NORTH CLAINES PARISH COUNCIL (NCPC)
MINUTES OF THE MEETING HELD on Monday February 2nd 2026
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)
Cllr S Challoner (SC)
Cllr R Whitgrove (RW)
Cllr B Allen (BA)
Cllr E Johnstone (EJ)
Cllr M Challoner (MC)

Dst Cllr Nicolas Wright (NW)
Dst Cllr D Birch (DB)
Cty Cllr S James (SJ)

1. To receive apologies for absence and to approve reasons for absence.
Cllr Robb (JR) sent her apologies for the meeting and her resignation from the Council. The Council thanked her for all her work on the Council.

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. Cllr MT declared an interest in the planning application on Okeys Lane.
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 1st December 2025 were approved and signed as a correct record.
3.2 Progress reports from the previous minutes and any matters arising for information (if not considered elsewhere on the agenda) (Appendix item B)

4 Public Question Time
This was an opportunity for members of the public to ask any questions of the Parish Council, time to be at the Chairman's discretion.

Members of the public attended to discuss planning applications and the trees near Agatha Gardens.

5 Finance.

5.1 Invoices for consideration and payment at the Council meeting were approved as below.
Finance December and January 2025/26.
Please note all invoices are brought to each meeting and Cllrs are welcome to examine them.

Paid in January 2026 (prior to the meeting)

Clerk salary, HMRC contributions and pension for December 25	Confidential
Top Cut Mowing Services. PL November. Tree clearance Butchers walk and clearing footpath	£336
Top Cut Mowing Services. Additional to contract November 25	£881.76
Top Cut Mowing Services. Contract mowing for December 25	£3678
MA Ishaq IT support for 2026	£250
Green Self storage January 26	£99
Vodaphone phone January 26	£19.30

Agreed as to be paid in February 2026

Top Cut Mowing Services. December PL bridge and drains	£168
Top Cut Mowing Services. December PL tree clearance	£48
Top Cut Mowing Services. December PL drains	£120
Top Cut Mowing Services. Other works for December 25	£858
Top Cut Mowing Services Contract mowing for January 26	£3678
Top Cut Mowing Services other for Jan 26	£696
Trees Direct. Supply of trees for memory tree project	£918
Wychavon DC. Annual cleanse and emptying 2 litter bins (1 Lane House and NE cnr Brum)	£233.69
NPower. Lighting charge	£1783.57
ICO. Data protection fee	£47
CPRE. Renewal	£60
Clerk. Salary and pension contributions for January	Confidential
Green Self storage. February 26	£99
Okeys Baptist Church. Use of building for meetings during 2025	£260
Worcestershire Calc. Training for 2 Councillors 20/1/26	£96
Vodaphone. Phone February 26	£19.30

Request for donation

Spellis Green Burial Ground ask for a contribution to the maintenance of the area. The Clerk suggests £600 as they have not had a contribution from the PC for 2 years. See att letter. This was approved by the Council.

5.2 Finance meeting date to be agreed. This was set at Wednesday 11th February 2026 when the finances for the third quarter of the current financial year (October – December 2025) will be examined.

- Bank reconciliation to the end of December 2025 - £99,317.70
- Bank reconciliation to the end of January 2026 - £90,723.44

5.3 Precept update.
North Claines Parish Council submitted a request for £120,510 for the financial year 2026-27.
This will result in a Band D charge of £62.98 on the 2026-27 Council Tax Demand, an increase of 2.4% compared with the current year's charge.

6 Public areas in North Claines Parish.

6.1 The Brum Recreation ground

- Replacement play equipment - quotes to be discussed for the teen shelter. Cllr MF.
  It was noted that the LEAP money from the Dilmore Lane development (Lioncourt) should be used to replace the play equipment as required.
  It was also noted that a grant from Severn Trent community fund may also be available for use for replacement play areas.

6.2 Bull Meadow

- Bird feeder update re risk assessment and final costings and specs for consideration. Cllr AH. This is to be moved to the March agenda as quotes were still awaited from S Woods (local blacksmith) and one other. It was noted that a kingfisher had been spotted in the area.
- Display boards, to agree type and specification as per attached correspondence. Cllr AH presented the type of boards, and the Council chose one with two legs around A1 in size. There would be no border and would cost £925. Cllr AH to also include a QR code for further information. Clerk to contact Wychavon to see if the art allocation of funding could be used on this project (from s106 W/13/00347 – Gwillams, Bevere)
- Update on the memory trees. Cllr AH. It was noted that there were now 20 trees in the ground with stakes and watering pipes, thanks were given to Wade for all his work. Trees to be available for memory-tree-adoption as soon as they were properly established and healthy.
- Update on progress of the proposed storage facility. Cllr SC. It was noted that planning permission and quotes were required for this facility. MF/AH to discuss size of storage needed.
- It was noted that dedication plaques needed to be affixed to the benches on Bull Meadow. Cllr MF to arrange.

6.3 Events run by the Parish Council update. Cllr MF.

- Santa visiting Fernhill Heath on his sleigh was a huge success and together with a donation from Cty Cllr S James, £1000 was donated to Mens Sheds Charity.
- Future events include Fernhill Heath in Bloom, Quiz, Promises auction and the scarecrows.

6.4 Request from the Vicar of Claines Church asking if an Easter service can be held on the Brum on Sunday 5th April 2026. The Parish Council agreed to this request but asked that respect to be given to sleeping residents and also that Bull Meadow could also be used if so wished for this ealy day break service.

6.5 Opportunity for Councillors to raise matters_regarding other open recreation areas in the Parish.

7. Highways, Footpaths and Lighting.

7.1 Update from Highways/lengthsman Councillor.

7.2 Road naming. There are 2 applications for the Parish Council to provide road names and the following suggestions were approved.

- 3 roads to be named at Dilmore Lane (William Davis development - 40 homes) fox, badger, stoat, mink, rabbit, hare, fieldmouse or brock.
- 8 Roads to be named at the new development off Dilmore Lane (Lioncourt Homes) to have a cow theme. Dexter, Hereford, Highland, Longhorn, Aberdeen, Jersey, Shorthorn, Guernsey.

7.3 Lighting problems in the Parish.

7.4 Highways information or problems.

- Pavement gap at Dilmore Lane update. Cllr MF.
- The Council have a moveable VAS and WCC are happy to install additional posts free of charge for its use. Council considered the sites that they would like WCC to assess. Cllr SC produced a list that the Council considered and the Council approved the locations with particular emphasis on numbers 10,9 and 1.
- There has been a request for a dog bin on the corner of Station Road/Shrawley Road. This was approved and Cllr RW to confirm exact W3W details to Clerk.
- A Parishioner noted the removal of a noticeboard in Danes Green. The Council confirmed that they will not be replacing it as there were noticeboards in the centre of the village, newsletters and also website for information to the community.

7.5 Update from the Councillor re the Parish contractor. There was no work done in January but the side access to Bull Meadow is to be worked on in February.

7.6 Trees and Hedges

- To note that the hedge height around the Grange Estate is all to be maintained to the same height. (6ft) and that this will include Gentian Close.
  To note that the hedge on Danes Green is older and is to be maintained to a higher height.
- To consider the tree inspection at Teasel Way. See attached correspondence. It was noted that the inspection says that the tree looks to be in good health.

8. Correspondence.

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

- Parishioner objections to planning application. 26/00017.
- CALC information regarding queries and ticketing system.
- Clerks email to Walton homes re the piece of land on Agatha Gardens and resulting reply.
- Digital Infrastructure and Connectivity Team's newsletter January 2026.
- Wychavon town consultation.
- Noticeboard on Danes Green. See 7.4 above.
- West Mercia Police re the Parish Priorities. Do the Council have any priorities at the current time?
- South Worcestershire Development Plan Review Main Modifications will be available to view between the following dates:

06/01/2026 9:00 am to 17/02/2026 5:00 pm. It was noted that there are some changes relevant to NCPC and SC would provide a summary to NCPC.

9 Planning

9.1 Planning applications for consideration.

Report to be received from the planning committee on plans that have been submitted. (Cllr BA has joined the Planning Committee)

Application Number: W/25/02206/HP
Location: The Chestnuts, Danes Green, Claines, Worcester, WR3 7RU
Description of Proposal: Proposed wall to Highway boundary.
Approved. The Parish Council note their support of this application although they request that the TPO is maintained and WDC are happy that the proposed lintel support of wall over tree roots is sufficient structurally.

Application Number: W/25/02371/HP
Location: 183 Droitwich Road, Fernhill Heath, Worcester, WR3 7TZ
Description of Proposal: Erection of ground and first floor rear extensions.
Approved by Planning prior to the meeting of NCPC.

Application Number: W/26/00108/HP
Location: Martinbrook Farmhouse, Lower Town, Claines, Worcester, WR3 7RY
Description of Proposal: Erection of a detached garage and associated works
Approved by the Parish Council.

Application Number: W/26/00138/HP
Location: 2 Perrycroft Close, Fernhill Heath, Worcester, WR3 7UF
Description of Proposal: Construction of outbuilding for ancillary residential accommodation.
The Parish Council objected to this application.This is a resubmission of W/25/02391/HP with the ancillary property moved and reduced in height but very little detail in application. The Parish Councils previous statement of over development on the site exists as the footprint has not reduced.

Application Number: W/26/00017/PIP
Location: Oak Farm, Okeys Lane, Fernhill Heath, Worcester, WR3 8RL
Description of Proposal: Permission in Principle for residential development of up to a maximum of 6 dwellings.
The Parish Council objected to this application. This piece of land has had various applications over the last 20 years. W/04/01390/PN was the first to apply for an increase in homes on the site. Okeys lane had been considered too small to support previous applications and this application added access through Agatha gardens and not Okeys Lane. This was refused based on Highways report showing Agatha Gardens not suitable for access. W/05/0116/PN is a resubmission of the same application but adding in public spaces. Refused on the same access issues through Agatha gardens as previous. Therefore, if Okeys Lane is not suitable for access for multiple

houses on the plot and Agatha Gardens has not changed, we should refuse on the basis that nothing else has changed.

Application Number: W/25/02676/FUL
Location: 161 Droitwich Road, Fernhill Heath, Worcester, WR3 8RP
Description of Proposal: Proposed erection of pub garden structures comprising a stretch tent shelter, an external bar and a pergola; together with the extension of the pub garden onto part of the existing car park, demolition of existing bin store and formation of a replacement bin store, new fencing, new external furniture, and new surfacing.
The Parish Council recommended approval of application with the following exceptions.
1) The Parish Council request that a limit is placed on the number of outdoor events with music that can be held per year due to the proximity to residential housing
2) That Highways are asked to report on removal of the parking exit onto Hurst Lane and impact on the A38/Hurst Lane junction. Ie Bull car park has a traffic light sequenced with main lights.

Application Number: W/26/00184/SCR
Location: Land At, Station Road, Fernhill Heath
Description of Proposal: Screening opinion request for outline application for the development of up to 150 dwellings and associated
The Parish Council object to this development due to its location outside the development boundary and the topography of the ground creating water run off to the village low point that currently does flood the road and onto properties. Cllr SC to contact Peter Hamilton Planning consultant for advice how to object comprehensively to this application.

Planning applications approved by the Parish Council prior to this meeting.
W/25/02683/CCO
Location: Oak Farm Ombersley Road Worcester WR3 7RH.
Description of proposal: Discharge of conditions 9 (vehicle parking) and condition 12 (surface water drainage) of planning permission reference
No objection from PC.

W/25/02545/FUL
Location: Daniels Farm, Vicarage Lane, Claines, Worcester, WR3 7RP
Description of Proposal: Proposed construction of a new estate office including parking (Use Class E(g))
- No objection from PC provided planning approval negates the use of the building for residential use and only as a commercial office. - Office is to support employment of staff to manage the existing storage and farm businesses.

W/25/02711/HP
Location: 14 Stoneycroft Close, Fernhill Heath, WR3 8AZ
Description of Proposal: Proposed Second Storey Extension
- No objection from PC. - Rationale - Does not overlook other properties or change nature of the street scene. Mostly overlooks railway.

Approved by Wychavon

9.2 Planning applications approved by Wychavon.
Planning Ref: 21/02974/FUL
Proposal: Development of 40 dwellings, including 40% affordable homes.
Location: Land At (Os 8623 5933), Dilmore Lane, Fernhill Heath.

Planning Ref: W/25/02197/HP
Proposal: Side double and rear single storey extensions, with rear loft dormer
Location: 24 Dilmore Lane, Fernhill Heath, Worcester, WR3 7TE

9.3 Planning applications refused by Wychavon.
W/25/01630/FUL
Proposal: The construction of a self build detached 4 bedroom house with a detached garage and vehicle parking spaces and associated landscape works.
Location: Land At (Os 8436 5879), Ombersley Road, Worcester

W/25/02422/CLE
Proposal: Certificate of lawfulness for existing side extension and front porch at Grooms Cottage, Linacres Farm.
Location: Linacres Cottage, Linacres Farm, Egg Lane, Claines, Worcester, WR3 7SB.

W/25/02391/HP
Proposal: Construction of outbuilding for ancillary residential accommodation.
Location: 2 Perrycroft Close, Fernhill Heath, Worcester, WR3 7UF

9.4 Planning application appeals.
Application Number : W/24/02082/HP – appeal dismissed.
Location: The Forge, 218 Droitwich Road, Fernhill Heath, WR3 7UA
Description of Proposal: Removal of garden room and erection of two storey extension (Variation of condition 2 Ref. 17/00307/HP)

9.5 Offer of land for a proposed Community Building.
Cllr SC informed the Council of the proposed offer of a piece of land for a proposed village hall/community building (see attached presentation) and the Council discussed the next steps.
A piece of land has been offered to NCPC (for £1) from the current Lioncourt application (not yet submitted) This land would be for the building of a community hub at the Parish Councils expense.
Cllr SC presented a presentation ("A new village hall for Fernhill Heath")
The construction costs of this would be in the region of £1.2M - £1.5M and the Council would need to access a Public Works Loan which would be paid off via the precept, which would mean an increase to Council tax for Parishioners.
At the next Parish Council meeting it is anticipated that the Council will discuss a resolution to borrow money for this purpose. This process proceeds in conjunction with Worcestershire CALC.

More information will be gathered, and everything will be reported to the Council at their public meetings.
It is anticipated that a specialist architect will also be approached soon for quotes.
Cllr SC will place a consultation piece in the next Focus magazine which will be distributed to all the Parishioners of Fernhill Heath, and this will also be available via the website.

10 Report from County and District Councillors.

10.1 Report from S James. The missing footpath on Dilmore Lane (Taylor Wimpey site) is still incomplete and Cty Cllr James is actively pursuing this ongoing issue.
It is noted that there is unlawful car parking on the A38 around Okeys Lane. The Police and WCC deny responsibility regarding action on this issue. It is suggested that Parishioners and Councillors upload pictures of offending vehicles to OPERATION SNAP who do have powers to follow offenders up.

10.2 Report from N Wright/D Birch.

- SWDPR is anticipated to be completed by the end of March 2026.
- Noted that there are some Wychavon rural funds available.
- A solution for street cleaning has been resolved.
- The local government reorganization is ongoing.

11 Newsletter and social media

11.1 Update on newsletter. The next newsletter is anticipated to be published by the end of March 2026 and will mainly deal with the consultation for the new Community Hub (Village Hall)

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

13 Date of the next Parish Council meetings.

2nd March 2026
13th April 2026

<u>Abbreviations</u>
Cllr – Councillor
NCPC – North Claines Parish Council
WCC – Worcestershire County Council
WDC – Wychavon District Council

Actions from February 2026

5.2 Finance meeting to go ahead

6.6 The Brum Recreation ground

LEAP money from the Dilmore Lane development (Lioncourt) should be used to replace the play equipment as required. To be followed up. It was also noted that a grant from Severn Trent community fund may also be available for use for replacement play areas. Clerk to investigate.

6.7 Bull Meadow

- Bird feeder update re risk assessment and final costings and specs for consideration. Cllr AH. This is to be moved to the March agenda as quotes were still awaited from S Woods (local blacksmith) and one other.
- Display boards, to be purchased and Clerk to contact Wychavon for funding allocation.
- Update on progress of the proposed storage facility. Cllr SC. It was noted that planning permission and quotes were required for this facility. MF/AH to discuss size of storage needed.
- It was noted that dedication plaques needed to be affixed to the benches on Bull Meadow. Cllr MF to arrange.

7.7 Highways information or problems.

- Pavement gap at Dilmore Lane update.
- Cllr SC has produced a list that the Council are to consider/add to and the Council approved the locations with particular emphasis on numbers 10,9 and 1. Clerk to submit to highways.
- There has been a request for a dog bin on the corner of Station Road/Shrawley Road. This was approved and Cllr RW to confirm exact W3W details to Clerk.

9.5 Proposed Community Building.

- Cllr SC will place a consultation piece in the next Focus magazine which will be distributed to all the Parishioners of Fernhill Heath, this will also be available via the website.