

# LITTLE WITLEY PARISH COUNCIL

Draft Minutes of the Meeting held on Monday 10<sup>th</sup> July 2017 in Little Witley Village Hall at 7.45pm.

## Councillors Present:

Mr P Cumming (Chairman)  
Mrs P Cumming  
Mr D Lowe  
Mr P Owen  
Mrs F Wilson  
Mrs K Wilson  
Mr C Bexley

## In Attendance:

Mrs A Watson (Clerk), Worcestershire County Council Head of Highways Mr J Fraser, and 4 members of the public.

## 1. Public Participation:

Mr Fraser was in attendance to discuss the Velo Birmingham event and the Chairman invited him to address the meeting. Mr Fraser gave a brief outline; Two years ago, Birmingham City Council approached Worcestershire, Herefordshire and Staffordshire County Councils regarding being partners in a closed road cycle event that would run for 5 years. It was originally planned to go ahead in 2016 but didn't get going. CSM were employed by Birmingham City Council to be the organisers as they specialise in running closed road events with the idea of each Council being a 'partner' to promote their area. The original map included all these councils and there was supposed to be a letter sent to each household along the route. However, since March 2017 a number of concerns have been raised and discussions have been held with various organisations including the NFU, NHS and 'Blue Light' services. The County Council has to give formal notice of road closures which is normally 6 weeks. Herefordshire decided that they no longer wish to be a partner, so to reduce the impact on Worcestershire a Plan B route was put in place. This will now take in more parts of Staffordshire. Locally the route will come in from Great Witley along the A443, with squeezed times and initially this is only a 1 year deal. Mr Fraser stated that if anyone had any complaints, concerns or queries these need to be put in writing to [route@velobirmingham.com](mailto:route@velobirmingham.com) with a copy sent to John Fraser [jfraser@worcestershire.gov.uk](mailto:jfraser@worcestershire.gov.uk). A letter will be sent to each parish council shortly and the A443 will be closed for most of the race day. There will be 600-700 stewards along the route with a cone put in front of every property with road access. The Chairman suspended standing orders at 8.10pm to allow members of the public to take part in the discussion and reported that no information or leaflets had been made available for parishioners. Mr Fraser agreed this had been a problem and confirmed that a leaflet drop throughout Little Witley will be made, to make everyone aware what is planned so they can raise any difficulties with the organisers. The Chairman also stated that there is also growing concern about the effect on businesses. Mr Fraser stated that these issues would be addressed, with a new leaflet and letter being sent out and areas such as Ombersley being coned off to enable the public to access local pubs. Mr J Chaplin reported on correspondence he had with CMS and raised his concerns about the effect it would have on him and his neighbours as residents who live along the A443. Mr P Hill raised the problem of planned church services at Witley Court at 9.30am and St Michaels Harvest Festival at 11.30am. Mr Fraser stated that all this needed to be put in writing by email to CMS and himself to see if solutions to the problems could be found. Mr Fraser stated that with 15,000 riders taking part, the elite should be through within the first hour then all standards of rider following on afterwards. During this time it may be possible to marshal people across the route. Emergency issues will obviously stop the race and Mr Fraser confirmed that if hundreds of objections are received at the time of the road closure notice then the County Council would seriously have to consider their position. The Chairman thanked him for attending and he left the meeting at 8.25pm. The Chairman then re-instated Standing Orders.

# LITTLE WITLEY PARISH COUNCIL

## 2. Apologies:

Apologies were received and accepted from County Councillor Dr K Pollock.

## 3. Declarations of Interest:

Cllrs. Mr P Cumming and Mrs P Cumming relating to planning decisions for 11.2, 11.3 and 11.4 and Cllr. K Wilson for Item 11.4.

## 4. Minutes of the AGM of the Parish Council held on Tuesday 2<sup>nd</sup> May 2017:

The minutes were approved and signed by the Chairman

## 5. Casual Vacancy for a Parish Councillor to be filled by co-option:

At the request of the Chairman, members of the public left the room for a few minutes to enable Councillors to consider the application. On their return, Mr Colin Bexley was declared co-opted onto the Parish Council and signed the Parish Councillor's Declaration of Acceptance of Office.

## 6. Progress Reports:

**6.1** Birmingham Velo – as per Item 1.

**6.2** Parish Website, Lengthsman and Highways. It was agreed that Cllr. F Wilson will look at the restructuring of the website with the assistance of the Chairman. Cllr. Bexley will take on responsibility for Highways and the Lengthsman Scheme. The Clerk will arrange a meeting with Cllr. Bexley and Mr Bunn shortly to look at work needed in the village.

**6.3** Parish Council Assets. Mr C Bunn had recently painted the Bus Shelter and the Chairman is looking at valuations for the assets.

**6.4** Broadband. The Chairman reported that British Telecom are digging up the road to Ockeridge and hopefully coming into Little Witley via Well Lane. Airband are aware of the situation and the Parish Council will be monitoring progress carefully.

## 7. Finance

The Chairman provided copies of the accounts up to the end of June 2017 and presented bank statements to confirm the bank balances. The Clerk confirmed that the external auditors, Grant Thornton, had received the accounting statements for 2016/2017.

### 7.1 The following payments made during June and July 2017 were ratified:

7.1.1 Zurich Insurance Renewal	£257.60
7.1.2 Lengthsman for work during May 2017	£192.00
7.1.3 Clerks Salary June 2017	£173.34
7.1.4 Clerks Office Expenses June 2017	£20.00

### 7.2 The following were approved for payment by:

7.2.1 Mr C Bunn Lengthsman for work during June 2017	£144.00
7.2.2 Mr C Bunn Repairs to Bus Shelter	£80.00

**7.3** To consider a grant for Nora Parsons Day Centre. The Clerk is to ask the Treasurer, Mrs E Richmond, to make a formal request to the Parish Council for a grant and provide a copy of the accounts.

**7.4** Approval to pay the Clerk. Councillors agreed a standing authority for the Clerk's salary and expenses to be paid each month.

## 8. Highways

**8.1** Correspondence from the Safer Roads Partnership and report on Clerk's meeting with new Highways Liaison Engineer Hannah Davies. The Clerk reported that Mr R Haynes from the Safer Roads Partnership was looking at the latest speed surveys before making a decision about taking any action. Following their meeting, Miss Davies is happy with the location of 'white gates' for the village and confirmed to the Clerk that these will be installed by Highways FOC. The Clerk will now obtain quotations.

## LITTLE WITLEY PARISH COUNCIL

**8.2** Adoption of lay-by request from Mr & Mrs J Chaplin. The Chairman suspended standing orders for 10 minutes at 8.40pm to allow Mr Chaplin to explain the current situation which has also included discussions with Highways Liaison Engineer, Miss Davies about suitable solutions. Mr Chaplin informed the meeting that he has now engaged the services of a professional Chartered Surveyor. The Chairman thanked him for the report and asked that he keep the Parish Council informed of his progress.

**8.3** Lengthsman's additional work. The Clerk is to request that Mr C Bunn strims around the Cherry Trees and the post box and cleans the sign for Bank Road/Haven Nurseries.

### 9. Risk Assessments

These are being worked on and will be an agenda item for the next meeting.

### 10. Correspondence for information.

- MHDC- Adoption of Shop Front Design Guide Supplementary Planning Document (SPD).
- MHDC – Notification of Martley, Knightwick & Doddenham Neighbourhood Plan Consultation.
- Notice of Adoption of Community Infrastructure Levy for the South Worcestershire Councils.
- Information on Merchant Navy Day, 03.09.17.
- Clerks & Councils Direct July 2017 Issue 112.
- Invitation from Great Witley Parish Council regarding planning training. The Clerk read out a response from Mr D Rudge.
- Thank you note, on behalf of Friends of St Michaels Parish Church, from Mr P Hill.
- Thank you note from Mr D Buggins.
- Information on Worcestershire Rail Investment Strategy.

### 11. Planning

Due to D.O.I at Item 3, Cllr. K Wilson Chaired Items 11.2 and 11.3 and Cllr. F Wilson Item 11.4.

#### **11.1 Notification of Planning Appeal PLANNING INSPECTORATE REF:- APP/J1860/W/17/3172423**

Appellant: Mr & Mrs Hall. Previous planning application number: 16/01018/FUL.

Site at: Land At (Os 7848 6240), Ockeridge, Wichenford, Worcestershire.

The appeal is lodged against the conditions attached to the approval by Malvern Hills District Council for proposed change of use of land for the stationing of two shepherds huts and one log chalet for holiday use.

***Little Witley Parish Council Response to appeal: It was agreed that the following, which had been emailed to Councillors prior to the meeting, be submitted to the planning inspectorate by the Clerk.***

#### 1. Background

The site subject to this appeal is in an attractive and peaceful area of countryside at the top of a hill above the village of Little Witley. Until fairly recently it consisted of undeveloped fields with limited horse grazing, a single small stable and an owl sanctuary and was entered by typical farm 5 bar type gates. It has recently been developed with granted permission for a ménage for private use, a large stable development declared to be for the private use of the family and the development of solid board entrances out of place in such open countryside. There is also a retrospective planning application under consideration for conversion of agricultural land to equestrian use and an area of hard standing, which for the past year has been used to store a large light blue horsebox on the brow of the hill and in a prominent position. Each step, some with permission and some without permission, is an incremental move towards a development which taken as a whole would be far more difficult to justify in such a location. The removal of the conditions would be a further facilitator of this.

Despite their original objections to the planning application to which this appeal relates, the Parish Council accepts that the decision to grant permission was within the criteria of the local plan. The applicants have also received the permission that they applied for as the conditions do not prevent or hinder the stated purpose.

## LITTLE WITLEY PARISH COUNCIL

### 2. Support for conditions

The Parish Council believes that all the conditions are necessary and satisfy the requirements of Planning Policy Guidance 2014 detailed in section 2.4 of the appellant's case. Two conditions are particularly important - conditions 18 and 20 – and are referred to below. It is understood that the Planning Authority will be provide the necessary justification for the others.

#### 2.1 Condition 19

2.1.1 The building of dwellings in such a location would conflict with the Policies SWDP 1 and 2.

The use of such a condition to restrict the accommodation for holiday use is therefore entirely reasonable, necessary and relevant. It is also precise and follows the wording of the condition imposed in Planning appeal APP/Q9495/W/15/3119176 which related to the siting of traditional shepherd's huts and is therefore fully appropriate to this case.

2.1.2 In 6.7 of the appeal statement it is suggested that the restrictions could be circumvented by separate bookings by the same people being made in the names of different members of the group and therefore the condition is not necessary, reasonable or enforceable. Condition 11, which is not subject to an appeal, states that a register should be kept of all occupiers and therefore this argument would only succeed if that uncontested condition was breached and the operators of the site failed to follow the permission granted.

#### 2.2 Condition 20

2.2.1 There is currently no planning consent for any commercial activity for the equestrian facility either granted, or applied for in the retrospective application. To link the occupation of paying holiday guests with the use of the private equestrian facilities would in itself turn the latter from a private into a commercial activity. Furthermore it is likely to encourage further vehicle movements to bring individual horses onto the site (Contrary to section A of SWDP 4). In 7.6 of the appeal statement it is stated that this is not intended and therefore there is no need to remove the condition. Such desire for removal conflicts with this intention and adds weight to the need for the condition.

2.2.2 It is considered that if a commercial use is required, then the appropriate consent should be sought so that the planning merits or otherwise of such could be fully examined and the use not effectively granted by omission of the condition specifically preventing it.

SWDP 12 requires that "ii. The scale of activities associated with the proposed development is appropriate to the rural character of the area."

In order to make a judgement on this point it is felt that the full nature of any proposed commercial use needs first to be detailed. Supporting the principle does not provide automatic approval of the actual detail.

2.2.3 The Parish Council therefore contends that there is good reason to retain this condition to avoid ad hoc and random development.

### 3. Summary

The recent development of this area (including unauthorised development) has already resulted in a noticeable change in the local rural character. Permission was granted for holiday use and any extension to this in an uncontrolled fashion could result in harmful overdevelopment.

#### **11.2 Planning Application Number: 17/00507/HP**

Applicant: Mr & Mrs Fitch. Location: Tinkers Cottage, 2 The Square, Bank Road Little Witley.

Proposal: Single storey side extension to replace a previous single storey extension.

**Little Witley Parish Council Response: Recommend Approval**

**Malvern Hills District Council Decision Notice: Approved.**

#### **11.3 Planning Application Number:17/00844/HP**

Applicant: Mr Oliver Clarke.

Location: Woodland Rise, Little Witley, Worcester, WR6 6LL.

Proposal: Creation of semi-circular patio.

**Little Witley Parish Council Response: Recommend Approval**

## LITTLE WITLEY PARISH COUNCIL

### 11.4 Planning Application Number:17/00742/HP

Applicant: Mr & Mrs Slater.

Location: Old Timbers, A443 Little Witley, LITTLE WITLEY, WR6 6LL

Proposal: Replacement of detached timber framed double garage building with detached double garage with home office/studio space above.

**Little Witley Parish Council Response: Recommend Approval**

### 11.5 To Note Planning Contravention Notice from Daniel Wilson, Enforcement Investigations Officer

RE: 16/00609/CPU Applicants: Mr & Mrs Geach

Location: Field House, Little Witley - Use of mobile home as a holiday let

The Chairman suspended standing orders for 5 minutes to allow Mr Geach, who attended the meeting, to explain the family circumstances that had required the original permission. Mr Geach was advised to discuss the matter with planning officers and seek their advice if changes to the planning permission are necessary.

## 12. County Councillor report.

County Cllr. Pollock was unable to attend the meeting but sent a written report, copied to Councillors and available on the parish website which included an update on the new County Council which met for the first time on the 25<sup>th</sup> May. The new Chairman is Anne Hingley, the deputy chairman is Brandon Clayton and the leader of the council remains Simon Geraghty. Cllr. Pollock retains the Economy and Infrastructure portfolio. The new interim Chief Executive, to replace Clare Marchant who left at the end of June, is Steve Stewart. Councillors will be aware of the controversy surrounding plans for the Velo Birmingham but an approved change in the route will mean that the cyclists will not penetrate further west than Great Witley. Access over the Severn will still be restricted at Holt Fleet and Bewdley, though open in Worcester and Stourport. It is most likely that the event will go ahead, but it is not 100% certain. It is important to note that the County Council has a very strong pro-cycling and walking policy, restated in the latest local transport plan (LTP4). Cllr. Pollock fully supports the Parish Council's efforts to get the Safer Roads Partnership to deploy their van or motorcycle facilities in Little Witley to limit the amount of speeding that seems to be occurring. While the accident record might not suggest danger, the wellbeing of residents and particularly their children is a material consideration.

## 13. Any other business and consideration of items for the next meeting.

**13.1** The Clerk confirmed the dates of the following meetings as; Monday 11th September, Monday 13th November and Monday 8th January 2018.

**13.2** Cllr. Lowe informed the meeting that he was resigning as a Parish Councillor with immediate effect. The Chairman and Councillors thanked Cllr. Lowe for his work as a Councillor and wished him well for the future.

**13.3** Cllr. Mrs P Cumming reported on recent house burglaries in Shrawley. The Clerk is to ask WPCSO Ness Snape for information on alarm systems.

The Chairman thanked everyone for their attendance and closed the meeting at 9.25pm.