

**NORTH CLAINES PARISH COUNCIL (NCPC)**  
**MINUTES OF THE MEETING HELD on Monday 4<sup>th</sup> March 2024**  
**Held in Okeys Lane Baptist Church Hall at 19:30hrs**

**PRESENT**

Cllr Megan Farmer (MF)  
Cllr Mike Tubby (MT)  
Cllr Vicky Nelms (VN)  
Cllr Alison Harris (AH)  
Cllr Jean Robb (JR)  
Dst Cllr Daniel Birch (DB)  
Dst Cllr Nicolas Wright (NW)  
Cty Cllr Marc Baylis(MB)

**1. To receive apologies for absence and to approve reasons for absence.**

The Parish Council were delighted to co-opt Mr P Morgan to the Parish Council. As he was unable to attend this meeting, he will sign the declaration of acceptance of office at a later date.

**2. Declarations of Interest**

- a) Register of interests; Councillors are reminded of the need to update their register of interests.
- b) To declare any other Disclosable Pecuniary Interests in items on the agenda and their nature.
- c) To declare any Other Disclosable Interests in items on the agenda and their nature.
- d) Written requests for the council to grant a dispensation (S33 of the Localism Act 2011) are to be with the clerk at least four clear days prior to a meeting.

Councillors who have declared an interest must leave the room for the relevant items as per the code of conduct and the North Claines Parish Council standing orders.

Failure to register or declare a Disclosable Pecuniary Interest may be a criminal offence.

**3 To confirm the minutes of the meeting held on 5<sup>th</sup> February 2024.**

The minutes were approved and signed accordingly as an accurate record of the February meeting.

**Meeting was adjourned for public question time**

The time allocated is at the discretion of the council/chairman. Residents are invited to give their views and question the parish council on issues on this agenda or raise issues for further consideration at the discretion of the chairman. Members of the public may not take part in the parish council meeting itself unless the Chairman allows. This period is not part of the formal meeting; brief notes will be appended to the minutes as an aide memoire.

**4 Progress reports from the previous minutes and any matters arising for information (if not considered elsewhere on the agenda)**

4.1 Progress reports and matters arising.

- trees to be planted on Bull Meadow and the Brum imminently.
- It was noted that the shelter area needed replacement. Clerk has placed an EOI to Wychavon's rural fund
- AH and MF to provide 3 quotes for the replacement of the roundabout and associated flooring. Ongoing
- Play area in The Shires. Unable to identify contact for this equipment.
- P Childs from Wychavon to arrange installation of agreed new bins
- Request for tree to be checked on Danes Green. Tree surgeon contacted. Tree surgeon contacted.
- The entrance to Bull Meadow and down to Fernhill House needs a hard cut back of around 45cm. Clerk to contact highways.

**5 Public areas in North Claines Parish.**

5.1 Recreation Committee to be replaced by the Recreation Advisory Group

It is noted that since M Drinkwater left NCPC, the Recreation Committee needed some restructuring and recruitment.

The Council discussed this and agreed to form a Recreation Advisory Group (which will replace the recreation committee) with the following terms.

- This will consist of local parishioners and Councillors who wish to be involved in the development of the public areas in North Claines Parish.
- Danes Green was agreed to be part of the Recreation Advisory Groups remit.
- It was agreed that Cllr M Farmer would chair this group.
- The Advisory Group has no delegated powers.
- This group will submit a report to the Parish Council of any meetings that have taken place so that the Parish Council may decide whether to implement any suggestions.

5.2 Bull Meadow- Update from the committee.

- The Bund is not built high on the one side, the council agreed they still wanted this planting to match the planted bund.
- Plough harrow and level is to proceed when not wet.
- Pedestrian access – Top Cut have looked at the pavement and note that this will need traffic control to cut the path back, Clerk to ask WCC to action this.
- Routine maintenance for bull meadow – it was noted that Top Cut will need to revisit cost for the maintenance of the meadow to include strimming and weeding around paths.

The Brum – update from the committee.

- WCC ask the Council re the update of the pedestrian barrier and ask the following, "Are you requesting a wider gate to replace the kissing gate, and do you require the access off the A38 improved as well please? Would the Parish consider bollards as this enables greater accessibility?" The Council noted that they did not wish to have bollards but a larger gate.

- Ben Miller has made the electricity box on the Brum safe but suggests that a new GDP box is installed as a long-term solution. Quote to follow.
  - Top Cut to complete a monthly check list of the play area checks.
  - 5 Benches were approved.
  - The Clerk noted that weekly checks at the Recreation Ground were not being undertaken and suggested that the Parish Council pay someone to perform this task, it was noted that this would take approximately 1 hour per week.
- 5.3 Opportunity for Councillors to raise matters regarding other open areas in the Parish.
- A flowering cherry is to be planted on Agatha Gardens
  - The Council agreed that an Easter display could be placed on the Agatha Gardens open space.

## **6 Highways, Footpaths and Lighting.**

- 6.1 Opportunity to discuss any matters arising from correspondence.
- 6.2 Update on lighting problems in the Parish.  
Nothing to report.
- 6.3 Other highways information or problems.  
It was noted that the hedge at School Bank needed to be cut back.

## **7. Correspondence for information only.**

- Notes from PM re the proposed "Community Sports Park" public meeting.
- Letter from parishioner re planning application W/23/01323/OUT flooding issues and objection.
- Parishioner contacts NCPC for advice re antisocial neighbour. Clerk forwarded them to the appropriate help.
- Parishioner contacts NCPC re graffiti.
- Worcestershire Authority Monitoring Report for the period January 2021-December 2021 minerals report.
- Parishioner contacts NCPC re flooding at Lower Town Farm. The Council noted that Lower Town was not a suitable area for large vehicles to access. Cty Cllr MB to look again to see if there is anything that can be done at this location.

## **8 Planning**

- 8.1 Planning applications for consideration.

### W/24/00350/LB

Location: Bevere Bridge, Bevere Green, Bevere

Description of Proposal: Maintenance and repairs including replacement structural decking.

No objection from North Claines Parish Council

### W/23/02570/CU

Location: Daniels Farm, Vicarage Lane, Claines, Worcester, WR3 7RP

Description of proposal; Change of use of land to permit the siting of 18No. storage containers (B8).

The Parish Council objected to this application and ask the Planning authority to consider the Highways Report on the previous application W/23/0102/FUL at this site. The report clearly identified the grounds on which Highways recommended refusal and under which specific SWDP and Neighbourhood Plan policies. The Parish Council submitted a report prepared by a transport planning consultant in support of our objection to further commercial development at this site and nothing has changed since October 2023. The Council ask Highways examine again the volume of additional traffic usually generated by such a facility like this, bearing in mind the following,

- the existing traffic flows generated around Claines Primary School where there is no school crossing patrol.
- the existing traffic problems on School Bank from very large farm vehicles, a scheduled bus service and large lorries delivering to Daniel's Farm existing commercial businesses.
- the narrowness of Vicarage Lane and School Bank
- the proximity of the junction of School Bank and Vicarage Lane to the entrance to Daniel's Farm
- the extension of existing yellow lining onto Vicarage Lane to try and better control traffic at this junction.
- There are already three 24/7 accessible self-storage facilities in or very close to this proposed additional location, so the need/reasons for 18 more containers are not clear.

**8.2 Update on neighbourhood plan review.**

- NCPC is currently working on the update of its neighbourhood plan, Cllrs MT, PM, AH and JR met as the Neighbourhood Plan Advisory Group and agreed that the plan needed updating.
- NCPC noted that there had been an additional 330 houses built since the plan was implemented.
- The neighbourhood plan would be brought up to date by the committee with the help of Peter Hamilton – the planning advisor that the Council used in the original development of the plan.
- It was agreed that the advisory group would work on changes and will send to Pete the Planner for assistance and then a report sent to the Parish Council for consideration.
- It was noted that when the SWDP was approved, then an additional review could be needed.
- It was noted that the options for update of the plan suggested that the changes to be made would be material modifications which would need 6 weeks public consultation. Whilst the strategy was the same, this strategy would need to be clarified.
- It was noted that the creation of a village centre was no longer a viable option.

The Parish Council agreed that the Neighbourhood Plan needed updating with the assistance of Pete the Planner – a paid planning consultant.

**8.3 Planning advisory group or committee to be re-started, with membership and structure to be decided by the Parish Council.**

This was agreed and the work has already started with the group consisting of Cllrs JR, PM, AH and MT.

- 8.4 Discussion around the proposed Worcester City FC development in Fernhill Heath.  
Cllr JR noted the Parish Council were aware of this proposed development and that NCPC was currently updating its neighbourhood plan to help with speculative planning applications. It was noted that the NCPC neighbourhood plan does not support this type of application.
- 8.5 Concerns re planning application W/23/01323/OUT. It was noted that a new drainage plan had been submitted and that the planners were happy with this and had subsequently withdrawn their concerns.
- 8.6 Applications approved by Wychavon DC  
W/23/02079/FUL  
Proposal - Erection of an agricultural multi-purpose building.  
Location - Martinbrook Farmhouse, Lower Town, Claines, Worcester, WR3 7RY
- 8.7 Appeal Ref: APP/H1840/W/23/3319716 dismissed.  
Land to the west of Northwick Road. The application Ref W/22/00227/OUT, is dated 24 January 2022. The development proposed was erection of an up to 70-bedroom care home (class C2) together with associated infrastructure, parking, and access.

## **9 Report from County and District Councillors.**

- 9.1 Report from M Bayliss.
- A 30-40 MPH will be implemented on the road from Bull Meadow to Copcut and a VAS could be installed if the Council wished to purchase one.
  - Installation of bollards by Hurst Lane – MB to chase this action up.
- 9.2 Report from N Wright/D Birch
- There is a new planning directorate which are to meet soon to address the planning problems.
  - The SWDP was anticipated to be in place in 2025.
  - Expressions of interest in the Legacy Grant were needed to apply for grants.
  - DB attended the proposed football Worcester FC planning consultation as produced by the developers and noted very mixed feedback.

## **10 Newsletter.**

- 10.1 Update on newsletter.  
It is anticipated that a newsletter would be produced in April.

## **11 Finance.**

- 11.1 Invoices for consideration and payment at the Council meeting.  
The invoices were approved as per the attached list.
- 11.2 Monies received by the Parish Council.  
Nothing received to date.

## **12 Parish Maintenance**

- This is an opportunity for Councillors to raise matters re parish maintenance.
- Cllr MF noted that she would like to investigate planters in Fernhill Heath and would look at costs of this on behalf of the Council.
  - It was noted that a bin on Suffolk Drive was needed and MB to look into this as it is still an unadopted road.

- 13 Councillors additional items for consideration** or for matters to be placed on the agenda for the next Parish Council meeting.
- 14 Date of the next Parish Council meetings.**  
8<sup>th</sup> April 2024 Parish Council meeting and Annual Parish Meeting.  
20<sup>th</sup> May 2024 Annual Parish Council meeting (delayed due to bank holiday)

Abbreviations

Clr – Councillor

NCPC – North Claines Parish Council

WCC – Worcestershire County Council

WDC – Wychavon District Council