**LEIGH & BRANSFORD PARISH COUNCIL**

### PLANNING COMMITTEE MINUTES

Minutes of the meeting held on Tuesday 26th August 2014, 7.00pm at Leigh & Bransford Memorial Hall

Present: Stephen Seymour (chairman), Martin Gloster, John Sharp, Sarah Rouse, Ken Suttill, Roger Husband, Graham Jones, Peter Hawkins, Brian Porter

The chairman announced that in accordance with NALC legal briefing LO2-14 (August 2014) sub-clause of Clause 2 of the Leigh & Bransford Parish Council standing orders precluding members of the public from filming and recording meetings without the written authority of the council is now withdrawn.

1. Apologies.

There were no apologies. Mr Sharp reported that Mal Cooke had tendered her immediate resignation from the parish council. The clerk was requested to write to Mrs Cooke acknowledging her resignation and thanking her for her contribution to the parish council.

It was noted that Mrs Cooke’s partner Dave Deeley is the webmaster for the parish council website. The clerk was requested to write to Mr Deeley to check that he is happy to continue in the role.

2. Register of Interests: None

1. Matters arising:

14/00798/OUT – Land at Guiness Park Farm. The chairman reported there had been subsequent discussion with the applicant regarding the parish council’s recommendation of refusal, drawing attention to the fact that the request was in response to concern regarding metal theft from the site. However, it was also noted that most industrial estates only have a porta cabin and security guard for this purpose.

1. Update on planning applications: None .

5. Applications discussed

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| L&BRef No | MHDCRef No. | Proposal Details | Location | PC Response | Notes |
| 14/13 |  14/00778/FUL | Split into two separate residencies | Pipe Elm BarnLeigh SintonWorcs, WR13 5ER | Approval | Concerns raised by the ramblers Association were noted. |
| 14/14 |  14/00824/HOU | Demolish existing porch to front elevation. Replace with new, with canopy roofs on either side. | 2 Dragons CrossLeigh SintonWorcsWR13 5EA | Approval | n/a |
| 14/15 | 14/00859/HOU | Oak framed garden room | Lambs FarmColes GreenLeigh Sinton WR13 5DW | n/a | Withdrawn by applicant |
| 14/16 | 14/00934/FUL | Amended siting of replacement dwelling and garage approved 14/00465/FUL | DinglewoodAshfieldsLeigh SintonWR13 5DH | Approval | n/a |
| 14/17 | 14/01021/HOU | Erection of boundary/screen fence | Tudor LodgeI Nash GreenLeigh SintonWR13 5DR | Refusal | Note 1. |

Note 1. The parish council is concerned that a fence would affect visibility from the driveway of the property to the west of the site. Also, the entrance to Nash Green is open plan on both sides and to erect a fence on one side would materially alter the appearance of the estate.

6. Planning decisions received from MHDC

The Wolverley Homes application in Bransford has been approved. It was noted that as a result s106 funding of approx. £36,000 will be available. The clerk was asked to write to the planning officer stating that the parish council would like the s106 money to spend in Bransford, with a view to developing the play area.

7. Kiln Lane development

Cala Homes had provided the parish council with a copy of the detailed plan being submitted to MHDC to enable councillors to give early feedback. Should Cala decide not to submit a plan for an extended site via an access from Malvern Road, or if such an application were refused, then the current plan would be ready to go. There was concern that all the social housing on the site is grouped together in two corners; also regarding the adequacy of the community space provided. The clerk was asked to pass these comments on to Cala.

There was further discussion regarding the possible application for an extended site. Mr Sharp explained that this option would be made possible by making a safer access to the site from Malvern Road rather than through Kiln Lane. The number of houses on the site would increase from 53 to 72, but in return for this the village would also gain playing fields and a community centre. The playing fields would border the site and provide a boundary against further development into the significant gap. Mr Jones expressed the opinion that the village did not need any further homes and the larger site should be resisted. The chairman clarified that the current talks are to ensure that the parish gets the best possible deal from any new plan. If and when it is submitted, a public meeting will be called to gauge local opinion before being considered by the parish council.

8. Play areas update

Sarah Rouse reported that she had attempted to obtain three quotes for the work required to the Bransford playground surface, (clear the unsuitable chippings, dump them in the woods and lay the new surface), but due to contractors being busy until the autumn had only been able to get two.

1 - £995 (available early September) and 2 - £1700 (available mid-September. The council was happy with two quotes given the urgency of the work and agreed unanimously to accept the quote for £995.

Regarding the improvement to equipment, she had spoken to Anthony Warburton and Paul Tuthill who had both agreed to provide funds. John Sharp agreed to approach David Hughes re his fund.

The possibility of adapting the existing equipment was discussed, including the practical and insurance implications of this, and after consideration it was decided that purchasing a new unit would be preferable. The anticipated s106 money was noted and it was decided that the work should be carried out in two phases – interim work to be carried out now and a more major refit to take place later. Mr Seymour proposed a budget of £5000 (including grants) for the first phase, Mr Suttill seconded and it was agreed unanimously. Ms Rouse was asked to provide quotes for suitable equipment at the next meeting.

9. Report of Neighbourhood Planning Group

Mr Sharp noted there has been no feedback from the Neighbourhood Planning group for some months and questionnaires to go out to households are still awaited.

10. AOB

Mr Porter – a section of hedge had been removed to provide a new access onto Duncan Stewart’s field in Bransford. It was agreed that planning permission should have been obtained prior to this being done and that it should be referred to development control. Mr Seymour to provide the clerk with a plan showing the location.

The visibility fencing opposite the Stocks Lane turning is obscured by overgrown vegetation. Mr Seymour to provide the clerk with a photo of the location and the clerk to report it to highways.

The Bank House hedge is overgrown and impeding visibility. Mr Sharp noted that it is being cut back when the new speed limit signs are installed in early September.

Japanese Knotweed has been marked but not yet removed. Mr Sharp noted that the Highways Liaison Engineer had advised him it would need to be sprayed three times.

There are fir trees overhanging the road at the corner of Stocks Lane and Worcester Road, and the corner of the Worcester Road and Malvern Road (opposite the Royal Oak). Mr Seymour to provide the clerk with photos and the clerk to report.

11. Date of next meeting. Parish council meeting – 7.00pm, Tuesday 23rd September 2014.

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