

NORTH CLAINES PARISH COUNCIL (NCPC)
MINUTES OF THE MEETING HELD on Monday October 6th 2025
Held in Okeys Lane Baptist Church Hall at 19:30 hrs

PRESENT

Cllr Farmer (MF)
Cllr Tubby (MT)
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 Challoner (SR) Cllr Robb (JR) and Dst Cllr Birch (DB) apologies were accepted.
- 2. Declarations of Interest and Council vacancies**
 - 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.
 - 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 1st September 2025. The minutes were confirmed as a correct record and signed accordingly.
- 4 Public Question Time**

This was an opportunity for members of the public to ask any questions of the parish council.
- 5 Finance.**
 - 5.1 Invoices for consideration and payment at the Council meeting were approved as follows.

Clerk. Salary, NI, pension and tax for September 2025.
Green self-storage for September 2025

Confidential
£99

Vodafone office phone for August 2025	£18.09
Top Cut mowing services contract for September 2025	£3678
Top cut mowing services watering	£750
Top Cut additional work September 2025	£924
PD Hughes Playground repair	£2352
GS Adams Lighting repair around Parish	£3576
Chad and Co. Payroll and salary 25-26	£375
Viking New printer for office	£401.99
Shaw Loos Ltd Toilet facilities over summer on Brum	£648
PKF LittleJohn Audit for 2024-25	£504
Creative Play delivery charge for the replacement of matting	£36
MA Ishaq Hosting extra space	£80

- 5.2 Monies received by the Parish Council.
Wychavon DC Precept 2025-26 pt2 £58,500

- 5.3 The Council approved the minutes and discuss matters arising from the second quarterly finance meeting held on 1st October 2025.
- Bank reconciliation to the end of August 2025 £87,400.18
 - Bank reconciliation to the end of September 2025, £133,569.53
 - The Council approved the recommendation of the Finance Committee that the precept for 2026-27 will be £120,510 which is a 3% increase on 2025-26 (if the tax base remains unchanged)
 - It was noted that the next Finance committee meeting is scheduled for 21 January 2025 – to examine third quarter 2025-26 (October-December incl)

6 Public areas in North Claines Parish.

- 6.1 The Brum Recreation ground.
- To discuss the electricity facilities on the Brum and agree the future maintenance schedule. It was noted that GS Adams had visited the site and that 3 of the 4 lights were now working. A new LED needed to be fitted to the remaining lights. Both electricity boxes need attention, and it was agreed to action this as soon as possible.
 - Update on the play-area surface maintenance. It was noted that PD Hughes had mended the surface. The swings would be re-installed. The Clerk is to source shackles for the swings.
- 6.2 Bull Meadow
- Progress update re the Memory trees. It was noted that 20 mature trees would be planted on Bull Meadow and Top Cut has quoted £20 per tree to be planted in December (to include a watering hose). The council agreed to this expenditure. The trees would be available for adoption as memory trees from Spring 2026.
 - Information signs. Example received and circulated for consideration. The Council approved the example as provided by Cllr AH and quotes for pedestals to be obtained.
- 6.3 Events run by the Parish Council update.
- It was noted that the scarecrow event was to be held from 27 October to 3 November and the pop-up café would also be open on Westfield Road for the duration. The Council approved the printing of the

information map and any money raised from donations for the map was agreed to be donated to the "Men's Shed" charity.

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

It was noted that there was some anti-social behaviour on the Brum.

7. Highways, Footpaths and Lighting.

- 7.1 Update from Highways/lengthsman Councillor.

- Update on the junction A38/Hurst Lane.
- Update on the provision of a VAS from Cty Cllr S James

As Cllr S James was not in attendance, there was no further information on this subject.

- 7.2 Lighting problems in the Parish.

- Update on the light repairs in the Parish. There was nothing to report.

- 7.3 Highways information or problems.

- It was noted that there was illegal parking on the A38 regularly. Cllr MT would send a list of the vehicle's registration numbers to Cty Cllr SJ
- It was noted that roots were disturbing the pavements on Westfield Road and Grange Lane.

- 7.4 Update from the Councillor re the Parish contractor from September 2025. There was nothing to report.

8. Correspondence.

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

- Review of WCC Rights of way improvement plan

9 Planning

- 9.1 Planning applications for consideration.

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

Application Number: W/25/01961/HP

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

Description of Proposal: Proposed alterations and extensions at existing dwelling including loft conversion involving alteration from hip to gable, demolition of existing rear extension, conservatory and garage. Erection of two storey extensions to the side and rear along with single storey extensions to the rear.

The planning advisory group objected to this application but after a vote it was noted that the Parish Council had no objections to this application.

Application number: W/25/01897/PIP

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

Description of Proposal: Permission in Principle for proposed construction of a detached dwelling.

There were no objections to this application, but it was noted that the Council would like an opportunity to comment on the design of the buildings in question.

Application Number: W/25/01818/PIP

Location: Land At (OS 8571 5922), Danes Green, Claines

Description of Proposal: Permission in Principle for the erection of up to 2 dwellings.

This application had been refused permission by Wychavon prior to the Parish Council meeting.

Application Number : W/25/01630/FUL

Location: Land At (Os 8436 5879), Ombersley Road, Worcester

Description of Proposal: The construction of a self-build detached 4 bedroom house with a detached garage and vehicle parking spaces and associated landscape works.

There were no objections to this application.

9.2 Planning applications approved by Wychavon.

Planning Ref: W/25/01588/FUL

Proposal: Change of use of bungalow to specialist school

Location: Dilmore Lodge Farm, Lower Town, Claines, Worcester, WR3 7RY

Planning Ref: W/25/01509/HP

Proposal: Single storey rear extension, two storey side extension, front porch, fenestration alterations

Location: 2 Perrycroft Close, Fernhill Heath, Worcester, WR3 7UF

Planning Ref: W/25/01195/FUL

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 and associated land, together with the retrospective laying of hardstanding

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

W/25/01413/LB

Proposal: Removal of a stair between first and second floors added in the 1970s and reinstate this connection in its original location above the main stair and entrance hallway

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

9.3 Planning applications withdrawn by applicant.

Planning Ref: W/25/01459/HP

Proposal: Erection of garage and workroom.

Location: Topacre, Egg Lane, Claines, Worcester, WR3 7SB

10 Report from County and District Councillors.

10.1 Report from S James. SJ did not attend the meeting or send a report to the Council.

10.2 Report from N Wright/D Birch.

- It was noted that there was to be a meeting with Lioncourt in December after the questionnaire results were analysed.

- The SWDP has gone to the inspectors, and a decision is expected soon.
- It is anticipated that a new housing allocation will be received next year.
- The reorganization of County and District is on-going, and 5 Councils affected have voted for a 2 unitary council approach over the whole area in question. The Government will make the decision in May 2027 and the new approach will take over in April 2028.

11 Newsletter and social media

- 11.1 Update on newsletter. It was noted that there had been an injury sustained by a dangerous dog to one of the people delivering the newsletter and the Council agreed to the purchase of a device to avoid putting hands through letter boxes in future.

12 Councillors additional items for consideration or for matters to be placed on the agenda for the next Parish Council meeting.

- A quiz and curry is to go ahead at the Bull Inn on November 8th at 630 and proceeds are to go towards bird feeders for Bull Meadow.

13 Date of the next Parish Council meetings.

3rd November 2025

1st December 2025

Abbreviations

Cllr – Councillor

NCPC – North Claines Parish Council

WCC – Worcestershire County Council

WDC – Wychavon District Council