

**NORTH CLAINES PARISH COUNCIL (NCPC)**  
**MINUTES OF THE MEETING HELD on Monday September 2<sup>nd</sup> 2024**  
**Held in Okeys Lane Baptist Church Hall at 19;30hrs**

**PRESENT**

Cllr Megan Farmer (MF)  
Cllr M Tubby (MT)  
Cllr P Morgan (PR)  
Cllr S Challoner (SR)  
Cllr A Harris (AH)  
Cllr J Robb (JR)  
Dst Cllr Daniel Birch (DB)  
Dst Cllr Nicolas Wright (NW)

1. **To receive apologies for absence** and to approve reasons for absence. Cllr Vicky Nelms (VN) sent her apologies to the Council.
  
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.  
Cllr JR declared an interest in the application at Daniels Farm.
  - 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**
  - 3.1 The minutes of the meeting held on August 5th-2024 were approved and signed as correct with the substitution of Brittania Gardens for Brittania Square.
  - 3.2 Progress reports from the previous minutes and any matters arising for information (if not considered elsewhere on the agenda)
  
- 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 comments.
  
- 5 **Public areas in North Claines Parish.**
  - 5.1 Recreation Advisory Group to provided thir report.
  - 5.5.1 The Brum Recreation ground.
    - SC and PM to mend the "Witches Hat" item on the Brum.

- Clerk is to order new toddler swing seats
- The Council agreed to pay £200 for the cleaning of the play equipment.
- Football posts need to be moved further away from the Play equipment and the holes filled accordingly.
- It was noted that the wet pour (soft surfacing) was in a poor condition and the finance committee had agreed that the playground needed to be looked at with a view to replace it in its entirety. The recreation group (MF, AH and SC) agreed to meet to discuss plan of action.
- Cllr DB suggested that someone from parks and recreation at Wychavon could visit and give their opinion on the play area condition.
- Yellow ball rocker. This was noted as being very wobbly from JR inspection on 12/9/24. SC visited and notes that 2 bolts are missing from the base. Whilst wobbly, it was noted that it was unlikely to break and did not need to be cordoned off. Clerk to investigate replacement bolts as per the installation diagrams sent by the manufacturer.
- It was noted that the pop-up café was very successful over the summer and £1000 was raised. 2 new helpers have been recruited for future events. The loo facility that was paid for by the Council was very popular.

#### 5.1.2 Bull Meadow

- Discussion/proposal by Cllr PM for developing Bull Meadow with further planting and designated areas. Thanks were given to Cllr PM for strimming the area and he noted that more people could be encouraged to use Bull Meadow  
PM suggested that short term parking could be made available on the grass verges and other areas of unused land in the area. It was agreed to ask MB on the possibility of parking around Bull Meadow.
- The Grumpy Men's Club would like to donate a tree for Bull Meadow and it was noted that trees thrive best in groups. MF to ask Natural Networks which trees would be preferable.
- Proposal from Cllr MF re a wildflower meadow funded by the proceeds from the café. It was agreed that MF should investigate the provision of a wildflower meadow and obtain the relevant costs for the maintenance of such an area.
- It was noted that the weeds on the area – around the path in particular needed maintenance and Top Cut are to do this when time allows.

#### 5.2 Report from Events Advisory Group.

- Discussion around the events not under the Parish Council umbrella. MF noted that she had had difficulties obtaining insurance for the events as there was not a business to attach the insurance to. MF asked if the Parish Council would reconsider providing insurance for relevant events. The Parish Council agreed to this but noted that all regulations and due diligence would need to be applied including risk assessments. The events to be included are the Pop-Up Café, Scarecrows and the Christmas Santa event. Cllr AH to perform the risk assessments.

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

- Tree at Tamarisk Close – The tree surgeon has suggested 2 options as attached. Council agreed to option 2, which is to undertake a full crown reduction by 4-5m = £1400 +VAT and this would last 10 years.
- Trees in general – It was agreed that the Clerk would produce a policy of maintenance and the Council will consider a list of trees to be monitored.
- Trees to be cut back near bus shelter on A38, at 220 Droitwich Road and bus shelter near White Hart.
- Hedge cutting – Danes Green to be done end Sept/Oct
- Bus stop hedge cuts on list to be actioned.
- Top Cut to spray railway bridge.
- Top Cut to quote for Agatha Garden tree work
- Top Cut to supply quote for cleaning of play equipment on the Brum.
- It was noted that the condition of an oak tree on housing association land was the responsibility of the housing association.

6 **Highways, Footpaths and Lighting.**

- Siding out of A38 scheduled for 30<sup>th</sup> August 24 had been done but noted that it was done but not in the correct area (which was from Fernhill House to Bull Meadow)
- Worcestershire County Council - Order to the effect of which will be to reduce the speed limit on the following lengths of road in Martin Hussingtree to 40 miles per hour and 30 miles per hour:  
40mph Speed Limit  
A38 Droitwich Road from a point 150 metres southwest of its junction with C2086 Copcut Lane in a south westerly direction to a point 220 metres northeast of its junction with U41010 Sling Lane, Fernhill Heath.A4538 Pershore Lane from its junction with A38 Droitwich Road for a distance of 350 metres in a southerly direction.  
30mph Speed Limit - U41203 Drury Lane for its entire length.
- Lighting problems in the Parish.
- Graffiti on box near Hindlip School – this belongs to Cadent Gas (not Nat grid) and Clerk has emailed them accordingly asking for the box to be cleaned 10742880.
- Cllr JR noted that the siding our that had been done on School Bank by Top Cut and it was in time for the Autumn term.
- It was noted that there was a large problem with weeds in the highways and that this was a County-wide problem due to limited finances.

7. **Correspondence.**

Discussion on correspondence received.

- Wychavon – draft policy on pavement licensing.
- Road closure - C2029 Claines Lane to its junction with U41003 Vicarage Lane.  
This provision shall continue in force for a maximum of 5 days, however, it is anticipated that it will remain in force for 3 days commencing 13 August 2024.

- Weed issue in and around the parish – for consideration as part of the maintenance contract for 2024-25.

## 8 Planning

### 8.1 Planning applications for consideration.

W/24/01525/CU

Council to reply by 3<sup>rd</sup> September.

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

Proposal - Change of use of land to permit the siting of an additional 51No. storage containers.

The Parish Council **objected** to this application and ask the Highways Department to note the unsuitable access due to narrow country lanes.

The proposal includes traffic survey data from 2022 to extrapolate stat for proposed additional units. This data uses peak time survey periods of 08.00 to 9.00am and 17.00 to 18.00pm. Based on personal experience the most congested period is when Claines primary school ends the school day and parents park to collect children. The access to the proposed storage location is positioned at the center of the parking zone parents use. There have been numerous occurrences of damage to parked vehicles due to the road width at this point. To maintain safety of pedestrians at this time access to any storage should be restricted to non-school opening/closing times. If not possible then the validity of the traffic levels should be verified at real peak times before any planning is approved.

Additional note

Could Highways perform an impact assessment of the operation of the site at the same time people are dropping off or picking up at the school,

W/24/01562/TDC5

Technical details permission for the construction of 3no dwellings following permission in principle W/22/01453/PP

Hill House, North Wick Road, Bevere, Worcester WR3 7RE.

The Parish Council had **no objection** to this application.

### 8.2 Planning applications approved by Wychavon.

W/24/01493/AGR

Proposal - Agricultural storage barn

Location - Oak Farm, Ombersley Road, Worcester, WR3 7RH

W/24/01119/HP

Proposal: Demolish single storey buildings and erect a new two storey side and single storey rear and side extensions.

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

W/24/01179/HP

Proposal :Velux roof light to front elevation, new window to existing hall way, new Juliette Balcony to rear facing first floor, and a new single-storey rear

extension

Location: Fairfax House, 4 Willow Bank, Fernhill Heath, Worcester, WR3 7FE

- 8.3 Planning committee meeting 12<sup>th</sup> September – to discuss the Lockley retrospective application at the Memorial Hall.  
Cllr MF agreed to represent the Council regarding the objection due to the buildings increased height and scale.
- 8.4 Update on neighbourhood plan review by the planning advisory group.  
Peter Hamilton from PHpC (on behalf of NCPC) has followed up with Wychavon District Council planning officers and his advice to the Parish Council is that NCPC pause work on the neighbourhood development plan until Wychavon announce the Examiner's judgement on the Harvington plan. Harvington have adopted the approach that NCPC wish to adopt so NCPC actions will be based on this judgement.  
Dst Cllr DB noted that a full time officer is to be appointed for neighbourhood plans at Wychavon.
- 8.5 Planning enforcement.  
W/ENF/24/0295 Update on bridleway/Footpath NC545 adjacent to Martinbrook Farm, Lower Town, Claines
- 9 **Report from County and District Councillors.**
- 9.1 Report from M Bayliss. M Baylis was not at the meeting.
- 9.2 Report from N Wright/D Birch
- A full-time office for neighbourhood plans is to be appointed.
  - The Legacy Grant scheme has stopped for this year and no grants will be available 2025-26.
- 10 **Newsletter.**
- 10.1 Update on newsletter.  
An article inviting people to buy a tree or bench in Bull Meadow is to be included.
- 11 **Finance.**
- 11.1 Invoices for consideration and payment at the Council meeting (Appendix A)
- 11.2 Monies received by the Parish Council.  
Nothing to date of agenda.
- 11.3 Handy man for council, update. There was no update on this issue.
- 11.4 AGAR update – external audit. It was noted that the external auditor had pointed out that the box for trust funds had been left blank. The Clerk had informed them that the Council do act as a sole managing trustee for trust funds, and this should have been filled in as "yes."  
The audit is concluded for 2023-24 and will be advertised accordingly. The invoice is to follow.
- 12 **Parish Maintenance**
- Cllr AH noted concern regarding the level of parking in Oldcourne way for the school which creates problems at drop off and collection times.
  - Dst Cllr DB reported that the two large, proposed developments due in Fernhill Heath were likely to proceed and that the Council needed

to be pro-active regarding potential Road issues because of the additional proposed 130 homes on Dilmore Lane.

- 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.**  
7<sup>th</sup> October (JR gave her apologies) and 4<sup>th</sup> November 2024

Abbreviations

Cllr – Councillor

NCPC – North Claines Parish Council

WCC – Worcestershire County Council

WDC – Wychavon District Council

**Note; Sent by Cllr SC and Cllr JR on behalf of NCPC**

**Appeal representation from NCPC re Dilmore Lane 130 Houses application – planning inspectorate.**

North Claines Parish Council is against the Appeal lodged by the developer following the decision by Wychavon District Council to dismiss their application to build 130 houses on prime agricultural land at Dilmore Lane, Fernhill Heath. NCPC raised our objection at the Planning Committee meeting.

This land was NOT an allocation in the South Worcestershire Development Plan (SWDP) adopted in 2016 nor was it identified in our Neighbourhood Plan (NP) adopted in 2017 which we are currently updating. The identified development land in the NP was the Shires Estate, which is also off Dilmore Lane, and this development was completed providing 120 homes.

In 2021/2022, 39 houses on a site at Sling Lane which was included in our NP were completed and there have been a further 36 homes on windfall sites since the NP was adopted. There is currently another planning application for 40 homes off Dilmore Lane which was deferred by Wychavon planning committee at the March 2024 meeting. These homes are almost opposite the site of the proposed 130 homes. In total 170 new homes in a small area which does not have the infrastructure to support the new residents.

Wychavon DC has indicated that the housing requirement for our village through to 2030 is 59 homes. This application far exceeds these requirements, so this development is totally inappropriate.

Fernhill Heath has no pre-school provision, no places at our 2 village schools neither of which has any room for expansion. Children living in this development would have to be taken by car or by bus to schools within the nearest towns of Droitwich and Worcester. It is hard to envisage primary aged children being able to walk to schools which are more than a mile away especially because at times the pavement is

along the main arterial road (A38) from Droitwich to Worcester. There is no car parking at either school for parents to drop children off safely and no bus service.

Dilmore Lane is exactly what it says it is - a country lane. It can be reduced to single file when cars and delivery vans also park on the road. There is already daily congestion with cars trying to access the A38. There are no opportunities for people to find employment within the village therefore car journeys would significantly increase to Droitwich and Worcester. There is no rail service to enable residents to get to work or school. The shops mentioned are very small corner shops. There is no village hall and no medical facilities to support the existing population.

In addition the Wychavon planning refusal notice highlights that the benefits of the proposal are far outweighed by the adverse impacts that would arise to the open countryside, the loss of Best and Most versatile agricultural land and the setting of designated heritage asset Tappenhil Farmhouse. Therefore in application of Paragraph 11(d) of the National Planning Policy Framework this does not represent sustainable development. It cannot be delivered with acceptable impacts on our community.

## **Appendix A**

### **Finance September 2024**

Green storage solutions storage for September 2024 inv 98656	£99
Top Cut Mowing Ltd Contract mowing August 2024	£3624
Top Cut additional to contract	£762
Clerk Salary, NI/Tax and pension for August 24	Confidential
St John Ambulance for Fun on the Brum	£85.80
Tayplay – replacement witches hat piece	£677.41
Prysmian electricity work on lamp	£342
Wychavon DC Bevere dog bin cleaning and emptying annually	£112.87
Peter Morgan – Repayment for purchase of chains for security	£115.96
Shaw Loos. Loo for Fun on the Brum and over the summer	£360