**LEIGH & BRANSFORD PARISH COUNCIL**

### PLANNING COMMITTEE MINUTES

**Minutes of the meeting held on Tuesday 28th June 7.00pm at Leigh & Bransford Memorial Hall**

Present: Cllrs D Fereday (chair), P Ralph, J Sharp, M Hinchliffe, P King, R Husband. G Jones, P Hawkins

In attendance: 2 members of the public, J Barker (clerk)

1. Apologies: Cllrs N Cresswell, B Porter

2. Declaration of Interests – Cllr King declared an interest in planning application M/22/00773/FUL and took no part in parish council discussion on this item.

Cllr King left the meeting and joined the public gallery for the public forum

3 Public Forum

A member of the public spoke to planning application M/22/00773/FUL, commenting on the size of the planned development in relation to the size of the plot, the proposed fencing and requesting assurance that the door to the proposed office will be solid or have obscure glazing.

Cllr King re-joined the meeting.

4. To approve the minutes of the planning committee meeting held 26th April 2022.

Following circulation, the minutes were approved unanimously.

5. Matters arising from previous planning minutes: None

6. Applications discussed:

|  |  |  |  |
| --- | --- | --- | --- |
| MHDC  Ref No. | Proposal Details | Location | PC  Recommendation |
| M/22/00707/CU | Change of use from agricultural to equestrian | Land At (Os 7660 5176), Coles Green, Leigh Sinton | Approval recommended unanimously |
| M/22/00773/FUL | Proposed new dwelling | Instones, Stocks Lane  Leigh Sinton  WR13 5DY | Cllr King left the room during discussion and voting on this application.  Approval recommended unanimously (see note 1) |
| M/22/00754/FUL | Proposed gypsy caravan site for one family (variation of condition 3 ref 12/00990/ENF) | Dragons Orchard  Dragons Cross  Leigh Sinton | Approval proposed. 7 in favour. 1 abstention.  Approval recommended. |

Note 1. The parish council recommends approval of this application but would request assurance that the office door is solid or obscure glazed.

7. Planning decisions received from MHDC

M/22/00554/AGR Land at (OS 7655 5196) Agricultural barn and stone track Approved

Coles Green leading to the barn from the lane.

21/02128/CU Crowcroft House Farm Change of Use of Agricultural Approved

Leigh Sinton, WR13 5ED building to E(g) use.

Leigh Sinton WR13 5ED

8. NDP group update

Cllr King provided an update. Consultation comments are now on the MHDC website and the parish council has had the chance to respond to these. The plan is now with the examiner. Cllr Sharp thanked Cllr King for his work on this project.

9. To discuss the results of the Housing Needs Survey

Prior to discussion an email received questioning the reliability and validity of the survey results was noted. This was discussed and it was agreed that the response rate is high for a survey of this nature and the confidence interval well within the range considered accurate and valid.

The results and an analysis of the responses regarding community facilities (see appendix) were discussed. It was suggested that the next step will be to obtain accurate costings for individual/groups of facilities for further consideration. There was also discussion on the housing needs and how this would be used to influence development in future.

It was agreed that the parish council needs to consider a formal agreement to accept the allocation of land and that this should be on the agenda for the next parish council meeting. An accurate assessment of the financial implications of maintaining the land will be required as it will have an impact on the precept.

10. To consider Terms of Reference for the projects and s106 working group

Having been previously circulated the draft terms were considered and approved unanimously. The parish council thanked Mr Jones for his work in providing this document.

11. Councillors reports and items for future consideration.

An email thanking the Parish Lengthsman for his work in keeping the parish tidy was noted.

12. Date of next meeting:

Parish Council meeting Tuesday 26th July, 7.00pm, Leigh & Bransford Memorial Hall

Meeting closed at 8.10pm

Signed .................................................. Date .............................

**Appendix**

**Leigh and Bransford Housing Need Summary**

A housing needs survey was conducted by the Housing Services Team at Malvern Hills District Council in the Summer of 2021. This survey was responded to by 28% of the parish household base (251 responses out of 893 households, across Leigh and Bransford). Of the 251 respondents, 43 households identified that they would require an additional housing need within the next 5 years (5% of total parish population, but 17% of survey respondents):

* **10** households within the next 12 months
* **20** households within the next 1 – 3 years
* **13** households within the next 3 – 5 years).

The reasons for requiring to move were identified as follows:

* Need a larger home – **10**
* Need a smaller home - **9**
* Need an adapted property – **2**
* Need a cheaper home - **1**
* Current home in poor state of repair – **1**
* Set up an independent home – **7**
* Other – **13**

Others included: ground floor accommodation, wish to buy (as currently renting), better access to shops, medical services, transport links, to be near family, and decreased mobility.

Of the 43 households who require alternative accommodation within the next 5 years, 29 (67%) households stated that they would be looking at alternative accommodation within Leigh or Bransford (respondents could state more than one location to the current or surrounding parishes).

It was identified that 53% of respondents stated that there were a lack of suitable properties, 33% stated that they were not able to afford suitable properties, 8% stated that they were saving to purchase a property and 6% stated other (funding a self-building, age and planning permission).

Respondents were asked the type of accommodation they would be considering, and this is shown in the table below:

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **House** | **Bungalow** | **Flat/Apartment** | **Mobile Home** | **Static Caravan / Park Home** | **Other** | **Total** |
| 25 | 13 | 1 | 0 | 1 | 3 | 43 |
| 59% | 30% | 2% | 0% | 2% | 7% | 100% |

Of the 43 households, 42 (98%) provided an answer on the size of property that they would want to consider, the majority choosing, 2, 3 and 4+ bedroomed accommodation:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **1 bed** | **2 bed** | **3 bed** | **4+ bed** | **Total** |
| **2** | 14 | 18 | 8 | 42 |
| **5%** | 33% | 43% | 19% | 100% |

The tenure split identified to meet the unmet housing need was identified as:

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Buy on the open market** | **Shared Ownership / Discounted Market Sales** | **Rent from a Housing Association** | **Rent from a private landlord** | **Self-Build** | **Starter Home** | **Rent to Buy** | **Gvmt Backed Scheme** | **Total** |
| 26 | 2 | 7 | 1 | 3 | 1 | 2 | 1 | 43 |
| 60% | 5% | 16% | 2% | 7% | 2% | 5% | 2% | 100% |

The overall population for the Ward of Alfrick and Leigh, which Leigh and Bransford are part of, reduced by 14 people between 2011 and 2017. The largest decrease was seen in ages 40 – 49 and then ages 60 – 64. There is also a reduction in ages 10 – 14 (this is in line with the 40 – 49 breakdown, meaning families have moved away from this ward.) *2021 Census data is likely to be made available in the Spring / Summer of 2022.*

The average buy on the open market property for the ward is calculated as £333,758. As part of the report, the previous 12 months open market purchases were identified, which showed that 14 homes had been sold, varying from 2 to 5 bed homes, with a value of between £110,000 to £645,000 showing a 12-month average of £373,464.29 (which is much higher than the ward average).

At the time of the housing needs survey was completed, 15 properties were listed for sale within one mile of Leigh and Bransford, with a maximum value of £1,500,000 and minimum value of £97,500. This provides an average house price of £411,230.00. If you look at the average buy on the open market sale price, removing affordable home ownership, the average property price is £482,912.50. This is considerably higher than the average ward sales price of £333,758.00.

Properties available ranged from 5-bedroom detached properties to 2-bedroom terraced houses through shared ownership schemes.

With the average house price for the ward being £333,758 this identifies a difficultly for those looking to set up an independent home within the local Ward or Parish, as many first time buyers would be looking to spend up to £250,000 to be able to afford a suitable deposit, and be able to borrow the remaining via an affordable mortgage. This identifies need for discount market sales properties and first homes (of which 6 households responded saying).

Also those aged 65+ who are living in larger family homes, who are living along or as a couple, are unable to find suitable smaller accommodation within the Parish, to enable them to move to more suitable smaller accommodation which would then free up a larger family home, for those looking for a larger property.

Affordable rented accommodation also needs to be addressed with 7 households stating they needed this type of accommodation (6 of these were already living in housing association properties but that accommodation did not now meet their current need).

**Amenity land use (weighted)**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Facility** |  | **Use regularly** | **Use Sometimes** | **May in Future** | **Not use** | **Unsure** | **Total** |  | **Wtg Applied** |  |
| **Wtging Factor** | | **3** | **2** | **1** |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |
| Recycling Facilities | | 129 | 45 | 18 | 28 | 8 | 228 |  | 495 |  |
| Café |  | 68 | 95 | 27 | 33 | 6 | 229 |  | 421 |  |
| Village Green | | 60 | 69 | 37 | 47 | 12 | 225 |  | 355 |  |
| Recreational Space | | 61 | 54 | 31 | 62 | 9 | 217 |  | 322 |  |
| Meeting/Community Room | | 22 | 79 | 47 | 57 | 13 | 218 |  | 271 |  |
| Children's Play Area | | 52 | 42 | 20 | 103 | 6 | 223 |  | 260 |  |
| Cycle Track | | 46 | 36 | 19 | 108 | 6 | 215 |  | 229 |  |
| Outdoor Gym | | 34 | 44 | 32 | 97 | 8 | 215 |  | 222 |  |
| Playing Field | | 40 | 36 | 25 | 99 | 10 | 210 |  | 217 |  |
| EV Charging Points | | 27 | 20 | 89 | 71 | 13 | 220 |  | 210 |  |
| Tennis Courts | | 24 | 53 | 25 | 104 | 10 | 216 |  | 203 |  |
| Multi-Use Games Area | | 18 | 33 | 39 | 97 | 22 | 209 |  | 159 |  |
| Bowling Green | | 11 | 20 | 48 | 124 | 12 | 215 |  | 121 |  |
| Allotments | | 16 | 14 | 38 | 127 | 13 | 208 |  | 114 |  |
| Cricket Pitch | | 15 | 22 | 23 | 140 | 13 | 213 |  | 112 |  |
| Football Pitches | | 17 | 13 | 22 | 150 | 8 | 210 |  | 99 | 233 |
|  |  |  |  |  |  |  |  |  |  |  |