

## MAMBLE PARISH COUNCIL

Draft Minutes of a Meeting held in Mamble Village Hall on Thursday 23<sup>rd</sup> September 2021 at 7.00pm.

**Present:** Cllrs: Mr C Bunn (Chairman), Mrs J Rogers, Mrs S Rawlins, Mr S Finney and Mr P Bytheway.

**In Attendance:** Mrs A Watson (Clerk), District Councillor Mr D Godwin, Mr C Houston and 16 Parishioners.

**1. Apologies:** These were received and accepted from County Councillor Mr D Chambers.

**2. Declarations of Interest: None**

**2.1** Dispensation has been granted to Cllr. Bunn at each meeting for a Declaration of Pecuniary Interest, to enable participation in all discussions relating to the 'Lengthsman'.

**3. Suspension of the meeting for the Democratic 15 mins/Public Question Time: As there were no questions at this time, the Chairman moved to Item 4 and invited Mr C Houston to address the meeting and opened the meeting for discussion.**

**4. Suspension of the meeting continued: Following a written request, Mr C Houston, representing the owners of the site, addressed the meeting regarding a proposed development scheme for 10 new dwellings on land opposite the Sun & Slipper, Mamble. The Clerk distributed paper copies of the draft layout to those present and a copy is appended to these minutes.**

Mr Houston thanked the Parish Council for the opportunity to present the outline plan of a development scheme to the meeting, and gave details of the scheme;

- The layout, which Mr Houston described as low density, will include 4 open market bungalows which will be freehold and 6 affordable starter homes which will have a covenant attached to their ownership.
- These will be around the edge of the site with a green open public space in the centre overlooked by all the dwellings. This open space will also cater for the 'run off water' on the site.
- The site access will remain where the current gate is, although some trees have been removed and 'cutting back' undertaken to improve visibility splays.
- There is a public footpath across the site and it is proposed this will be diverted.
- The road will be adopted and new hedges planted. Mowing and maintenance contracts of the common areas will be negotiated with the parish council or a management company.
- Drainage tests have been done for storm water, rainwater and the requirements for a soak-away and treatment plant.

Mr Houston invited questions and comments from Parishioners and an engaging discussion took place.

Parishioners raised serious concerns regarding drainage, the risk of flooding, particularly of properties to the west of the site and the management of foul drainage. Comments from Parishioners were noted as follows;

- The last planning application for the site was refused. The reasons included, the splays were too near to the main road, surface water (Severn Trent did not want any more sewage in the local brook) and the lack of facilities in the village. An appeal was refused in 1991.
- The whole area is undermined across the village with mines starting at Old Colliery Bungalow, with mine drains underground that contain flowing water that no one knows the extent of. These mines may collapse in the future or fill and flood the village. There are mine drains near Parishioners properties and there is a risk of subsidence, particularly with the increased tonnage on top of the land. Local farmers continue to fill in 'mine holes' in fields.
- An archaeological/historical survey must be undertaken due to Medieval Bell Pitts and Roman coins that have been found in and around the village.
- A survey done in 2017 for the South Worcestershire Development Plan did not recommend the site for development due to sewage problems and unstable ground.
- The increase in the number of vehicles and parking spaces will create additional traffic, particularly along the busy Bayton Lane at peak School run times.
- The village does not have street lighting and the footpath near to the new parking area for the Village Hall would be very dark.

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District Councillor Godwin stated that if the site was suitable for housing it would have been built on by now and it was odd that the site had never been developed. Drainage is a big problem as are bell shafts and pits as the area was mined from the 1800's up to 1913. The 1960's sewage plant across the road is not suitable and needs upgrading and any Section 106 money would need to incorporate this. An environmental assessment will be required and affordable housing will not be affordable, due to the location. Cllr. Godwin also asked what Bream standard the houses will be built to and will they have chimneys. Cllr. Godwin, who was unable to stay for the duration of the meeting, was thanked for his attendance and left the meeting at 7.35 pm.

- Concerns were raised regarding the layout and another cul-de-sac in the village. It was suggested the layout would be more incorporating of the centre of the village, if certain plots were rotated to face the Pub.
- Questions were raised regarding the starter homes covenant. Mr Houston stated they would be available at a discount 'in perpetuity'. The Clerk stated that parishioners should be aware that there is no guarantee these would be limited to locals or they would have priority, as Government rules may stipulate these dwellings be available to everyone. The Clerk at this point referred to the minutes of the May meeting and asked Mr Houston if it was still the intention of the owners to obtain planning permission, and then sell the site. Mr Houston confirmed that it was.
- The large footprint of bungalows as opposed to houses was questioned as the site is not short of land, but short of run off.

Mr Houston stated that this was a pre-application consultation, he had taken all the comments on board and that the Coal Board has no records of shafts and the planning application will include a heritage assessment. He also confirmed that the necessary water treatment and sewage works would be included in the plan and not use the current works across the road, but he accepted that flooding was a 'hot topic'. This is a draft plan and consideration may be given to opening up the site to the village.

The Chairman thanked Mr Houston for attending the meeting, which he left at 7.50pm.

After a short 5 minute break, when 15 Parishioners left, the meeting resumed at 8pm.

**5. Minutes:** The minutes of the Meeting held on the 12/08/2021 were approved and signed by the Chairman.

**6. Co-option to the Council:** The Councillors were delighted to receive 3 applications from well qualified Parishioners, for the Casual Vacancy on the Council. Following a vote, Mr Peter Bytheway was elected and co-opted as the new Mamble Parish Councillor and signed the Acceptance of Office. The Clerk will confirm the co-option with Malvern Hills District Council and arrange for Cllr. Bytheway to complete a Register of Interests form.

### **7. Progress reports:**

**7.1 Overgrown Hedges & footpaths.** The Chairman is to contact the owners of overgrown hedges in the parish and ask them to be cut back and also put them in touch with local contractors for 'larger jobs' if required. Parish Paths P3 Scheme work will also be undertaken this month.

**7.2 Grit bins and road closures.** The Grit bins are full a Road Closure for the A456 junction with Church Lane is due to take place from the 11<sup>th</sup> October for 5 days.

**7.3 Ideas for The Queen's Platinum Jubilee 2022.** The Clerk has received two suggestions from Parishioners regarding ideas for marking the occasion, which are a Parish Party with music. Councillors will look at this idea and dates, together with tree planting for The Queen's Green Canopy and any other suggestions that are put forward.

**8. Councillors', County and District Councillor reports:** County Councillor Chambers kindly sent his report, a copy of which is appended to these minutes.

### **9. Correspondence and Items for Discussion:**

**9.1 Malvern Hills District Council – Invitation to Planning Peer Review and consultation on local listed buildings.**

**9.2 Worcestershire CALC Training dates.** The Chairman is due to take part in online Chairmanship training on the 29<sup>th</sup> September 2021.

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### 10. Finance:

#### 10.1 HSBC Bank Statements, New Bank Mandate and bank charges.

The Clerk reported that having been reimbursed for previous bank charges, HSBC was once again making changes to the account that would incur bank charges. A new bank mandate has been received; however the Clerk will look at which banks other Parish Councils use to see if there are any benefits in changing provider.

Bank Statements:

26.08.2021 Business Account	£5069.12
31.08.2021 Current Account	£3799.68

#### 10.2 Receipts:

10.2.1 Worcestershire County Council Lengthsman Payment 07.09.21 £224.00

10.2.2 Malvern Hills District Council Precept Payment 2<sup>nd</sup> Half 23.09.21 £2850.00

#### 10.3 Payments - The following payments made since the last meeting were ratified;

10.3.1 Mr C Bunn (Lengthsman Payment August 2021) £203.00

10.3.2 Mrs A Watson (Clerk Salary & Expenses 06/08-05/09/2021) £329.00

### 11. Malvern Hills District Council Planning Notifications:

**21/01173/AGR** Shakenhurst Hall, Shakenhurst. DY14 9AR Proposed new tracks for Farm Machinery. **Approved.**

### 12. Clerk's reports, items for future agenda and date of next meeting:

12.1 The Chairman reported concerns regarding a significant number of cider cans being dumped in Bayton Lane. The Clerk will report the matter to WPCSO V Snape and also invite her to the next meeting.

12.2 The Chairman is also to attend Lengthsman's Training at Lydiate Ash in October.

12.3 The next meeting will take place on Thursday 21<sup>st</sup> October 2021 in Mamble Village Hall.

The Chairman thanked the Councillors for their attendance and closed the meeting at 9pm.

Signed.....

Date.....

Chairman

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APPENDICIES

## Item 4. DRAFT Layout of proposed development scheme for Land in Mamble provided by Mr C Houston.



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#### APPENDICIES

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### Item 8. Worcestershire County Council Report Meeting of Mamble Parish Council 23<sup>rd</sup> September 2021

1. Latest Covid Figures issued to County Councillors are:
  - a. Worcestershire is showing an infection rate of 266 cases per 100,000.
  - b. The infection rate in the Malvern Hills District is 233 cases per 100,000.
  - c. The infection rate of people over 60 in Worcestershire is 83 per 100,000.
  - d. The infection rate of people over 60 in the Malvern Hills District is 75 per 100,000.
  - e. Three care homes in Worcestershire have more than two cases.
2.
  - a. Traffic volume levels in Worcestershire are now 97% of pre-Covid levels.
  - b. Bus travel levels in Worcestershire are now 21% of pre-Covid levels.
3. Road "Surface Dressing" continues to take place across the County. Structural repairs are completed first followed by an application of hot bituminous binder to the surface, followed by one or two layers of chippings. After about a week the road is then swept and road markings re-painted.
4. The current Afghan resettlement schemes are being co-ordinated by Worcestershire County Council. The County Council will work closely with the West Midlands Strategic Migration Partnership who are delivering this programme for the West Midlands, on behalf of the Government. The County Council will consider wider support arrangements for Afghan arrivals, co-ordinate financial support from the Government and donations from communities.

There are two schemes:

  - a. The Afghan Relocation and Assistance Policy (ARAP), for Locally Employed Staff (LES) in Afghanistan. This scheme is designed to support those Afghan nationals who have worked with our forces, e.g. Interpreters. This scheme was launched in April 2021.
  - b. The Afghan Citizen Resettlement Scheme (ACRS). This was the scheme that was announced in late August and which is designed to welcome 5,000 vulnerable Afghans into the UK in the first year of the scheme and 20,000 over the longer term.

David Chambers  
County Councillor, Tenbury Division