

## **Parish Council of Alfrick and Lulsley**

**Minutes of the Meeting of the Parish Council held on Tuesday, 16th July 2013 at 7.30pm in the Village Hall, Alfrick.**

### **Present:**

Cllr Ms L Randall, Chair,

Mrs D Jammal, Mrs C Williams

Messrs: P Brown, A G Cooper, B Fishwick, G Lowe, B Martin, P Tebbit, A Warburton (District Councillor), Cllr D Hughes (District Councillor), D Bradley (Parish Tree Warden),  
G M Brewin (Clerk).

### **Apologies:**

Cllr P Tuthill, (County Councillor),

### **Visitors:**

3 Parishioners and Representatives of Draycott Developments and RCA Regeneration.

### **Public Question Time prior to the formal meeting;**

Draycott Developments and RCA Regeneration Ltd made a presentation regarding the proposal to build 14 new homes on the Chapel Meadow site, of which 4 will be 'affordable', within a site area as proposed within the SWDP of 0.64 hectare and answered questions from councillors and members of the public present. A review by RCA Regeneration of these proposals is attached as appendix -a, for future reference only.

Members of the public raised the matter of the appeal against MHDC refusal to grant Planning Application 12/01349/FUL The Pound House, Alfrick Pound, Change of use from agricultural land to domestic curtilage. - Agenda item 6(a).

## **AGENDA**

### **1.**

#### **Members' Apologies for absence -**

All members were present.

### **2.**

#### **Members' Declarations of Interest -**

There were no Declarations of Interest in Agenda Items

### **3.**

#### **Reports:**

District Cllrs A Warburton and D Hughes, gave verbal reports on the situation at MHDC.

Cllr G Lowe, Footpaths' Warden reported on the repairing of the Bridle Path at Folly Farm.

There were verbal report from Dr D Bradley, Tree Warden, Cllr B Fishwick, Village Hall representative, and Cllr B Martin, Community Shop representative.

### **4.**

#### **Confirm the minutes of the meeting held on Tuesday 18<sup>th</sup> June 2013 circulated in advance.**

These were agreed as a true record and signed by the Chair.

### **5.**

#### **Financial Matters;**

a) Consider a 'Risk Assessment' as circulated in advance.

On the Chair's proposal it was agreed that his item be held over to the September meeting

### **6.**

#### **Planning Matters**

a) Planning Application 12/01349/FUL The Pound House, Alfrick Pound, Change of use from agricultural land to domestic curtilage. - Consider making a written contribution to the Appeal Hearing against the Malvern Hills District Council's refusal of this application.

After a discussion it was agreed that the council would make a 'Written Contribution' to the Appeal supporting the MHDC refusal of this application.

b) Consider any response required following the presentation prior to the formal meeting.  
It was agreed that the council would acknowledge the contribution by the representatives of Draycott Developments and RCA Regeneration and await further proposals.

**7.**

**Community Planning Advisory Group**

Cllr P Tebbit reported on the results of the Housing Survey. See appendix -b. He noted that as part of the Group's remit to widen areas of discussion they would be inviting representatives of Leigh and Bransford Parish Council and Suckley Parish Council to attend their next meeting on Thursday 26th September when Dr A Bywater from Knightwick Surgery would be giving his views on future developments.

**8.**

**Council's Summer Newsletter**

The clerk reported that he had held back the Summer edition of the Newsletter in order to include information on the Chapel Meadow developments and the Housing Survey results. It was agreed that these should be included together with news from the Community Shop.

**9.**

**Clerk's Report -**

**a) Actions from the previous meeting:**

These had been completed. A contractor would clear the accumulated debris in the Jubilee Plantation in August.

**b) Correspondence Received**

He reported on correspondence with Severn Trent Water regarding the problems of sewers overflowing in Swan Orchard and action was in hand by S/Trent.

**c) Items drawn to the council's attention.**

He drew members' attention to the newly published MHDC Draft Economic Development Strategy which can be viewed on the MHDC website.

There was an outstanding invoice, £60, from the local auditor which he proposed to pay and record at the next meeting.

**10.**

**Items for the next meeting.**

New Council Risk Assessment  
Chapel Meadow Developments

**11.**

**Confirm the date of the next meeting; -**

17/09/2013 at 19:30 hrs. in the Village Hall, Alfrick.

The meeting closed at 10:05pm

**Chair.....**

**17/09/2013**

**Appendix -a**

## **RCA Regeneration briefing note**

### **Presentation to Alfrick and Lulsley Parish Council**

This briefing note has been prepared in support of a presentation to Alfrick and Lulsley Parish Council in relation to a future planning application on land adjacent to Chapel Meadow. The 0.64ha site has been identified as the preferred location of future residential growth for Alfrick within the emerging South Worcester Development Plan (SWDP). It is proposed that a planning application will be submitted by Draycott Developments to Malvern Hills District Council in August for up to 14 units of which 4 will be affordable. A number of development issues have been identified by the Parish Council's Community Planning Advisory Group (CPAG); accordingly these are addressed in the following paragraphs.

Timing of an application: Recent decisions by the Planning Inspectorate (Cala Homes at Rushwick) identified that Malvern Hills District Council does not currently have sufficient land identified for future housing. Accordingly developers have greater opportunities to bring forward proposals on unallocated sites. By bringing forward this development on the SWDP identified site, the ability of speculative developments coming forward is reduced.

Drainage: A sustainable urban drainage system (SUDs) was incorporated within the pre-application site as part of the development of the neighbouring properties. The SUDs allows for the surface water to drain into the onsite ponds within the field. This proposal will seek to utilise the existing SUDs arrangements alongside the inclusion of porous surface materials. A Design and Access statement will be submitted with the application and will incorporate such information.

Sewage: The previous affordable housing development included a pumping station to move wastewater up to the main sewer network. Capacity was designed into this system which will be utilised by part of the proposed development. Notwithstanding this the proposed development will seek to include a second pumping station to link the site to the main wastewater pipe network. Severn Trent is also required to produce a 5 year Asset Management Plan which identifies works required to improve capacity of the existing sewer network. Severn Trent will have liaised with all Local Councils to identify developments coming forward in the short-term and would have factored this into their programme of future works.

Insufficient site capacity: The proposal will require a new road to be developed to provide access to the proposed properties which the CPAG report states will be out of character to the local area. However the properties opposite on Swan Orchard do not have individual access onto the main road but rather are accessible via a separate road with a single access onto the main road. Similarly the properties at Upper House and Clay Green do not front directly onto the main road network but rather are accessed via a separate road.

Household types: The CPAG report identifies that there is little support for open market family housing. The SWDP has been compiled by a detailed evidence base which includes a Strategic Housing Market Assessment (SHMA) which examines types and sizes of properties required. In specific relation to Malvern Hills District Council, the SHMA states that in order to maintain a level of working age population to match employment opportunities that there will be a sustained need for family housing within the authority. Further to this, the SHMA identifies that there will also be a high demand for smaller affordable properties, predominantly 1 – 2 bed. Notwithstanding this, the design of the proposal and type and size of the property has yet to be determined. The proposed Outline application route will allow for an individual development with bespoke property designs, in keeping with the village and the setting; and further providing the opportunity for continued input from the wider community.

## **Appendix -b HOUSING NEEDS SURVEY REPORT**

The survey questionnaire was distributed to 290 households. Householders were given 21 days in which to return completed questionnaires. 66 were returned i.e. around 23%.

The purpose of the survey was to assess the need for housing within the next 5 years. It sought information about the following areas of potential need.

1. Households that needed to move within the Parish or neighbouring parishes or elsewhere now or within the next five years. **6 households indicated a need in this category.**
2. Those living in a household who would need to set up a separate home within the Parish or neighbouring parishes either now or within the next five years. **4 households indicated a need in this category.**
3. Households who have family who live outside the locality who need to move into the locality either now or within the next five years. **No households indicated a need in this category.**

There were therefore 56 households who did not foresee a housing need in the next five years.

### **Households needing to move within the locality**

Responders fall into two distinct groups – families with young children currently renting property and older people who need to downsize.

Families with young children

These households number 6 and 4 persons respectively. They both rent from a private landlord and need to move within 12 months. They need property with at least 4 bedrooms. They foresee buying on the open market for £450,000 to £550,000. One would consider renting at £1,000 plus per month. One would probably buy in the locality including Martley. The other would prefer Malvern.

Older people needing to downsize

Three of these householders are couples and one is single. Four of these householders are aged 70-79 and three 60-69. All see a need to move within 5 years. All own their homes but one has a mortgage. Their current homes have 3 or 4 beds. 3 are detached and 1 semi-detached. The reasons for moving are that the properties are too large. One cites the garden and another can no longer manage stairs. The housing need is for 2 bed dwellings on one level. All would look to buy on the open market. Two would contemplate buying in the range of £250,000 to £350,000, one in the range of £150,000 to £250,000 and the other does not provide any information. All would prefer to move within the parish but one is more flexible. One household requires wheelchair access and needs help with personal care.

### **Those needing to set up a separate household**

Only three of those responding yes to this question have provided any detailed information.

All three are currently living in the family home. Two of these potential households consist of one person and the other two persons. Three are aged 20-24 and one 15-19. Two households see a need within 5 years and the other within 3 years. All would be setting up a separate household for the first time. One needs a 2 bed property and two a one bed property. One intends to buy on the open market in the range of £150,000 to £250,000. Another would also do that but also considers renting at under £500 per month. The third foresees buying through a shared equity arrangement although also considers renting at under £500 per month. All three would want to set up home within the locality.

### **Conclusions**

The principal need appears to be that for small two bed properties on one level for older people and that such need will arise at some time in the next five years. As and when these households vacate their current larger properties, there will be opportunities for families with young children who need more space. If similar levels of need were found to exist in the neighbouring parishes of Suckley and Leigh & Bransford which have 920 households, then around 13 small two bedroom dwellings would be required – around 17 for the three parishes combined.

There appears to be some need in the next five years for those needing to set up separate households. It is unclear whether provision would need to be 'affordable' for rent, for shared equity or simply low cost starter housing available on the open market. There appears to be very little demand for shared equity affordable housing in a village situation in Alfrick as evidenced by the lack of interest in the property recently offered for sale in the village.

There appears to be no demand for households who live outside the locality but would want to move for family reasons closer to households within the locality.

PRT/7/7/2013