

**At the Meeting of Grimley Parish Council held on 21st November 2011
in The Peace Hall, Sinton Green commencing at 7.30pm**

Present: B R Woodhouse (Chairman) Mrs P Ayers Mrs A Davies S Haslewood
B Jones D G Lewis Mrs M Weston WCCllr A Davies Mrs S Hughes - Clerk

Apologies: D Arr G Rowberry DCllr D Clarke WM Police

142/11 a) Declarations of Interest for a) the Meeting: Cllr Mrs A Davies declared a prejudicial interest in item 148/11 – 11/01409/FUL (see below) **& b) Any Changes to be Notified to the Registers of Interests and Gifts & Hospitality:** There were none.

143/11 To Receive a Report from the Local Policing Officer

The chairman spoke to the previously circulated letter from the Local Police Inspector advising that there would no longer be a police presence at Ordinary Meetings of the Parish Council simply at the Annual Parish Meeting.

Following discussions, members agreed to write to the Chief Constable requesting urgent reconsideration of the matter.

144/11 Minutes of the Previous Meeting

The Minutes of the Meeting held on the 24th October, having been previously circulated, were **approved** and signed by the chairman as a correct record.

145/11 Matters Arising from the Minutes: There were none.

Closure of the meeting to allow the public present to speak on any matters relating to Grimley Parish. A parishioner was present to listen to discussions on a planning application to be debated later in the meeting.

146/11 Report from Worcestershire County Councillor

Cllr Davies advised that:

it was proposed to close the C2241 Ockeridge to Holt Heath on 19th December for 3 days;
Ombersley Parish Council had requested that the weight limit be restored on Holt Bridge to prevent HGVs from regularly travelling through their village. WCC, at present, had no good reasons to accede to the request;
leaflets on Warmer Worcestershire (copies for the noticeboards);
leaflets seeking additional members for the Citizens Panel (noticeboards);
in response to an enquiry, he advised that there was still a small amount to funds left in the WCCllrs fund for 2011/12.

147/11 Report from Malvern Hills District Councillor

DCllr Dean Clarke had tendered his apologies for this meeting.

148/11 Planning: a) To consider planning applications referred by MHDC for comment:

11/01370/HOU Porch to rear of Whitehouse Farm, conversion of first floor of Chaff House to office including no 1 roof light and external timber staircase. Whitehouse Farm

11/01371/LBC Various works to Whitehouse Farm including creating new kitchen area, etc, external staircase to first floor of Chaff House including installing roof light, new 2m boundary wall. Whitehouse Farm, Monkwood Green

Members raised both concerns and objections to the above named planning applications:

the previous property owner was the subject of an enforcement order by MHDC to remove a porch constructed on the rear of this listed building;

concerns were raised over the provision of UPVC windows on a listed building;

members objected to the provision of an external staircase and noted the rooflight on the Chaff House (a rebuilt storage shed) within the curtilage of a listed building.

11/01383/FUL Double garage and store. Ground floor side extension to form utility room and toilet
Elm Hill Cottage Piggeries, Elm Hill, Sinton Green

Members raised no objections to this application

11/01409/FUL Erection of live/work dwelling
Land adj New Inn, Sinton Green

Members raised **strong objections** to this application for two large units (this was not a single live-work unit) but raised no objections to the principle of 'infilling' with a dwelling, *subject to matching materials*.

The proposed application site, "previously developed land" (planning Statement P2 para 3 & P3RHS para 1) should simply refer to outbuildings demolished in the 1950s and returned to garden space: this development was not the conversion of an existing building (P4 para 3) a replacement of individual buildings (P4 para 4) or the development of affordable housing (P4 para 5) and the proposed materials are neither matching or sympathetic to the area.

Given that there was no Class B1 employment on Sinton Green (P3 RHS para 7) the 'live-work' unit was intrusive in the countryside and would only exacerbate "unsustainable dormitory villages": no empirical evidence was provided to substantiate the claims of stability;

please provide evidence on the types of employment proposed and the availability and appropriateness of local unemployed people who live in the area and would not require to travel to this work;

Plumbers, electricians by their very nature need to travel (page 4 para 1), this conflicts with Page 3;

Internet based companies (P4 para 1) invariably depend upon delivery and dispatch of goods through parcel services in vehicles of a significant size and inappropriate to the local narrow lanes;

Design, Professional Services or consultancies (P4 para1) require visitors or visits necessitating vehicular movements. Contrary to page 3; please identify the local business and community needs necessary to maintain community vitality (P4 para 2);

there are **no** good public transport services within the area (P5 para 1).

To reconsider this application members request evidence of:

the business case identifying this development as necessary to support the retention of the existing Public House (P2 para 3)

the legal definition of a "live-work unit" and the relevant planning authority for such developments (P3 LHS para1)

how this proposal is a wholly sustainable development (P3 RHS para5)

tangible evidence to support the statement on P5 para 2

the 'facts' of the photograph (P6) are disputed

the subjective statements on P8 LHS & RHS as quite the contrary may be true in individual cases.

If this development was not to be addressed directly by housing policies would a covenant be placed upon the property to prevent its use as a domestic residence by any persons unless they too are engaged through employment in the "work" element of the "live-work" unit as their permanent full time employment P3 RHS para 1)?

b) Details of Decision Notices Received from MHDC: There were none.

c) Update on Possible Enforcement Actions i) Grimley Raceway:

Further activities/racedays had taken place on site in excess of the permitted 14 days; these had been reported to the MHDC Enforcement Officer for action by neighbours. The Parish Council agreed to write to both MHDC and Worcestershire Regulatory Services in support of the parishioners.

d) MHDC Training Sessions: Members noted the previously circulated document and dates.

e) South Worcestershire Joint Development Plan: The clerk had submitted all relevant comments prior to the closing of the consultation.

149/11 Highways & Footpaths

a) Purchase additional gritbins: WCC had advised that new gritbins would not be sited on authorised gritting routes, as in the case of Worlds End. They had requested copies of the original details for the siting of the gritbin at the junction of Dark Lane and Walton Lane.

b) Highway, Grimley Village: Members noted that the highway repairs within Grimley Village were still to be completed. It was **agreed** to request that the Lengthsman completed all tasks within his remit.

c) Grimley Lane: A parishioner had advised that a kerb stone had been 'knocked out' on the top triangle; the clerk to report it to Worcestershire Highways.

A request had been received to cut the hedge in the Lane. Members were generally of the opinion that the hedge had been cut and the Lengthsman had cleared all 30mph repeater signs.

150/11 Sinton Green

a) Parking, Layby and Access off Gumburn Lane: The clerk advised that the line of the road, layby and access to various properties remained to be clarified.

b) *Bulrushes in the Pond:* The chairman to liaise with the contractors over the require work.

151/11 Monkwood Green

a) Cattle: It was **agreed** to send the cattle to market early in the New Year.

b) General Maintenance: Members noted that the work on the majority of the willow trees had been completed.

c) Old Well: Members **agreed** to seek quotations and funding for the restoration of the well.

152/11 Report from Representatives on

a) Peace Hall Management Committee: Cllr Jones advised that the Committee was meeting with the LPA to discuss the material for the windows and that a further application towards the costs of the dry lining was pending consideration the following week.

Events had been planned for January, February and March.

b) Ball Mill Liaison Committee

The chairman advised that the waymarking of footpaths would be completed on Retreat Farm and a new kissing gate would be installed off Camp Lane

c) Grimley Smaller Charities: The chairman advised that two of the Trustees had met with representatives of the Ecclesiastical Commissioners on site to discuss finance and a possible exchange of land. No formal agreement had been signed to allow for sand and gravel extraction on the area.

153/11 Finance: a) To Receive the Bank Reconciliation to-date: Members noted and accepted the previously circulated document.

b) Works for the Lengthsman: Surface water in Grimley Lane & Worlds End to be investigated and the headwalls in Worlds End.

d) Payment of Accounts: Members **approved** the payments of accounts as in the presented schedule (attached).

154/11 Correspondence

a) *Any Matters Arising from the CALC Circulars:* Two members expressed interest in a future series of training sessions.

b) MHDC 'Rough Sleeping' Survey: Members were asked to advise the clerk of any persons known to be 'Rough Sleeping' within the parish on the night of 30th November.

c) MHAC: The clerk to attend the meeting on 8th December.

155/11 Date of Next Scheduled Meeting(s)

Members noted the following dates:

Monday, 23rd January & 27th February & 26th March 2012

Chairman
(23rd January 2012)