

**NORTH CLAINES PARISH COUNCIL (NCPC)**  
**MINUTES OF THE MEETING HELD on Monday July 7<sup>th</sup>, 2025**  
**Held in Okeys Lane Baptist Church Hall at 19:50 hrs**

**PRESENT**

Cllr Farmer (MF)  
Cllr Tubby (MT)  
Cllr Challoner (SR)  
Cllr Harris (AH)  
Cllr V Nelms (VN)

Dst Cllr Nicolas Wright (NW)

- 1. To receive apologies for absence** and to approve reasons for absence. Cllr J Robb (JR)
- 2. Declarations of Interest and Council vacancies**
  - a) Register of interests; Councillors were 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. There were no DPIS received.
  - c) To declare any Other Disclosable Interests in items on the agenda and their nature. There were no DOI's received.
  - 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. There were no dispensation requests received.  
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.
  - e) There are vacancies on the Parish Council and all applications are welcomed. North Claines Parish Council can have 10 Councillors in total, and There are only 6 at the current time.
- 3 Minutes from the last meeting of the Parish Council**
  - 3.1 To confirm the minutes of the meeting held on May 12<sup>th</sup>, 2025. These were confirmed and signed as an accurate record.
  - 3.2 Progress reports from the previous minutes and any matters arising for information (if not considered elsewhere on the agenda) There was nothing additional to discuss.
- 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 the public present.
- 5 Finance.**
  - 5.1 Invoices for consideration and payment at the Council meeting were approved as per the attached list.

5.2 Monies received by the Parish Council.

Wychavon final installment of the Legacy Grant for Bull Meadow	£23,750
Donations towards the herb garden	£66

5.3 Finance meeting. The Council approved the minutes from 22 April and 2<sup>nd</sup> July 2025 and noted the decisions taken.

- Bank reconciliation at the end of June 2025 - £108,111.14
- It was noted that the public inspection period is being held from 3<sup>rd</sup> June to 14<sup>th</sup> July as recommended by PKF Little John and has been advertised accordingly.

The next Finance committee meetings are scheduled as follows.

- 1 October 2025 – second quarter 2025-26 and to include budget setting for 2026-27
- 7 January 2025 – third quarter 2025-26

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

6.1 The Brum Recreation ground.

- Noted that branches were being pulled off the trees.
- It was agreed to obtain quotes for the repainting and welding of the teen shelter, and it would be repainted in muted green/brown tones.

6.2 Bull Meadow

- Cllr SC proposed the following  
To install ground security bollards that can be raised and lowered for access.  
The Council approved this item as a matter of urgency and the cost was anticipated to be in the region of £1500. The inclusion of a ditch at this location was also approved.
- New bench donation, MF noted that a new bench had been donated for Bull Meadow and the Council approved this purchase, which will be charged for in arrears. The cost of the donation will also cover the concrete base that will be needed for installation.
- Dead oak trees will be removed.
- Dead trees on the boundary. MF and SC are trying to contact the owner of the land in question to get the trees removed.
- Quote to hand mow around the tiny forest from the grounds contractor at £25 per cut was approved.
- Progress of the Memory tree initiative. There had been several requests for memory trees as previously discussed by the Council and it was agreed that this would be for the cost of the individual tree plus £50. The Council agreed to create a planting plan so that various types of trees could be identified for people to purchase. A policy will also be developed.

6.3 Events run by the Parish Council

Fun on the Brum day. Update on this event including the risk assessments.

- MF and AH noted that the risk register would be updated to include the collection of cash at this event.

- 6.4 Opportunity for Councillors to raise matters regarding other open recreation areas in the Parish.
- A bench at Windmill Cottages has been reported as stolen and the Clerk will arrange purchase of replacement and the associated insurance application.
  - Bus shelter conifers on the A38 were reported as needing to be cut back. The Council examined the photographs supplied and noted that there was adequate room for the owner of the conifers in question to be cut back

**7. Highways, Footpaths and Lighting.**

- 7.1 Update from Cllr Challoner re maintenance contractor.
- It was noted that the contractor was away in June and August items for attention were agreed as noticeboards and to paint the gate on Bull Meadow.
- 7.2 Lighting problems in the Parish.
- GS Adams has been instructed to repair the faults as noted on the report at a cost of £2980 plus VAT and this will be done in September 2025.
- 7.3 Highways information or problems.
- It was noted that the VAS poles on Station Road had not been used, and Clerk is to look into the movement of the VAS on the A38 to Station Road.

**8. Correspondence.**

The Council are to raise any matters regarding correspondence as per the correspondence list.

- Dog microchipping event
- Fraud bulletin
- Free training by Lucy at CALC
- Enquiries about memory trees
- Closure of kennels lane
- Calc Friday newsletter
- Neighbourhood. Planning update – withdrawal of funding
- Highways public notices re road closures
- Re Taylor Wimpey site

**9 Planning**

- 9.1 Planning applications for consideration.
- Report to be received from the planning advisory group on plans that have been submitted.

Planning Ref: W/25/00823/RM

Associated Ref: W/23/01323/OUT

Proposal: Reserved Matters application including details relating to appearance, landscaping, layout and scale of the approved 130 dwellings following outline consent W/23/01323/OUT

Additional information/amendment(s) have been received for this planning application to site layout and house types.

The Council noted that Dst Cllr DB had reported the following.

- Housing locations behind Oak Apple are improved and planning officer has no reason to object anymore.
- LEAP has been removed and it is proposed that a sum is allocated for Parish council to determine use for LEAP.
- Pumping station is not part of this application.
- Housing allocation meets area need according to Planner. (DB will source the background reference info for us so that we can use for neighbourhood plan)
- This was to be a delegated decision of approval by the planning officer.

Planning Ref: W/25/01231/HP

Location: Ellerslie Villa, 77 Droitwich Road, Fernhill Heath, WR3 8RJ

Description of Proposal: Proposed extension to existing outbuilding for use as indoor swimming pool plus amendment to fence line.

The Parish Council had no objections to this application.

Planning Ref: W/25/01195/FUL

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

Description of Proposal: Change of use of three agricultural buildings to mixed agricultural and Class F(1) Learning and non-residential institutions and F(2) Local Community Uses

The Parish Council had no objections to this application.

Planning Ref: W/25/01064/HP

Location: Wychbury House, Jacob Ladder Lane, Claines, Worcester, WR3 7RT

Description of Proposal: Creation of new vehicular access and driveway alterations.

The Parish Council had no objections to this application.

Planning Ref : W/25/01129/HP

Location: 7A Station Road, Fernhill Heath, Worcester, WR3 7UD

Description of Proposal: Proposed first floor front extension, porch and single storey front extension, single storey rear extension, installation of render to part of existing and other external alterations

No details were available on the planning portal so comments on this application will be submitted later.

Planning Ref : W/25/00222/HP

Location: Sandfield, Danes Green, Claines, Worcester, WR3 7RU

Description of Proposal: Rear and side two-storey extensions; rear single-storey extension; side attached garage, change from hipped roof to gabled roof and installation of rooflights

The Parish Council noted that the block layout shows a significant reduction in the gap between the next-door property (Instow) and Sandfield.

The parish council object as the street scene would be severely changed by the proximity of the extension to the existing property. No dimensions are shown but there appears to be almost no gap.

Planning Ref: W/25/00961/HP

Location: Rosedene, 63 Droitwich Road, Fernhill Heath, Worcester, WR3 8RQ

Description of Proposal: Two storey rear extension, new garden wall and replacement fence

The property is within the heritage area of the village. Though not listed the proposal will double the size of the property. The Parish council objected that this is not in keeping with the area and specifically the age of the building and its visual impact on the heritage area. (Clerks note – this application was approved on 8/7/25 so the Councils comment was not received by WDC in time)

County Council application 25/01151/CM

A proposed anaerobic digestion facility for a biomethane gas to grid plant at Court Farm, Hindlip Lane, Hindlip.

The Parish Council objected to this application based on

the environmental impact of the digester and the effects of its aroma.

As there is an operational unit at Throckmorton and Severn Trent has started operations at its plant in Roundhill near Stourbridge, the Parish Council suggests that therefore there is no need for this proposed development at Hindlip. The Parish Council note that it might be appropriate for planners to engage consultants to determine the number of and spacing between Bio-digesters / Anaerobic digesters to determine need now, and in the future.

9.2 Planning applications approved by Wychavon.

Planning Ref: W/25/00320/HP

Proposal: Erection of a Detached Garage

Location: Martinbrook Farmhouse, Lower Town, Claines, Worcester, WR3 7RY

Planning Ref: W/25/00714/LB

Proposal: Internal alterations for changes to internal and internal doors (retrospective) and change to external finishes

Location: Flat 1, Bevere House, Bevere Green, Bevere, Worcester, WR3 7RG

Planning Ref: W/25/00632/LB

Proposal: Internal and external remedial work

Location: Fernhill Heath House, 44 Droitwich Road, Fernhill Heath, Worcester, WR3 8RQ

9.4 Planning inspectorate reports.

W/25/00196/HP

Site Address: Newlands 4 Shrawley Road, Fernhill Heath, WORCESTER, Worcestershire.

Appeal was dismissed.

W/24/02458/GPDQ

Site Address: Oak Farm O'Keys Lane, Fernhill Heath, WORCESTER, WR3 8RL

Appeal was dismissed.

**10 Report from County and District Councillors.**

10.1 Report from S James. There was no report available.

10.2 Report from N Wright.

It was noted that proposed planning reforms may mean the South Worcestershire Development Plan Review (SWDPR) needs to be updated immediately after being adopted to meet increased government housing targets.

The Government's proposed method for calculating housing need would mean 2,152 homes a year will need to be built across Worcester City, Malvern Hills and Wychavon districts by 2041. But the current housing methodology, produced under the existing National Planning Policy Framework, plans for only 1,193 homes a year – an annual shortfall of 959.

**11 Newsletter and social media**

11.1 Update on newsletter. Nothing to report.

**12 Councillors additional items for consideration** or for matters to be placed on the agenda for the next Parish Council meeting. There was nothing reported.

**13 Date of the next Parish Council meetings.**

4 August 2025 (MT sent apologies)

1<sup>st</sup> September 2025 (SC sent apologies)

6<sup>th</sup> October 2025

3<sup>rd</sup> November 2025

Abbreviations

Cllr – Councillor

NCPC – North Claines Parish Council

WCC – Worcestershire County Council

WDC – Wychavon District Council

## **Appendix A**

**Finance July 2025**– Please note all invoices are brought to each meeting and Cllrs are welcome to examine them.

Clerk. Salary for June 2025	Confidential
Amazon Hosepipe for Bull Meadow water storage	£74.91
Ocean Blue Newsletter printing	£418
Viking printer ink	£56.60
Top cut additional to contract.	£78
Green self-storage for May and June	£99
A Gallagher additional amount for insurance	£124.49
Meg Farmer Purchase of waders	£10
Droitwich CVS Room rental July to August incl	£1029
All Seasons New gazebo for events	£431.99
Viking office supplies	£52.66
HSBC charges for May 2025	£5
Vodafone office phone for June 2025	£18.09
J Wyton Maintenance for May 2025	£240
Wychavon twice annual cleanse and emptying of a dog / litter bin(s). The quantity indicates the number of bin(s)/times emptied each week. Litter 4 x bin locations are: Nr 39 Dilmore Lane, Porters Mill; 2 in recreation area and 5 x Dog bins @ Butchers Walk; Suffolk Way; Teasel Way; Lower Town, Station Road & Bull Meadow Open space.	£1168.44
Wychavon twice annual cleanse and emptying litter bin(s). The quantity indicates the number of bin(s)/times emptied each week. 2 x bins - Litter bin location is Adj canal Nr Mildenhall Mill, Egg Lane, Claines Bull Meadow open space entrance (almost Oldcourse Way) F/Heath. Dog bin location is junction of Danes Green and Dilmore	£350.53

### **Actions from May 2025 ongoing**

#### 12.2 Bull Meadow

- Signs to be arranged by **Cllrs AH**

### **Actions from July 2025 ongoing**

#### 6.5 The Brum Recreation ground.

- It was agreed to obtain quotes for the repainting and welding of the teen shelter, and it would be repainted in muted green/brown tones. **Clerk/SC**

#### 6.6 Bull Meadow

- To install ground security bollards that can be raised and lowered for access. **Clerk**
- New bench donation **Clerk to order**
- Dead oak trees will be removed.
- Dead trees on the boundary. **MF and SC** are trying to contact the owner of the land in question to get the trees removed.
- Progress of the Memory tree initiative. There had been several requests for memory trees as previously discussed by the Council and it was agreed that this would be for the cost of the individual tree plus £50. The Council agreed to create a planting plan so that various types of trees could be identified for people to purchase. A policy will also be developed. **Recreation committee**

#### 6.7 Fun on the Brum day. Update on this event including the risk assessments.

- **MF and AH** noted that the risk register would be updated to include the collection of cash at this event.

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

- A bench at Windmill Cottages has been reported as stolen and the **Clerk** will arrange purchase of replacement and the associated insurance application.
- Bus shelter conifers on the A38 were reported as needing to be cut back. The Council examined the photographs supplied and noted that there was adequate room for the owner of the conifers in question to be cut back

#### 7.4 Highways information or problems.

It was noted that the VAS poles on Station Road had not been used, and **Clerk** is to look into the movement of the VAS on the A38 to Station Road.