

NORTH CLAINES PARISH COUNCIL (NCPC)
MINUTES OF THE MEETING HELD on Monday 8th July 2024
Held in Okeys Lane Baptist Church Hall at 19:30hrs

PRESENT

Cllr Megan Farmer (MF)
Cllr Jean Robb (JR)
Cllr P Morgan (PR)
Cllr S Challoner (SR)
Cllr A Harris (AH)
Dst Cllr Daniel Birch (DB)
Dst Cllr Nicolas Wright (NW)
Cty Cllr M Baylis (MB)

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

There were apologies received from Cllr Vicky Nelms (VN) and Cllr M Tubby (MT)

2. 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.

Cllr AH declared a pecuniary interest in planning application - W/24/01227/FUL – Britannia Square, Fernhill Heath.

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 Minutes from the last meeting of the Parish Council

The Council approved the minutes of the meeting held on 3rd June 2024.

4 Public Question Time

This is an opportunity for members of the public to ask any questions of the parish council, time to be at the Chairman's discretion.

There were no members of public present.

5 Public areas in North Claines Parish.

5.1 Recreation Advisory Group to provide their report.

It was noted that the play area was looking better and that weeds were being removed on the Brum by Top Cut. The roundabout and the carousel were still faulty and the finance group to consider replacement at their meeting in July.

It was noted that the new risk register highlighted the need for regular play area inspections. They are as follows.

Annually – Rospa inspection

Monthly – new handyman inspection

Weekly – Councillor inspection (rota was circulated – all Cllrs to please send copy of checklist completed to the Clerk weekly. Cllrs to swap duties as necessary)

5.2 Report from Events Advisory Group.

Fun on the Brum going ahead on 20 July. AH provided risk assessment for the event and will also be in attendance during the day from 12 till 7pm.

MF noted a lack of support for the event. The Council agreed to discuss the possibility of this event proceeding in 2025 at the August meeting of NCPC.

5.3 Opportunity for Councillors to raise matters regarding other open areas in the Parish.

Bull Meadow – MF was having problems with land owner next to Bull Meadow regarding removal of a tree which has fallen on to Bull Meadow. Clerk to write to landowner accordingly, reminding them of their responsibilities.

MF met with Worcestershire Wildlife Trust regarding wildflowers on the area. PM suggested that a new plan for the progression of Bull Meadow be looked into and this will be considered later in the year.

6 Highways, Footpaths and Lighting.

6.1 Update from Highways/lengthsman Councillor.

- Weeds in the road – noted as removed by residents. Cty Cllr MB is working towards improving online reporting of highways items and any outstanding after 28 days to be forwarded to him direct.
- JR noted that a quote for siding out the pavement at School bank had been received and was in the region of £600-£1000. Cty Cllr MB kindly offered to pay 50% of this expense as hopefully this will allow pedestrians to use the pavement safely.
- MF noted that B Barnes had agreed that a crossing opposite the Bull Meadow entrance (using the central refuge) would be beneficial but would cost at least £80k. Cty Cllr MB agreed to investigate whether this was technically feasible and to see what could be possible at this location.
- JR noted that the tarmac on the entry to the farm on School Lane had been ripped up presumably by heavy vehicles.
- JR noted that 2 signs placed by the raised ironworks on the bridge had been stolen and MB agreed to look at what was possible regarding permanent road signs at this location.
- MB agreed to provide a finger post on the road to identify the Baptist Church.

6.2 Lighting problems in the Parish.

- Nothing reported to date of agenda.

6.3 Other highways information or problems

- Parishioner contacts Parish Council re the traffic caused by the Car Boot sale on Hindlip Road. Asked to report to the Police.
- Piper Homes Oldcourne way – Dst Cllr Dan Birch approach Piper homes and the original company has closed. DB to arrange residents to cut hedge etc.

- Sling Lane to Droitwich Road footpath DMMO to be advertised for public comments.
- White Hart bus stop – a parishioner has requested a conifer trim as they cannot access the hedge themselves due to the bus stop. The finance committee to consider this request at their next meeting.

7. Correspondence.

Discussion on correspondence received.

- Calc update.
- SWDP – facilities review to be completed.
- Queries regarding office in Droitwich.
- Email re parishioner 100 birthday

8 Planning

8.1 Planning applications for consideration.

Report to be received from the planning advisory group on plans that have been submitted.

Planning ref - W/24/00533/FUL

Location - 2 Heddon Gardens, Fernhill Heath, Worcester, WR3 7FF

Proposal - Siting of pod and change of use of land for dog grooming business. Already approved by Wychavon.

Planning ref - W/24/01119/HP

Location - St Francis, 267 Droitwich Road, Fernhill Heath, Worcester, WR3 7UH

Description of Proposal: Demolition of single storey and erection of two storey and side extensions.

No objection from North Claines Parish Council.

Planning ref - W/24/01030/OL

Location: Highfield House, Egg Lane, Claines, Worcester, WR3 7SB

Description of Proposal To replace the existing overhead low voltage line with aerial bundled conductor.

No objection from North Claines Parish Council.

Planning ref - W/24/01192/GPDR,

Change of use of an agricultural building to Commercial Type E

Location - Dilmore Lodge Farm.

Whilst not objecting to a business at this address the Council ask that conditions are placed on this approval.

Permission is to be restricted to the Applicant for the period they own the site- Permission is not to be transferred.

Permission is restricted to the business use specified in the application any change in business style/type would result in the need for amended permission.

Hours of operation to be stipulated in the approval as 7am-5pm Monday-Friday. Weekends and Bank holidays to NOT be included.

Delivery vehicles to be restricted to 7.5tonne Max- this is due to the lanes being narrow and there being existing issues with larger delivery vehicles

getting stuck.- No delivery vehicles to remain on site overnight unless belonging to the company.

Planning Ref - W/24/01227/FUL

Britannia Gardens, Droitwich Road, Fernhill Heath

Six dwellings with associated landscaping and infrastructure - variation of condition 2 on granted on appeal planning approval W/21/00125/FUL - addition of rooflights, flues and detached garages on plots 1 & 2 as approved under planning reference W/23/02169/FUL - variation of condition 2 and 6. It was noted that this was to be referred to planning committee in September and a member of the Council would be present.

The Parish Council objects to this application - under SWDP 21 subsection iv – overbearing on the neighbourhood building. The houses have been built taller than permission was granted for.

8.2 Planning applications approved by Wychavon.

Planning Ref: W/24/00839/LB

Proposal - External and internal remedial works to timber frame structure relating to ingress of water.

Location - Upper Tapenhall House, Dilmore Lane, Fernhill Heath, Worcester, WR3 7RX

Planning Ref: W/24/00572/FUL

Amendment to previous permissions Ref. W/16/02440/PN, 18/00151/FUL and 20/01409/FUL with regards to renewable energy provision on the site and Green Infrastructure Management Plan. Alterations to the plots 8 & 9. (Part retrospective)

Location - Land Off Green Lane Adjacent To, Firs Farm, Ombersley Road, Worcester

Planning Ref: W/24/00600/HP

Proposal - Timber shed to house gardening equipment and to provide space to pursue woodworking hobby (Removal of Conditions 3 and 4 - Ref W/96/00447/PP)

Location: Land At (Os 8479 5990), Ombersley Road, Hawford.

Planning Ref: W/24/00664/HP

Proposal - Removal of flat roof to existing single storey family room, and replacement with new mono-pitch roof and velux rooflights. Installation of new patio doors and window to existing family room / utility, installation of new mono-pitch roof over existing outside seating space. Alteration to height of existing windows to front elevation.

Location - Ladybank, 8 Broom Meadow Road, Fernhill Heath, Worcester, WR3 7TJ

8.3 Planning appeal started.

Planning Ref: W/23/01323/OUT (Refused by Wychavon)

Planning inspectorate ref:- APP/H1840/W/24/3346731

Proposal - Residential development for up to 130 dwellings (Use Class C3), including vehicular access from Dilmore Lane, pedestrian and cycle links, public open space, car parking, drainage, landscaping and other associated infrastructure. All matters reserved except for access

Location - Land At (Os 8666 5944) Dilmore Lane Fernhill Heath

- 8.4 Update on neighbourhood plan review by the planning advisory group.
- SWDP Village facilities and transport review documents x2. JR to fill in and return.
 - The neighbourhood plan group is waiting for various items to be answered before they can proceed. Peter Hamilton of PHpC is leading the discovery.

9 Report from County and District Councillors.

- 9.1 Report from M Bayliss
- County Hall is closed due to the RAAC situation.
 - The 40mph on Droitwich Road is to be installed this month.
- 9.2 Report from N Wright/D Birch
- A development of 40 houses at the bottom of Dilmore Lane is set to be resubmitted with allotments for the administration of the Parish Council. It is also understood that the roads and a VAS will be completed prior to occupation. It will possibly be on the September planning committee agenda.

10 Newsletter.

- 10.1 Update on newsletter. There will be no newsletter until Autumn.

11 Finance.

- 11.1 Invoices for consideration and payment at the Council meeting were approved as per the attached list.
- 11.2 Monies received by the Parish Council.
Payment for 2 benches @ £772.16
- 11.3 Report from Finance Advisory Group.
The group is to meet on Thursday 18th 11am.
- 11.4 Handy man for council
Interviews are to be undertaken by Cllrs JR and SC shortly.
- 11.5 Audit update from Clerk
- Public inspection dates were changed by 1 day.
 - PKF asked for additional information as NCPC expenditure was over 200k and asked for minutes from the finance committee in February 2024 to ensure "except for matters" were addressed. Clerk has supplied these.
- 11.6 The revised Risk register review was accepted by the parish council.

12 Parish Maintenance

This is an opportunity for Councillors to raise matters re parish maintenance.

- Untidy garden on Cresswell Close was noted and Clerk to write informing them of their responsibilities.

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.

5 August and 2 September 2024

Abbreviations

Clr – Councillor

NCPC – North Claines Parish Council

WCC – Worcestershire County Council

WDC – Wychavon District Council