



BUSHLEY PARISH COUNCIL

Minutes of the Parish Council Meeting 20th February 2024 at Bushley Village Hall Meeting Room

PRESENT: Cllrs. Vaughan Latter (Chairman), Jenny McDonagh, Elaine Vincent, Julie McLean and Jason Kinghorn (from item 7 onwards)

In attendance - Clerk: Jane Rolfe

1. Apologies:

Christine Hadfield

2. Declarations of interest:

Cllrs Latter and McLean declared a non-pecuniary interest in item 7b as they both have homes on Wood Street, more than 300 meters from the access point to the proposed Development)

3. Minutes of the Previous Meeting:

It was unanimously RESOLVED that the minutes of the meeting held on Tuesday 23rd January 2024 be Signed by the Chairman as a correct record

4. County and District Councillor's Reports

None received from County Councillor

District Councillor sent apologies

5. New Councillors

a) Cllrs McLean and Vincent were welcomed to the Parish Council

b) Acceptance of Office signed previously and Declaration of interest forms completed and sent to MHDC

c) Training – both councillors booked on 'Councillor Training' 13th March

6. Finance:

a) Approval of new expenditure –

It was unanimously RESOLVED to approve the following payments -

Lengthsman January £147.60

Building and Plumbing Supplies Ltd for sand and sandbags £300.98 (£250.82 + £50.16 VAT)

minute ref: 23.01.24 item 10a – to note payment made

Staples £69.98 (£58.32 + £11.66 VAT) replacement ink cartridge for PBC printer – to note payment made

Imagitec Ltd £134.96 (£112.46 + £22.50 VAT) renewal of Microsoft Office and Norton ant-virus for PBC computer – to note payment made


b) Confirmed receipt of income

30.01.24 WCC December Lengthsman £146.80

12.02.24 VAT refund £528.46

c) To receive the Monthly Bank Reconciliation

Bank reconciliation paperwork of bank statements and Scribe cash book entries to 31.01.24 was submitted to be inspected by Cllr Kinghorn, approved and signed by Cllr Kinghorn and the Clerk see APPENDIX 1

 19/03/24

7. Planning Applications

The following were discussed and commented on -

a) M/24/00090/LB.

Location: Kadmoor Cottage, Stokes Lane, Bushley, Tewkesbury, GL20 6HS

Description of Proposal: Replace existing windows with new painted timber casement windows

Council raised no objections to the application

b) M/22/01464/CU (revised information received)

Location: Wood Street Farm Bungalow, Wood Street, Bushley, Tewkesbury, GL20 6JA

Description of Proposal: Change of use of existing building and land to private equestrian trainer use to include: Indoor: 26 stables, tack room, hay and food storage.

Outdoor: lunge pen, arena with post a rail fence, horse walker and gallop circle.

See APPENDIX 2 for comments objecting to the application

8. Biodiversity

Feedback by Cllr McDonagh on Worcestershire Local Nature Recovery Strategy(LNRS).

Information to be placed in Bushley Village News about the interactive map on Worcestershire County

Council website where comments can be made about areas of land

Cllr Latter and Clerk

9. Lengthsman

In accordance with financial management oversight requirements, it was unanimously RESOLVED that the Lengthsman contract for 2024/25 should be put out to tender.

Cllrs Latter and Kinghorn to prepare tender document and advert to be placed on WCALC website and also made available to Lengthsmen in nearby parishes. Responses to be evaluated and brought forward to the March 2024 meeting, for a decision by the full Council. Clerk

10. Clerk's Retirement

Present Clerk retiring at end of June 2024. Adverts for successor placed on WCALC website and March edition of Bushley Village News. Closing date 29th March 2024

Clerk

11. .gov.uk

a) Feedback by Cllr McLean about Parish Online's Digital Mapping service. £30 annual subscription. It was unanimously RESOLVED that a 30 day free trial be taken up in the next financial year.

b) Feedback by Cllr McLean about Parish Online's Websites service. Clerk to prepare resume of services and costs for a .gov.uk website and emails for consideration at March PC meeting Clerk

12. Village issues

a) Flooding – new emergency supplies of sand and sandbags placed behind the Village Hall.

BPC Policy on sandbags to be prepared

Cllr McDonagh

b) Traffic – two applications for Grant Funding for Speed Indicator Devices have been submitted to the Police Commissioner's Office with a Decision expected by the end of March 2024.


The Clerk was formally thanked by the Chair, for her diligent work on this matter.

Cllr Kinghorn requested highways are asked for 'Toad warning signs' along part of Green Street Clerk

c) D Day Commemorations –Kate Briggs to work with BPC to organise two Bushley events on

Thursday 6th June and Saturday 8th June

Cllr McDonagh and Clerk


19/03/24

13. AOB identified for next meeting
None identified

12. Meeting closes 9.28pm

Date of next meeting: As below
19th March 2024 – Ordinary Parish Council Meeting 7.00pm Bushley Village Hall

Signed by the Chairman: 

Date : 19/04/24

Bushley Parish Council

Prepared by: J. Rolfe
 Name and Role (Clerk/RFO etc)

Date: 20th February 2024

Approved by: J.J. Kinghorn
 Name and Role (RFO/Chair of Finance etc)

Date: 20th Feb 2024.

Bank Reconciliation at 31/01/2024			
	Cash in Hand 01/04/2023		5,077.48
	ADD Receipts 01/04/2023 - 31/01/2024		12,785.11
			17,862.59
	SUBTRACT Payments 01/04/2023 - 31/01/2024		11,072.73
A	Cash in Hand 31/01/2024 (per Cash Book)		6,789.86
	Cash in hand per Bank Statements		
	Petty Cash 31/01/2024	0.00	
	Unity Trust Bank 31/01/2024	6,789.86	
	Lloyds Bank 31/01/2024	0.00	
			6,789.86
	Less unrepresented payments		
			6,789.86
	Plus unrepresented receipts		
B	Adjusted Bank Balance		6,789.86
A = B Checks out OK			



APPENDIX 2

Bushley Parish Council do not consider the Applicant's recent amendments to the proposed development address our original Objections.

We wish to raise the following additional objections:

- The proposed development, both in construction and operation (potentially at unsociable hours) will significantly increase traffic volumes along Wood Street and through Bushley Village. In addition, it is a physical impossibility for two HGVs to pass one another on Wood Street and also in various pinch points through the village
- The type and weight of HGV traffic associated with the proposed development will have a significant adverse impact on the listed buildings situated adjacent to their route through Bushley village to and from the A438.
- Access to the site from Wood Street alongside Wood Street Cottage as per the amended plan will offer no effective protection to the listed building and furthermore vibratory damage to the footings and fabric of the listed building will be catastrophic. There is already evidence of road subsidence along this access track.
- The size and height of HGVs passing Wood Street Cottage will be highly intrusive given the very close proximity (circa 1 metre) of lounge and bedroom windows to the access track.
- The turning from Wood Street into the access track for a large fixed body vehicle requires several manoeuvres to negotiate the sharp corner; no widening of the Protected Right of Way (PROW), beyond Wood Street Bungalow should be allowed to mitigate this restriction. The turning difficulty is evidenced by the fact that the MHDC refuse lorry needs to reverse the full length of Wood Street.
- According to the Worcestershire Local Nature Recovery Strategy (LNRS) the full length of Wood Street is a Worcestershire Priority Habitat and the land immediately to the South and West of the proposed Gallop is an Irreplaceable Habitat. The proposed development is currently situated between these two priority areas and will be detrimental from an ecological point of view.
- The proposed development has a Lunge Pen and an Arena located at a topographical high point, relative to adjacent housing. It is therefore inevitable that lighting necessary to operate a stables will disturb the quiet enjoyment of householders and wildlife in adjacent hedges (again at potentially unsociable hours).

Suggestion-

- The proposed development would avoid many of the ecological objections if it were to be located further South, below Wood Street Bungalow. Similarly, the concerns around access and traffic volumes would be mitigated if a new access road were to be laid from Stokes Lane or the Ledbury road (A438) - both suggestions being across the Applicants own land.

