

## Minutes of the meeting held 11 March 2019 at War Memorial Hall, Cleeve Prior

Present: Councillors: Peter Wilson (Chair), Mary Smith, Beverly Rhodes, Richard Lasota, Sue Robinson, Hazel Stuart-Davies and Ron Solomon.

In Attendance: Twenty one members of the public, County Cllr A Adams (arrived at 8:45) & S Arble (Clerk)

331 Cllr Stuart-Davies declared an interest in agenda item 9A; planning application 19.00140.OUT. Cllr Stuart-Davies owns a property across the street from the proposed development.

332 The **Council resolved** to grant a dispensation for Cllr Stuart-Davies to participate and vote on the specified business noted in minute 331.

333 The **Council resolved** not to approve the **MINUTES** of the 11 March 2019 meeting held at War Memorial Hall, Cleeve Prior. Under E of Notes of Public Question Time, add "clearing the Evesham Rd footway".

## FINANCE

334 The **Council resolved** to approve the payment schedule.

Payment References; those in **red** previously paid

Ref	Chq	Payee	Details	Net	VAT	Total	Chq Total	Date
98	575	L Farnsworth	Feb 19 Lengthsman	£167.50	£0.00	£167.50		11.03.19
99	576	S Arble	Feb 19 Salary	£472.20	£0.00	£472.20		
99	576	S Arble	Feb 19 Expenses	£20.91	£0.58	£21.49	£493.69	11.03.19
<b>100</b>	DD	1&1	Feb 19 website	£1.99	£2.00	£11.99		11.03.19
101	577	EON	Repair #14 Str Light Main St	£61.00	£12.20	£73.20		
102	577	EON	Repair #9 Str Light The Close	£165.00	£33.00	£198.00	£271.20	11.03.19
103	578	CP Newsletter	Newsletter Donation	£250.00	£0.00	£250.00		11.03.19
104	579	SSE	Electric Supply	£29.46	£1.47	£30.93		
105	579	SSE	Electric Supply	£5.98	£0.29	£6.27	£37.20	11.03.19
		<b>TOTAL</b>		<b>£1,174.04</b>	<b>£49.54</b>	<b>£1,231.58</b>		

335 The Council confirmed the February 2019 bank reconciliation is accurate.

add	Current Account balance			2352.34
add	Deposit Account balance			61319.00
less	Cheques paid uncleared:			
			#570	<b>39.00</b>
equ	Balance C/F			<b>63632.34</b>

Opening Balance Deposit Account	61316.23
Add receipts for period	2.77
Less payments for period	0.00
Opening Balance Current Account	3440.47
Less Period payments:	697.77
Add receipts for period	443.64
Payments Cleared from Previous Periods	834.00
Uncleared Payments from Previous Periods	39.00
Closing Balance	63632.34

336 The Council noted the February 2019 Income & Expense Report.

337 District Cllr Lasota reported the following:

- A. The Council had no objections to planning application 19.00190.HP. Due to planning officers considering refusing this application, Cllr Lasota plans to recommend this application go to the planning committee for consideration.
- B. Recently there have been incidents on CPO Land/Traveller Site. These incidents include three police raids, barrier removed and caravan being set on fire. Cllr Lasota plans to organize a meeting between CPPC, WDC and the local MP.  
  
Cllr Stuart-Davies reported that incidents of crime on the Traveller Site are very high recently: three raids and seven vehicles recovered.
- C. Cllr Lasota would like CCTV cameras installed throughout the parish. Chair Wilson raised the issues of privacy, cost, placement and effectiveness. **ACTION: Chair to ask Cllr Lasota to prepare a proposal for consideration at the next meeting.**

338 County Cllr Adams arrived during the meeting; see report below:

- A. 9 New WDC promises mentioned; to be included in the report he will send to the Clerk.
- B. Many highways in the area will be closed. He believes the work from The Manor to Park House is to replace cat's eyes. Much of the work is for surface dressing to ensure the longevity of the road.
- C. Leylandii hedge on the left hand side as you travel towards Cleeve Prior centre along the B4085 just past the Gypsy site entrance need cutting – The land owner has had it cut, but the Highways has written to the land owner saying it still needs cutting back as it is not giving the 5.2m height clearance required as requested in the initial letter.
- D. Did request road sweeping pavement on Evesham Rd, will investigate and report back.
- E. Cleeve Prior Heritage Trust received Divisional Funds to purchase a brush cutter. Received a request from CPPC to contribute funds toward water supply at the Allotments.

### PROGRESS REPORTS

339 In a 13.02.19 email R Clewer stated some equipment has been issued to our Lengthsman which while not new, is useable. Mr Clewer offered to cover the costs of new equipment through the Lengthsman Scheme, but the funds would be taken from

the allowance. As it the financial year is almost over, the Clerk suggests this matter be closed and taken up again after the WCC 2019 Lengthsman contract is released.

- 340 The overhanging vegetation at Kemises House was trimmed. The owner intends to remove, in due course, the metal fencing in the drive to the rear of the property.
- 341 The VAS pole is due to be installed by the end of March. Once installed the VAS can be purchased and mounted. The Clerk reported that Gerry Brienza, the WCC officer for this project, intends to retire at the end of the month. **ACTION: Clerk to forward details of application for Safer Roads Fund Grant to E Nixon.** Payments awarded on this scheme may be eligible for back dating.
- 342 The Clerk applied for a Safer Roads Fund Grant to help defray the VAS purchase. The application was acknowledged, but a decision will not be taken in the immediate future. **ACTION: Clerk to order VAS and instruct G Brienza to install pole near Cleeve Barn.**
- 343 The meeting was adjourned from 7:50 until 8:20 for Public Question Time. Notes are at the end of the Minutes.

#### CLERK'S UPDATE

- 344 Correspondence For Consideration (not otherwise noted) - none
- 345 Tabled Correspondence (not otherwise noted) - none
- 346 Lengthsman Issues reported 05.12.18:
- A. 620298: B4085 left hand side heading toward Littletons just past Hoden Lane - site inspected on 12.01.19 and orders raised.
- 347 Lengthsman Issues reported 05.02.19:
- A. 647356: B4085 opp Rosebank; added to Jetvac programme  
 B. 647358: B4085 outside Squirrel Cottage; gully cleared - resolved  
 C. 647360: B4085 opp Hoden Lane; gully cleared - resolved  
 D. 647361: B4085 opp The Den; gully working - resolved  
 E. 647362: B4085 outside Sharrow; added to Jetvac programme  
 F. 647363: Froglands Lane outside Corner House
- 348 On 29.01.19 the Clerk reported spilled straw on Main St & Hoden Lane - #s643140 & 643150. Hoden Lane still has a lot of straw about the road. The Clerk did call the school twice regarding hedge trimming, but nobody answered the phone. **ACTION: Clerk to request the School for permission to cut the hedge.**
- 349 Cllr Solomon plans to attend 13 March Planning Enforcement Meeting. A few suggestions for topics to raise included posting notification regulations and enforcement for Traveller Site. Chair Wilson requested cllrs to email Cllr Solomon with further suggestions.
- 350 B4085 Road Restriction commencing 05.04.19 for a maximum of five days. The effected stretch of road is from Hoden lane for a distance of 837 metres in a northerly direction just beyond Park House.

#### PLANNING

- 351 The **Council resolved** the following concerning planning application 19.00140.OUT:
- If Wychavon District Council considers that there is no need for a Traveller site in Cleeve Prior then the Parish Council does not object, in principle, to this application. However, 80 dwellings is the absolute maximum the Council is prepared to consider. The Parish Council would make the following observations:





1. The proposed 80 dwellings would represent a significant increase to Cleeve Prior's current 247 households (2011 census). The Council would prefer a smaller number of dwellings.
2. The Parish Council shares police security concerns of high housing density in certain areas of the proposed development.
3. The Land shown as 'Village Green', adjacent to the proposed development, should not be considered part of the open space for this application. This land is owned by Cleeve Prior Parish Council.
4. Cleeve Prior 1st School can accommodate 90 students. There are currently 42 students enrolled, a significant percentage of which reside outside Cleeve Prior.
5. The site is located in open countryside outside the Cleeve Prior development zone boundary and as such, residential development is not supported by the South Worcestershire Development Plan.
6. There are several issues, not for consideration in an outline planning application, which are nevertheless, matters of concern requiring expansion and clarification. These include:
  - A. Drainage and flood control.
  - B. Boundary/hedge issues with neighbouring parishioner.
  - C. Traffic control at entrance to the site e.g. roundabout, visibility splay entrance/exit lane.
  - D. Lay-by for bus stop.
  - E. Pedestrian access and connection to the village centre.
  - F. Street Lighting.
  - G. Design and build compliance with Neighbourhood Plan.
  - H. Public consultation.

352      The **Council resolved** not to object to planning application 19.00283.HP & 284.LB. The property in question is a very attractive period listed building. The Council therefore requests that materials, design and conservation requirements are fully satisfied.

353      The **Council resolved** to object to planning application 19.00339.HP on the following grounds:

- A. Part of a semi-detached pair, the house in question is set well back from Main St. It is part of the development which is named 'The Close'.
- B. The Council questions the building line that is used in the plans. Arguably the line that runs across the front of both semi-detached houses is the building line. The existing garage conforms to this line and the proposed garage exceeds this line.
- C. The footprint of the garage is almost as large as the house it is meant to serve as an ancillary structure and therefore gives the impression of plot over-development. The modern design creates a visually dominant structure which substantially impacts the character and appearance of the Conservation Area.
- D. Beyond the issues of conforming to the building line of The Close and the negative impact on the Conservation Area, there are concerns about a garage with patio doors.
- E. The design statement mentions stairs however the plans do not show any internal storeys or indeed, stairs. Is this building meant to have an upper storey?
- F. The proposed porch is considerably enlarged which makes the house more prominent and visually disrupts the uniformity of the semi-detached pair of dwellings. Combined with the garage, these two elements result in substantial harm to the



character and appearance of the Conservation Area and by extension The Cottage, a Grade II listed building.

354 Planning application 18.02645.LB was approved.

355 Planning application 19.00026.HP & 27.LB was approved.

356 19.00092.OL: In light of the concerns raised, Western Power decided to install a pad mount rather than a pole mount transformer. Due to vandalism concerns, the pad mount is likely to be fully visible from the road. Matter resolved.

#### NEW MOTIONS FOR CONSIDERATION

357 **The Council resolved** to hold a litter pick on either 6 or 13 April. **ACTION: Clerk to organize equipment and rubbish pick up with WDC.**

#### CLLR REPORTS AND FUTURE AGENDA ITEMS

358 CCTV – Cllr Lasota and Pollitt Land for April agenda.

359 The meeting closed at 9:40pm.

360 **DATE AND VENUE OF NEXT SCHEDULED MEETING:** 7:30pm on 8 April 2019 at War Memorial Hall, Cleeve Prior.

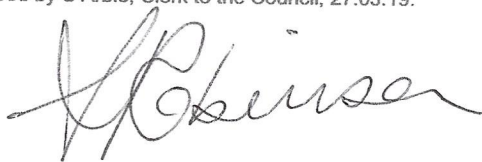
Signed \_\_\_\_\_ Date \_\_\_\_\_

#### Notes of Public Question Time

- A. A parishioner asked if the agents for the Travellers plan to hold a public meeting. Chair Wilson stated it is still the intention of the agent to hold a public meeting. **ACTION: Clerk to contact the agent to ascertain when a public meeting will be held.**
- B. A parishioner asked what the implications are if there is a low response on the WDC Planning Site for 19.00140.OUT. Chair Wilson responded that parishioners can post comments up to the date of application consideration. Cllr Lasota noted that given a 12 week consultation period 26 April is the earliest the application can be considered. Cllr A Robinson noted there are already 47 comments on the site.
- C. A parishioner asked how much money would be received via New Homes Bonus if the Evesham Rd development is approved. Cllr Lasota stated the amount of Section 106 funding would be substantial, but Cleeve Prior needs an approved plan in place to keep the money in Cleeve Prior. There are a number of local infrastructure projects that are currently being researched.
- D. A parishioner stated some names are not on the register of land connected with the Evesham Rd application. Chair Wilson stated to that the agent claims to have legal negotiating rights on behalf of all Travellers Site land owners.
- E. A parishioner noted the Pollit land sale deal fell through. Chairman Wilson stated that he was contacted by the landowner with the same information. Chair Wilson requested the Cleeve Prior Projects Group to look into the matter which is quite complicated when planning, conservation, consultation and funding issues are considered.
- F. A parishioner commented that as a neighbour of the Traveller Site she has quite a few concerns regarding boundaries and hedges.
- G. A representative of the school stated that the Governors of Cleeve Prior 1<sup>st</sup> School support the application. The school has a capacity for 90 students and there are currently 42 enrolled, half of which do not reside in the parish.

- H. A parishioner questioned, as an adjacent land owner, why he wasn't notified of the Sharrow planning application. In addition, he didn't see a public notice posted. Chair Wilson explained that any parishioner can be added to the email notification list and that it is possible to track the progress of applications.

Minutes prepared by S Arble, Clerk to the Council, 27.03.19.

A handwritten signature in black ink, appearing to read 'S Arble', is written over the text of the minutes.