to take account of the need for clear visibility splays in the bend in the road, and the provision of additional septic drainage will need to be addressed, as the area is known to have poor natural drainage.

13/00835/HOU

Front and rear extensions and porch to side elevation.

- Burghill, Gadfield Elm, Staunton, Worcestershire, GL19 3PB
- Mr W Mason

Council's Comments:

This modest proposal built in similar materials to the main dwelling will sit comfortably in the locality offering no impact to any neighbouring property

We support the application.

8. Finance Sub-Committee

Given the absence of Councillor Manwaring, it was decided that this topic should be deferred until the next meeting.

9. Tables and crockery

The receipt £83.50 in respect of the loan of tables and crockery was noted.

10. BT Phone Boxes

The Chairman informed the meeting that he had become aware that the School would be interested in acquiring one of the two BT boxes owned by the Council and would make use of it at the School. He was aware, however, that the electricity supply to the box had not yet been disconnected.

After discussion it was suggested that if the Council were to make the phone box available to the School it should be as a loan and not by sale; however, before such a lease were considered, it would be necessary to see when BT intended to disconnect the electricity supply and the Clerk was instructed to contact BT to obtain that information.

11. Corse Lawn Cricket Club

It was noted that the Corse Lawn Cricket Club had accepted the terms on which the Council offered a grant to them of £400. The Chairman informed the meeting that the Club had invited the School to use the pitch.

12. Flower Arranging

The request from Mrs Mitchell for a grant for £40.80 in respect of flower arranging classes for 4 evenings autumn, was noted and it was **RESOLVED that a grant of £40.80 be made to Mrs Mitchell.**

13. School hall hire

It was **RESOLVED** that payment be made to WCC in respect of the Council's hire of the school hall for 6 meetings held from May 2013 to March 2014, 2 meetings of the Financial Sub Committee, 19th September and 1st October and 2 meetings of the Pendock Environmental Liaison Group (9th September and 4th November), in total costing £148.40.

14. Audit

It was noted that the Grant Thornton, the Auditors, having completed their audit, have issued a report without qualification.

15. Churchyard

A request from the Parochial Church Council of St John the Baptist for assistance with the maintenance of the churchyard was noted and it was **RESOLVED that a grant of £500 be made to the Parochial Church Council of St John the Baptist for assistance with the maintenance of the churchyard.**

16. Financial Estimates and Budget 2014-15

The statement of expenditure for the half year and the forecast end year position circulated before the meeting were noted.

Some minor emendations were suggested to the draft budget.

The Clerk said that the government had not yet indicated its position on capping and that in these circumstances it would be wise to defer the adoption of the budget until the next meeting. Council agreed.

17. Authorisation of Disbursements

It was **RESOLVED** that the following disbursements be made:

£ 280.32	J L Gabbott
£73.00	HMRC
£40.80	Mrs Mary Mitchell
£148.40	Worcestershire County Council
£500.00	PCC St John the Baptist

18. Correspondence

The following correspondence was noted:

Received:

- Milestone Society – letter of thanks for grant
- South Worcs Development Plan consultation

Sent

- Zurich – request for refund of overpaid £13.80

19. Future Meetings

It was resolved that future meetings of the Council take place at Eldersfield Lawn School at 7.30 pm on the following Thursdays in 2014: 9th January, 13th March, 8th May, 10th July, 11th September, 13th November

20. Other business

Buses: WCC is proposing to withdraw subsidised bus services. Details may be seen at www.worcestershire.gov.uk/busservivereview; the Council hopes that County Councillor Tom Wells will be able to give details of the proposals at the next meeting.

Broadband: Representations have been received from the public that the broadband speed was unacceptably low. District Councillor Bronwen Behan undertook to report the matter to MHDC.

Hogs Pitch hedges: It was reported that hedges are again overgrown. It is the responsibility of landowners to maintain their hedges.

Grit Bin: It was suggested that a grit bin should be bought by the Council and placed in the vicinity of Parsonage Farm. The matter will be tabled at the next meeting.

Bridge End ponding: It was reported that ponding is appearing in the road approximately 40 feet east of the bridge.

There being no other business, the meeting closed at 8.55 p.m.

JLG
16.11.13