

MINUTES OF AN EXTRA-ORDINARY MEETING OF
OMBERSLEY AND DOVERDALE PARISH COUNCIL
HELD ON TUESDAY, 15th DECEMBER 2015 AT 7.30 P.M.
AT SYTCHAMPTON VILLAGE HALL

Present: Cllrs: D Ingram (Chairman), W T Arnold, Mrs H Barningham, F Cody, Mrs J Goodman, Mrs J Mitchell, P Reynolds, C Welch (8)

145/15 Apologies for Absence - Cllrs M Best, C McKenzie-Rowan, R Reynolds and Mrs B Serrell.

146/15 Declarations of Personal and Prejudicial Interest

Cllr W T Arnold declared a disclosable (Prejudicial) interest in Item 147/15 (a) (v) and left the meeting during the consideration of this matter.

Public Question Time

Richard Jones and Howard Robinson (as representatives of the Dough Bank Residents Association) attended and spoke in opposition to the planning application on Land South of Ox Orchard.

147/15 Planning Matters

(a) Comments on Planning Applications

The Parish Council agreed to make the following representations in respect of those planning applications before them:-

- (i) W/15/02766/PN: Land at The Cottage, Comhampton Lane, Dunhampton Demolition of existing Pool House and construction of new dwelling and detached garage. Resubmission of application W/15/01355/PN to include additional bedroom and ground floor extension

The Parish Council had no objection to this application.

- (ii) Land South of, Ox Orchard, Powers Lane, Ombersley. Material change of use of land to use as a residential caravan site for one gypsy family, including laying of hard standing, erection amenity building and improvement of access

The Parish Council would wish to register a number of very serious concerns about this particular application.

Principle of the Development

Based on the information available, the Parish Council was unable to establish whether the proposed occupier of the site fell within the definition of gypsies and travellers as defined in the latest guidance. As the District Council were aware, there was previously an application for a dwelling on the site. That application was refused by the District Council and the feeling was that the applicant was now seeking an alternative permission which, if successful, would be marketed to the traveller community. If this was the case, the Parish Council believed that this was contrary to the principles set out in National and Local Policy on these matters.

Site Specific Reservations

In terms of the application itself, the Parish Council did not believe that there was a demonstrable need for such a provision. Further, it did not believe that the applicant had demonstrated such a need existed.

The site was unsustainable as it was located away from the necessary services and facilities. There was no regular bus service along the A4133 so any journeys to the local services (including the local school) could only be accomplished by use of private vehicles. There was a very limited community bus service which operated a return journey to Droitwich on one day a week. Further, based on information the Parish Council had previously received, there was no guarantee that this service would continue.

The Parish Council had sought the advice of its Tree Warden on this application. He reported that there were five mature (but not ancient) oak trees on the North side of the site. All were protected by a Tree Preservation Order in 2010. Large branches overhung the site, and some years ago, other branches were lopped.

All the trees covered by TPOs were further protected by legislation two or three years ago. Previously trees Dead, Dying or Dangerous (known as DDD) could, with permission, be felled. Now the designation referred to DID (Dead or immediately Dangerous). Dying trees remained protected. All the oaks in question were alive and healthy and it would take a severe storm to damage them.

The Plans submitted showed the extent of the canopy and root protection area of the trees in question. They were significant in terms of the site itself. The site layout appeared to have been designed in order to seek to minimise any impact on the canopy or root system. However, the design of the site appeared piecemeal as a consequence.

Given the constraints of the site, the Parish Council could not see how this development could proceed without having a detrimental impact on the trees bordering it.

The site was on two levels. Part of it was excavated some years ago. In the middle of the higher level there was a recently erected replacement electricity pole. Wires from the pole were underground. Telephone wires also crossed the site but their poles were not on the site.

A number of comments had also been made about the unsuitability of the access to the proposed site. There were questions about ownership of the access road as well as the suitability of the surrounding lanes to accommodate larger vehicles. Further clarification was needed on these points as, if the land was indeed un-adopted or privately owned, the Parish Council did not see how improvements could be made without the owner's consent. Further, any widening of the access would need the consent of the owners of the land bordering the access.

For all of these reasons the Parish Council did not believe that the site was suitable for development in the manner proposed. It therefore wished to register its strongest possible objection.

There had been a number of comments submitted by local residents who would be far more informed about the intricacies of the immediate area. These comments should be taken very seriously by the District Council as part of its determination of the application. It would also support the views of the local residents that, if the District Council was minded to approve this application, that decision should be taken by the Planning Committee following a site visit.

- (iii) W/15/02862/PP: Stepping Stones, Hadley Lane, Hadley, Droitwich Spa, WR9 0AX
Two Storey Side extension

The Parish Council had no objection to this application.

- (iv) Land off, Boreley Lane, Ombersley
Change of use of agricultural land to equestrian use with new vehicular access,
stabling, manege, parking area and installation of foul sewage treatment plant.
Variation of condition 4 of planning permission W/12/01741/CU to allow illumination of
manege for 3 evenings per week between the hours of 5pm-7pm for the months of
October-March inclusive.

When considering applications of this nature, the Parish Council must always balance the needs of businesses within the Parish alongside the potential impact on neighbouring properties in the area. In considering this application, it again sought to balance these needs.

In terms of the application, a number of members of the Parish Council had reported that lighting was already in place on the site and had questioned whether the application should have been a retrospective one.

Particularly in rural areas, light pollution could be an issue for neighbouring properties and the Parish Council was concerned that, despite every effort to mitigate the impact, the proposal may have some adverse effects. Indeed, a number of comments had been made about the effects of lighting on the site as part of the representations in regard to the other application on this site (Appn W/15/02517/CU). The Parish Council considered that any relevant representations which had been made in respect of that application were taken into consideration when determining this application.

Whilst recognising that the proposal only involved lighting for limited periods, the Parish Council was not confident that any breaches of these hours would be effectively enforced.

Finally, having been party to similar applications within the Parish, it appeared that one of the conditions applicable to such applications was that there should be no external lighting. This was imposed for a reason. Equally, any agreement to remove this condition must require extenuating circumstances to justify its removal. The Parish Council did not consider that the current circumstances justified removal of the condition.

In conclusion, the Parish Council was not supportive of the proposal to vary condition 4 of planning permission W/12/01741/CU to allow illumination of manege for 3 evenings per week between the hours of 5.00pm and 7.00pm for the months of October to March inclusive.

- (v) AB/15/03046/AB: Bennetts Farm, Boreley Lane, Ombersley, WR9 0HS
Application for prior notification of extension to agricultural building for storage of herb
drying equipment, machinery and stock.

Cllr W T Arnold declared a disclosable (pecuniary) interest in this item and left the meeting and did not participate in consideration of this application.

The Parish Council had no objection to the application.

Note: the application was subsequently withdrawn by the applicant.

- (vi) GPOM/15/02984/GPOM: Radnor House, Main Road, Ombersley, Droitwich Spa, WR9 0DP
Prior approval to change the use of a building from A1 retail shop to C3 dwelling house.

This application was forwarded for information only. The Parish Council had no comment to make on the application.

(b) Responses to Planning Applications

The Clerk reported that responses had been made on the following planning applications:-

- (i) W/15/02517/CU: Land off Boreley Lane, Ombersley
Temporary siting of mobile home for rural (equestrian)
- (ii) NM/15/02787/NM: The Elms, Main Road, Ombersley, Droitwich Spa WR9 0EL
Application for non-material amendment to planning approval W/15/00723/PN to include a chimney and additional velux windows
- (iii) GPDQ/15/02807/GPDQ: Lineholt Farm House, Boreley Lane, Lineholt, Ombersley, WR9 0LF
Notification for a prior approval for a proposed change of use of an agricultural building to a dwelling house (Class C3) and for associated operational development.
- (iv) W/15/02757/CU: Church View, Ombersley Road, Hawford, Worcester, WR3 7BF
Change of use of land to residential curtilage and the erection of an open fronted cart shed.
- (v) W/15/02723/PP: 11, Apple Tree Walk, Ombersley, Droitwich Spa, WR9 0HQ
Two storey Side extension
- (vi) W/15/02638/PP & W/15/02639LB: Uphampton House, Woodhall Lane, Ombersley, Droitwich Spa, WR9 0JS
New Single Garage, retaining wall, garden wall and replacement gates

(c) Details of decision notices received from Wychavon District Council

The Clerk reported that the following decision notices had been received from Wychavon District Council:-

- (i) W/15/02569/PN: Ringmore, Main Road, Ombersley, WR9 0JG (Approval)
- (ii) W/15/02367/PP: 2, Hunts Green Cottages, Hunts Green, Ombersley (Approval)
- (iii) W/15/02638/PP & W/15/02639LB: Uphampton House, Woodhall Lane, Ombersley, Droitwich Spa, WR9 0JS (Approval)
- (iv) W/15/0200/CU: Land adj Tattle Cottage (Approval)

(d) Notification of Appeal Decisions

- (i) W/15/3018494: Uttbridge House, Woodhall Lane, Ombersley, Droitwich, Worcestershire, WR9 0EQ (Appeal dismissed)

(e) Consideration of any other 'planning' matters received by the Council prior to the commencement of the meeting.

The Clerk reported that he was aware of further planning issues relating to Plot 4, Comhampton Lane. He was anticipating the submission of further planning application(s) in due course.

148/15 Finance and Authorisation of Accounts

- (a) Payment requests received prior to the meeting – there were no further payment requests which had not already been notified.

(b) Income Received, Cheques Paid and payments to be made.

Income totalling £7,810,00 had been received.

Cheques totalling £11,682.93 had been paid since the last meeting.

Cheques totalling £582.75 needed to be paid.

It was moved by Cllr D Ingram and seconded by Cllr Mrs Goodman that the transactions listed in the agenda papers (and included as an Appendix to these Minutes) be approved. All Councillors agreed.

(c) Update on Matters to be considered by the Finance Committee

The Clerk reminder Parish Councillors that a Finance Committee meeting would be held immediately after this meeting to consider the following matters:-

- Arrangements for Review of Lengthsman Contract
- Budget 2016-17 – Initial Consideration of issues for inclusion
- Grant Update (including any requests for expenditure)
- New Homes Bonus Update

A copy of the agenda had been circulated to all Councillors and anyone wishing to do so, would be welcome to stay for that meeting.

There being no other business, the meeting closed at 8.20pm.

..... CHAIRMAN.

Appendix

FINANCE and AUTHORISATION OF ACCOUNTS

a. Income Received:

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| Wychavon District Council | £7,810.00 | New Homes Bonus Balance payable |
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| | £7,810.00 | |

b. Cheques paid since the last meeting

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| Friends of Ombersley First School | Grant payment 2015-16 | £100.00 | 01864 |
| Sytchampton Village Hall | Drains, Guttering and Facia Boards - SVH | £6,519.37 | 01865 |
| Sytchampton Village Hall | Cupboards – SVH (OF2G Ltd) | £499.92 | 01866 |
| Lion Containers | Shipping Container – SVH | £2,316.00 | 01867 |
| Buzz Electrical | Elec. Condition Survey/Plans – St Mary's Church | £1,880.98 | 01868 |
| J Jordan | Clerk's Salary – November 2015 | £366.66 | SO |
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| Total Expenditure | | £11,682.93 | |

c. Invoices Received for Payment (to date)

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|--------------------------------|--|----------------|
| David Miles Gardening Services | Lengthsman, Gardening, VAS – November 2015 | £582.75 |
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| Total Invoices Payable | | £582.75 |

Bank balances as at 15th December 2015

Current Account - £35,544.22

Reserve Account – £3,109.23