

**Minutes of the virtual extra-ordinary meeting of Ripple Parish Council
Held on Wednesday 17th March 2021 at 7.00pm – due to Covid-19 restrictions**

Attendees: Cllr Aldridge, Cllr Jones, Cllr Armitt, Cllr Davis, Cllr Peters
District Councillor Owenson (left the meeting at 19.20pm)
Clerk – V Portch

1. **Apologies:** Cllr Weyman, Cllr Baum – reasons approved.

2. **Declarations of Interest:**

a. To declare any Disclosable Pecuniary Interests in items on the agenda and their nature.

b. To declare any Other Disclosable Interests in items on the agenda and their nature.

Councillors who have declared a Disclosable Pecuniary Interest, or any Other Disclosable Interest which falls within the terms of paragraph 12(4) (b) of the Code of Conduct, must leave the meeting for the relevant items.

Cllr Baum declared an interest in advance of the meeting having submitted a personal response to the application.

DEMOCRATIC PUBLIC TIME:

To access Microsoft Teams please email philaldrige@rpcworcs.co.uk to request the meeting link. You will be issued with an invitation to join the meeting, as a guest, and further guidance to ensure you are able to successfully link up.

A representative for Tingdene Marina was provided with link and able to participate.

Cllr Aldridge welcomed attendees and thanked them for their participation. The Tingdene representative was thanked for his email response to RPC providing further information regarding the proposed development.

The chairman outlined why an extra-ordinary meeting had been called. The legal representative of Tingdene had requested copies of agendas and minutes of RPC meetings pertaining to its response to the section 73 planning application 20/02056/OUT - Upton Marina. Documentation was provided. Tingdene's representative proceeded to maintain that RPC's submission was invalid and should be removed from the planning register because the specific application number - and title - had not been listed under a generic agenda item 'Planning Group (schedule circulated)'. He considered this 'maladministration' and in contravention of Local Government Act 1972 requirements. Having sought advice from CALC and discussed the situation with the local planning authority (MHDC) it was agreed that the best course of action for RPC was to withdraw its submissions of the 11th and 22nd February and convene an extra-ordinary meeting with an explicit planning application agenda item, at which the submission of an amended consultation response could be considered. All of this had been accomplished within ten days.

Cllr Aldridge handed over to Cllr Jones to provide an overview of the proposed response to the Upton Upon Severn Marina planning application.

3. **PLANNING APPLICATION for consideration:**

To consider planning application **20/02056/OUT- Upton Marina, East Waterside, Upton Upon Severn, Worcester, WR80PB.**

Outline planning application for the erection of up to 70 resident units with all matters reserved except for means of access as approved under permission 17/00372/OUT – variation of condition 2 and 4, removal of condition 11.

- a) To confirm withdrawal of RPC consultation responses to MHDC dated 11/2/21 and 22/2/21.

Cllr Jones confirmed that the original two submissions provided by RPC to MHDC in respect of this application had been formally withdrawn and the withdrawal acknowledged by MHDC Planning Department.

- b) To consider the application for submission of an amended consultation response.

Cllr Jones provided a detailed overview of the application and the concerns of RPC and those raised by residents. These had been previously circulated and covered flooding, pedestrian safety, no cycle lane provision, no cycle or pedestrian route to provide a link and safe access to East Waterside, and despite the lack of a bus service no provision of designated bus stops in proximity to the site. Major concerns regarding localised flooding and A4104 road closures despite the recent raising of the road and proposals to build an access road over land known to flood. The safety of road users accessing and leaving the site also provide major concerns. It was suggested that a central “filter” lane should be considered.

The Applicants had submitted an email to the Council that afternoon and this was considered. It promised an update to the flood risk assessment submitted and approved at the time of the original application, at the time of the original application, together with new flood datum. The applicant also offered to consider the possibility of a combined cycle/footpath from the emergency exit location through the proposed housing site to link up with the Marina site and onwards to East Waterside. This would have to be included in any subsequent detailed planning application for the site.

This led to various options regarding recommendations, refusal, deferral but if a deferral was proposed to allow the applicant to submit the information indicated, RPC would ask for further consultation.

The Tingdene representative requested to advise the meeting (via Teams Chat) that the last two appeals on this site, and the one at Waterside, have both succeeded on the basis of evidence and resulted in costs awards against the LPA, for unreasonable refusals. Cllr Jones interjected that he was not sure that RPC should be swayed by that information.

Cllr Davis was of the opinion that ultimately the LPA was responsible for the decision and RPC could only as lay people provide comments based on their residents’ concerns and local knowledge relating to the location (i.e. flooding issues and closure of the A4104 in adverse weather).

Cllr Aldridge proposed that RPC provide a recommendation of “Deferral”, a vote on this recommendation was unanimously agreed.

Proposed by Cllr Aldridge Seconded by: Cllr Davis

Prior to this meeting Cllr Jones had circulated a revised submission to MHDC, it was proposed and unanimously agreed that this submission would be submitted to MHDC. Having further discussed the case it was proposed and unanimously agreed to resubmit the Councils concerns to MHDC.

Proposed by: Cllr Aldridge Seconded by: Cllr Armit

4. **A38/A4104 roundabout Community Liaison Group:** Feedback from the initial meeting of this group.

Cllr Jones reported that the groups’ first meeting had 12 attendees, chaired by County Councillor Paul Middlebrough. The land had now been purchased from Croome Estate and archaeological surveys were being carried out. A Great Crested Newt Licence has

been applied for but was delayed due to COVID. It was suggested that further consultation with immediate neighbours would be via liaison via Facebook. A list of those considered appropriate to contract to be drafted. There were concerns regarding light pollution of the area. It was confirmed that no footpaths would be affected by the development. It was noted that no cycle/pedestrian route would be provided along the redundant section of the A4104 as these would be provided along the new section of road.

The redundant part of the A4104 would be closed and gated off – the infrastructure services would remain located in situ. The intention was for 70% of the works to be carried out without interruption to the existing roadways.

Cllr Aldridge thanks Cllr Jones for the update.

5. **AOB:** Councillor comments and items for the next agenda.

Cllr Aldridge reported that the clerk would be leaving in April. The recruitment process was underway and a temporary clerk in place for the April Meeting.

It was unanimously agreed that the damaged fencing on the Recreation ground should be replaced as soon as possible. The clerk had arranged for two contractors to provide quotations, one had been received and circulated to the Chairman the other was awaited.

Proposed by: Cllr Aldridge Seconded by: Cllr Davis

The Chairman thanked the attendees and concluded the meeting at 8.10pm

Date of Next Meeting – 12th April 2021