

LEIGH AND BRANSFORD PARISH COUNCIL

Minutes of the meeting of Leigh and Bransford Parish Council held at 7.00pm on Tuesday 28th November 2023 at Leigh & Bransford Memorial Hall

Present: Councillors: D Fereday (chair), P Ralph, J Sharp, N Christie, M McNally, N Cresswell.

13 Members of the public including 3 representatives of JMB Solar (part meeting), Cllr Whatley (MHDC) (part meeting), J Barker (clerk)

59/23 Apologies – received and accepted from Cllrs G Jones and P Hawkins.

- 60/23 a) Declarations of Disclosable Pecuniary Interests and any Other Disclosable Interests in items on the agenda (personal and prejudicial) – Cllr Cresswell declared interests in planning applications M/23/01485/FUL and M/23/01486/CLE.
b) Notification of any changes to the Register of Interests – None
c) To consider any written requests from Councillors to Grant a Dispensation (s33 of the Localism Act 2011) relating to items on the agenda - None

61/23 Public Participation

a) Members of the public.

A resident raised the ongoing request for a safety railing where the Malvern Rise footpath meets Malvern Road and had supplied photos of the location which were shown to the meeting. Rospa has suggested a railing to provide a barrier between the path and the road, and locking rails that can be dropped were discussed. The Chairman agreed to write to Cllr Hanks to progress the matter. Cllr McNally will be meeting with Cllr Hanks in January and the matter will also be raised then.

A resident raised the issue of councillors' photographs on the Parish Council website.

- b) Representatives from JMB Solar gave a presentation on the proposed Chapel Hill Solar Farm followed by a question and answer session and discussion. Representatives also provided printed information to attendees covering the plan and questions raised.
- c) MHDC – Cllr Rouse had given apologies but had provided a written report which had been circulated, focussing on changes in MHDC planning department, ongoing highways and flooding issues, and working with MHDC Community Builders on community engagement.
Cllr Whatley gave an update from MHDC, including the need to tighten budgets and an increase in council tax by the full amount allowed.
There being no questions Cllr Whatley then left the meeting.

Meeting reopened.

62/23 To approve the minutes of the Parish Council meeting held 26th September 2023.
Approved unanimously.

63/23 To approve the minutes of the Extraordinary meeting held 24th October 2023
Approved unanimously.

64/23 Planning

- a) Updates on ongoing planning matters – None
b) Planning applications received.

Cllr Cresswell had declared an interest in applications M/23/01485/FUL and M/23/01486/CLE and withdrew to the public area, taking no part in discussion or voting.

Reference	Proposal	Location	Recommendation
M/23/01485/FUL	Retention of the stationing of a static caravan for occupation by visiting students, other visitors and workers employed on site (retrospective application).	Springbrook Farm, Lower Interfields, Malvern, WR14 1UU	Approval - unanimous
M/23/01486/CLE	Application for Lawful Development Certificate for existing use of part of a building as a single dwellinghouse (Use Class C3)	Springbrook Farm, Lower Interfields, Malvern, WR14 1UU	No comment to be submitted. LDC decision to be made by MHDC
M/23/01494/FUL	Demolition of link building and erection of two replacement commercial units (Class E(g)(iii)) with associated parking	Upper Hill, Leigh, Worcester, WR6 5JU	Approval - unanimous
M/23/01512/CLE	Application for Lawful Development Certificate for the continued use of the joining of two mobile homes to form a permanent dwelling house	Caravan 2 At, Dingle House, Teme Lane, Leigh, Worcester, WR6 5JY	No comment to be submitted. LDC decision to be made by MHDC
Planning Inspectorate appeal APP/J1860/W/23/3325897 M/23/00330/OUT	Outline application for proposed single dwelling	Old Police House Hereford Road Leigh Sinton Malvern WR13 5EA	No further comment required.
M/23/01515/HP	Erection of summerhouse (retrospective)	Old Byre, Dingle Road, Leigh, Worcester, WR6 5JX	Approval – unanimous.
M/23/01522/HP	Garden Room (retrospective)	The Wain House, Dingle Road, Leigh, WORCESTER, WR6 5JX	Approval – see note A
M/23/01559/RM	Reserved matters application for 52 residential units following outline approval M/22/00187/OUT to include details of Layout and Scale	Land At (Os 7826 5083), Leigh Sinton	Noted. No comment to be submitted.
M/23/01039/CLE	Application for a Lawful Development Certificate for Units 5, 6 and 7 and yard to Use Class B2 (General Industry)	Units 5 To 7 - Leigh Sinton Garden Machinery At, Crowcroft House Farm, Crowcroft, Leigh	Approval – unanimous

		Sinton, Malvern, WR13 5ED	
M/23/01327/LB	Works to chimney, verge above patio door and end gable, replacement dormer window and replacement ridge tiles	Orchard Cottage, Brockamin, Leigh, Worcester, WR6 5LA	Approval - unanimous
Planning Inspectorate appeal APP/J1860/W/23/3328922 M/23/00697/FUL.	Demolition of existing dwelling and construction of a replacement dwelling, including associated landscaping works.	The Old School House Suckley Road Leigh Worcester WR6 5LE	No further comment required.

Notes: A. Leigh & Bransford Parish Council support this application on the condition that the diversion of footpath LI-511 is approved.

c) Planning decisions received.

MHDC Ref.	Proposal	Location	MHDC Decision
M/23/01005/FUL	Proposed Shepherd's Hut for guest glamping along with associated parking, planting, and the installation of a private drainage system	Teazle Cottage, 3 Holywell Cottage, Storridge, Malvern, WR13 5HD	Approved
M/23/01136/HP	Proposed garaging with home office above	Foxworth Farm, Stitchins Hill, Leigh Sinton, Malvern, WR13 5DJ	Approved
M/23/01175/RM	Removal of agricultural condition 1 (MR 239/68) for agricultural bungalow.	The Bungalow Hill Farm, Dingle Road, Leigh, Worcestershire, WR6 5J	Approved
M/23/01176/OUT	Removal of agricultural condition B (152/68) for agricultural bungalow.	The Bungalow Hill Farm, Dingle Road, Leigh, Worcestershire, WR6 5JX	Approved
M/23/00027/FUL	Retrospective Planning Application for the Retention of Unit 4 and 5 For Use Class E(g)	Crowcroft House Farm, Crowcroft, Leigh Sinton, Malvern, WR13 5ED	Refused
M/23/00803/FUL	Change of use of land to a school (use class F.1)	Our Place School At, The Orchard, Bransford, Worcester, WR6 5JE	Refused
M/23/00582/LB & associated M/23/00581/FUL	Proposed conversion of Grade II Listed Dovecote to short stay residential accommodation for private use by the owner	Dovecot At (Os 7831 5345), Leigh Court, Leigh	Approved

65/23 To consider applications for co-option. No applications. Carried forward to next meeting.

66/23 To appoint a Deputy Chair for 2023/24. It was agreed that Cllr Christie should take on the role of Deputy Chair.

67/23 To agree a budget for decorating the Leigh Sinton Community Garden Christmas Tree. Leigh Sinton Christmas Trees has kindly offered to provide a Christmas Tree free of charge for Jubilee Garden in Leigh Sinton. It was agreed that a budget of up to £100 be made available for decorations.

68/23 To discuss updating the Parish Council website and providing council email addresses to all parish councillors.

A budget of £1300 was included in the 2023/24 budget to update the website. Councillors were asked to consider the improvements they would like to see and report back to Cllr Sharp before the January meeting. The suggestion that parish council email addresses be provided to all councillors was rejected.

69/23 To consider setting up a community development working group.

It was agreed that a working group be set up to liaise with MHDC Community Builders for the purpose of community development. The group to consist of Parish Council representatives (Cllrs Fereday and Christie) and community representatives will be invited to take part.

70/23 Finance

a) To note and approve accounts paid.

Clerk	September (inc. HMRC Q2 & expenses reimbursed)	£896.58
NEST	Pension (Sept)	£60.93
James Monk	Website hosting	£72.00
Clerk	October (inc. expenses reimbursed)	£777.48
NEST	Pension (Oct)	£56.00

£30,000 transferred from Community Account to Business Savings Account on 20/11/2023.

Balances at 26/11/2023

Community Current Account	£11,181.30
Business Savings Account	£30,000.00

All payments approved unanimously.

b) To note the NALC pay award for 2023/24

NALC has agreed a rise of £1/hr for all pay grades backdated to 1st April 2023. (scp 20 £15.75/hr)

c) To note the verification of the 2nd quarter bank reconciliation by Cllr Cresswell – to confirm at the January meeting.

d) To discuss the budget and precept for 2024/25. Draft figures were circulated. The council is awaiting information on the 2024/25 taxbase. Decision deferred until the January meeting.

71/23 Reports from working groups and parish council representatives on other bodies.

a) Memorial Hall representative – Cllr McNally reported that the defibrillator is ready to be fitted and there may be funds available from WCC towards installation and maintenance costs.

b) Highways liaison representative – Cllr McNally had circulated a report updating the council on progress made on the following matters following her recent meeting with Cllr Hanks:

- Discussion on bus routes in the parish and potential access to funding for improving infrastructure available from cancelled HS2 funds.
- Re-investigation of the persistent flooding issues at several points in the parish including the Leigh Sinton to Malvern Road, Stocks Lane junction, and the Sherridge Rd/Hereford Rd junction.
- Improvements to road markings where they are worn.
- Improvements to road layouts previously suggested including the possible creation of a bus layby opposite the Royal Oak.
- Parking issues in Leigh Sinton.

- A number of problems and suggestions received through the parish council Facebook page were also raised with Cllr Hanks including a request for a zebra crossing outside the school, problems caused by double-parking at the Kiln Lane/Hereford Rd junction, and a 40mph speed limit on the A4109 between Leigh Sinton and Bransford.

A further meeting is planned for January which will also be attended by a representative from the Safer Roads Partnership.

- c) Personnel sub-committee – No report required.
- d) Policies and procedures working group - The group will meet in the New Year.
- e) Play area representative – Cllr Christie has checked the play area and is keeping a record of dates inspected and any problems identified.
- f) Outdoor areas representative – Cllr Sharp reported that the hedges and tidying of Jubilee Garden will take place over the coming week and a dead tree will be removed.

72/23 Progress reports on items from the previous meeting not otherwise listed on the agenda.

- Progress is being made with regard to the entity of the bank account and as soon as this is complete Cllr McNally will be added as a signatory.
- MHDC has declined the application to register the Royal Oak in Leigh Sinton as an asset of community value due to the lack of evidence of community activity.

73/23 Other reports and items for consideration at future meetings.

74/23 Date and time of next meeting

Parish Council meeting – Tuesday 23rd January 2024

Planning committee meeting (if required) – Tuesday 19th December 2023.

Both 7.00pm at Leigh & Bransford Memorial Hall

Chair.....

Date.....

