

MINUTES OF OMBERSLEY AND DOVERDALE PARISH COUNCIL
HELD ON TUESDAY, 15th JANUARY 2019 AT 7.30PM.
AT SYTCHAMPTON VILLAGE HALL

Present: Cllrs Mrs J Goodman (Chairman), W T Arnold, M Best, F Cody, D Ingram, C McKenzie-Rowan, P Reynolds, R Reynolds, J Ringe, Mrs B Serrell and C Welch (11).

Cllr Peter Tomlinson (County and District Councillor) also attended.

Public Question Time

3 members of the public were present and wished to address the Council in respect of a screening application for a potential Solar Farm Development affecting Doverdale.

Quentin Poole addressed the Council and highlighted the following points:-

A Screening Application had been received by Wychavon District Council in respect of a potential Solar Farm Development in Doverdale. In essence the application was looking to develop approximately 250 acres of land in Doverdale. This would cover about one third of Doverdale, including the majority of arable land. The extent of the development was such that it would effectively surround Doverdale.

Understandably, residents of the parish and others from surrounding areas were deeply concerned. Quite apart from the abandonment of prime arable land, tourists, churchgoers, hikers, bikers and horse riders who currently enjoyed uninterrupted access to open fields and daily use of the network of footpaths and bridleway would be substantially affected. Indeed the proposals would also appear to contravene numerous of the policies and guidelines set out in the government's Solar PV Strategy and the South Worcestershire Development Plan.

Under delegated authority, Wychavon DC had decided that no Environmental Impact Assessment was necessary. This was also the cause of concern.

Local residents were extremely concerned by this potential development and were beginning to consider the matter so that they were prepared should a planning application ultimately be received.

In response to some of the concerns raised, members of the public were informed that no application had yet been received and that it was in-appropriate to make any comment until detailed proposals had been received. Should an application be received, it was clear that this would be a major development and would not just concern Ombersley and Doverdale Parish Council. The Local District Councillor further advised that should such an application be received and recommended for approval, it would be considered by Committee rather than dealt with by delegated authority.

The Parish Council would await receipt of a detailed application and would naturally inform local residents as part of the process for considering the application.

(At this point those members of the public present thanked the Council for the opportunity to outline their concerns and left the meeting).

01/19 Chairman's Announcements.

The Chairman reminded Councillors that elections to the Parish Council would take place in May 2019. In the lead up to this, she wanted to make arrangements to complete a number of currently outstanding items. Councillors agreed that every effort should be made to deal with as many outstanding issues as possible.

02/19 Apologies for Absence

Apologies for absence were received from Cllrs Mrs H Barningham and Mrs S Collier.

03/19 Declarations of Personal and Prejudicial Interest

The following interests were declared:-

Cllr W T Arnold – Member of Ombersley Memorial Hall Management Committee and Ombersley Memorial Hall Trustee.

Cllr M Best – Member of the Sytchampton Village Hall Management Committee.

Cllr F Cody – Parish Council representative on Sytchampton Village Hall Management Committee.

Cllr D Ingram - Parish Council representative on Ombersley Memorial Hall Management Committee

04/19 Minutes of the Meeting held on 20th November 2018

Copies of the minutes of the meeting held on 20th November 2018 had been previously circulated to Councillors. It was moved by Cllr Mrs Serrell and seconded by Cllr Ingram that the minutes were an accurate record of the meeting. All Councillors agreed and the Chairman signed the minutes.

05/19 Planning Matters

(a) Planning Applications for consideration

The Clerk to the Council reported that a number of planning applications were currently being considered by Councillors prior to responses being made under the delegated authority procedure.

In addition, an application had been received from the County Council and previously circulated to Councillors for comment. The application details were as follows:-

- (i) 18/000057/CM – Mercia EnviRecover, Plot H600, Oak Drive, Hartlebury Trading Estate, Hartlebury DY10 4JB – Planning Application made under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary condition 3 of planning permission reference 10/000032/CM (as amended) to increase the throughput of the EnviRecover Energy from Waste Facility from 200,000 to 230,000 tonnes per annum.

The Parish Council agreed that it had no objections to the application. However, in responding, the Clerk to the Council was asked to seek assurances that the previously agreed traffic routes would be enforced to minimise the traffic impact on the village.

(b) Responses to Planning Applications made on behalf of the Parish Council (Delegated Authority)

The Clerk to the Council reported that he had responded to a number of applications on the Parish Council's behalf under the delegated authority procedure. These were listed at Appendix 1 to these minutes.

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

A list of decision notices received since the last meeting had also been circulated. These were included in Appendix 1 to these minutes.

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

No matters were raised.

06/19 County and District Councillor Reports.

Cllr Tomlinson presented his reports.

As part of his County Council Report he outlined the latest thoughts on the County Council budget and potential Council Tax increases.

From a District councillor perspective he provided an update on the latest position on planning matters ongoing at Dough Bank.

(At this point 8.20pm Cllr Tomlinson left the meeting).

07/19 Parish Council Budget Requirement and Budget for 2019/20

Cllr Best introduced this item and informed the Council of the consideration given by the Finance Committee and the recommendations being brought forward.

In summary, the Finance Committee had agreed to continue with the Five Year Budget Plan agreed last year. As a consequence, the Council's budget requirement would be £40,750.00. A draft budget had also been produced and copies had been sent to Councillors for consideration.

Cllr Best informed the Council that in addition to the cost of continuing with the Neighbourhood Development Plan, provision needed to be made for the increased costs of maintaining the two burial grounds in the Parish. A contingency fund was being recommended and the allocation of funds to support the maintenance of burial grounds would be the subject of further consideration. Also a contingency was being added to the budget to meet any election costs.

Following discussion, it was proposed by Cllr Ingram and seconded by Cllr Cody that:-

- (a) The Parish Council's budget requirement for 2019/20 be set at £40,750.00
- (b) The draft Parish Council budget for 2019/20 as recommended by the Finance Committee and circulated to Councillors in advance of the meeting be approved.

On being put to the meeting, this proposal was unanimously agreed by Councillors.

08/19 Finance and Authorisation of accounts

(a) Report and Recommendations from the Finance Committee

Cllr Best also took the opportunity to inform the Council of the proceedings of the recent Finance Committee. Whilst the majority of the meeting had been taken up discussing the Budget Requirement and Budget for 2019/20 the Committee had also received a copy of the Parish Council's $\frac{3}{4}$ year accounts. It had approved these and concluded that there were no matters to discuss.

On previous occasions, Councillors had advocated that further guidance and clarity should be issued confirming the Parish Council's approach to reclaiming VAT and the process to be followed. Cllr Best had updated the current guidance which formed part of the Council's Financial Regulations. A copy was circulated to Councillors and he highlighted the changes and suggested that Councillors take the time to consider the proposals prior to the next meeting when the Council would be asked to formally adopt the revised guidance. All Councillors agreed.

(b) New Homes Bonus Update

An update on the amount available to draw down and the process to be followed was outlined to Councillors. The Clerk to the Council had also responded to Wychavon District Council confirming that it was still the Council's intention to draw down these funds and outlining the process the Council proposed to follow. The District Council had confirmed that this was in order.

(c) Reports of Income Received, Cheques Paid and Payments to be made.

The Clerk to the Council reported that income totalling £6,491.55 had been received. Cheques totalling £32,082.55 had been paid since the last meeting. No Invoices needed to be paid.

It was moved by Cllr Best and seconded by Cllr Ingram that the transactions listed in the schedule and included at Appendix 2 to these minutes be approved. All Councillors agreed.

(a) Any other financial matters requiring determination.

The Chairman reported that she had now collated details of the Village Enhancement schemes which had been brought forward from a variety of sources. A bid to fund these schemes would now be presented to the Ombersley Conservation Trust for consideration. This was agreed by all Councillors

09/19 Neighbourhood Development Plan

In her absence, the Chairman presented Cllr Mrs Collier's update, a copy of which had been circulated to Councillors.

The report covered the following areas:-

- Household Survey – a 63% response rate had been achieved. Coffee mornings were planned for 9th February 2019 (Sytchampton VH) and 16th February 2019 (Ombersley Memorial Hall) to reveal the results.
- Technical Support Update.
- ROADS update.
- Arrangements to conduct Site Appraisals.

The Parish Council received the update and wished to pass on its thanks to the Chairman, Cllr Mrs Collier and the team of Volunteers for their continued commitment and hard work.

10/19 Parish Council Archives

Cllr Cody updated the Council on arrangements to develop a Parish Council library. He set out details of the project, highlighting the principles and structure, as well as the work carried out to date. Work would continue to develop the Library and he would keep Councillors informed of progress. Any Councillor wishing to contribute to this project was welcome to do so.

As part of his development of Ombersley Court, the owner had offered to make room available to securely store any documentation. This would be considered as the project progressed.

11/19 Police Report

No Police Report had been received. The Chairman did, however, share details of the crimes which had been reported via the Neighbourhood Watch Site. Any Councillor who wished to receive updates directly was asked to contact the Chairman who would forward details about how to register.

12/19 Highways

No matters were reported, although some highway related issues were raised under Minute 13/19 below.

13/19 Councillor's Reports

Cllr Welch had been contacted by a concerned resident regarding the transportation of static homes from Woodland View Fisheries. It appeared that activity was ongoing on the site to construct Static Homes prior to transportation away from the site. The narrow lanes made this a particularly hazardous practice. He had received a series of photographs which he would pass onto the Clerk to the Council. The question of occupancy of the approved Units on site was also raised.

The Parish Council confirmed that the Clerk to the Council should raise these matters with Wychavon District Council's Enforcement Team.

Cllr Ringe reported that it was hoped that there would be a resolution to the issues at the Doctor's Surgery shortly.

Cllr P Reynolds updated the Parish Council on progress with the upgrading of the Play Area. Phase 1 was now complete and the Group were now considering arrangements to implement Phase 2. The total cost of the scheme was likely to be around £30,000. To date £22,000 had been raised with promises of further donations, including a further £4,000 from the Ombersley Conservation Trust.

Cllr P Reynolds also informed Councillors of details of the next Parish Walk which would take place on 15th March 2019.

Cllr Welch requested that now that the Jubilee Room extension had been completed, the Parish Council considered holding some of its future meetings at the Hall. This would be considered at the appropriate time.

14/19 Correspondence

A list of correspondence had been circulated and was received by the Parish Council.

15/19 Next Meeting

The next meeting of the Parish Council would be held on Tuesday 19th February 2019 in The Narthex, St Andrew's Church, Ombersley (7.30pm)

The meeting ended at 9.05pm

..... CHAIRMAN.

Appendix 1

Responses to Planning Applications on behalf of the Parish Council

- (i) 18/01829/FUL – Cross Cottage, Holt Fleet Lane, Holt Fleet – Proposed construction of 2 replacement dwellings at the site of Rose and Croft Cottages and creation of new vehicular access.
- (ii) 18/02306/HP – The Firs, Holt Fleet Lane, Holt Fleet – Construction of Garage
- (iii) 18/02357/HP – 2, Oldfield Cottages, Oldfield Lane, Ombersley, WR9 0JL – Erection of 9 no. fence panels along rear garden boundary line. The fence being an average height of 1.973m (retrospective)
- (iv) 18/02396/HP & 18/02397/LB – Comhampton Farm, Comhampton Lane, Dunhampton, Ombersley DY13 9ST – Proposed single storey Extension. Variation to previously approved extension under W/11/00585/PP and W/11/00586/LB
- (v) 18/02485/FUL & 18/02486/LB – Bristol House, Main Road, Ombersley WR9 0DS – Alteration to Grade II listed commercial and residential building to form a single residence
- (vi) 18/02496/HP & 18/02497/LB – Corner Cottage, Lineholt Lane, Uphampton, WR9 0JP – Proposed single storey extension to rear of existing dwelling linking existing outbuilding along with internal alterations. Also replacement of existing asbestos roof tiles to main house
- (vii) 18/02552/FUL – Eden Farm House, Lineholt Lane, Ombersley, WR9 0JX – Agricultural storage building
- (viii) 18/02440/HP & 18/02441/LB – The Cresswells, Main Road, Ombersley, WR9 0DS – Various alterations to the existing Grade 2 property including: (a) Replacing modern timber stair from first to second floor, (b) modernising an existing En-suite bathroom, (c) Providing a small shower room at second floor, (d) providing two new conservation roof lights on the rear elevation, (e) Wood burning fire to front room
- (ix) 18/02553/HP – Brooms Farm, Hadley Lane, Hadley, WR9 0AU – Proposed new access drive and parking area
- (x) 18/02588/FUL – Ombersley and Doverdale Tennis Club, Droitwich Road, Ombersley, WR9 0DR – Proposed rebuilding of fire damaged tennis pavilion with new structure.
- (xi) 18/02550/FUL – Woodridge, Hadley Lane, Hadley, WR9 0AU – Replacement dwelling to form 4 bedroomed detached house.
- (xii) 19/00001/FUL – Glebe Fields, Doverdale Lane, Dunhampton DY13 9SW – Proposed new dwelling adjacent to existing dwelling to include the demolition of the garage/workshop/storage space
- (xiii) 18/02317/LB – The Malt House, Church Lane, Ombersley, WR9 0ER – Rebuilding a section of the property wall. Repointing the outbuilding. Re roofing the garden toilet.

Details of decision Notices received from Wychavon District Council

- (i) 18/01970/HP – Damson Cottage, Main Road, Ombersley, WR9 0JG – Ground Floor extensions and detached car port extension **(APPROVED)**
- (ii) 18/02018/CU – Ombersley Bakery, Main Road, Ombersley, WR9 0DP – Proposed parking to Radnor House. Demolition of existing garage and extension to former bakery to create new dwelling as approved under 17/02190/CU without compliance with condition 2 to allow minor alterations to the design of the proposal **(APPROVED)**
- (iii) 18/02021/HP – The Hawthornes, Oldfield Lane, Ombersley, WR9 0JL – Proposed ground floor rear extension **(APPROVED)**
- (iv) 18/02283/HP – Tattle Cottage, Lineholt, Ombersley WR9 0LF – Proposed side extension **(APPROVED)**
- (v) 18/01828/FUL - Cross cottage, Holt Fleet Lane, Holt Fleet – Construction of two live/work units with garaging **(APPROVED)**
- (vi) 18/01921/AGR – Eden Farm, The Old Orchard, Lineholt Lane, Ombersley, WR9 0JX – Application for prior notification of agricultural development – proposed agricultural building **(Withdrawn by Applicant)**
- (xiv) 18/02306/HP - The Firs, Holt Fleet Lane, Holt Fleet – Construction of Garage **(APPROVED)**
- (xv) 18/02086/HP – Baytree Cottage, Uphampton, Ombersley WR9 0JS – Proposed car parking bay **(APPROVED)**

(xvi) 18/02357/HP – 2, Oldfield Cottages, Oldfield Lane, Ombersley, WR9 0JL – Erection of 9 no. fence panels along rear garden boundary line. The fence being an average height of 1.973m (retrospective) **(APPROVED)**.

Notification of decisions taken by the Planning Inspectorate following Appeal Hearings

- (i) APP/H1840/D/18/3213456 – The Meadows, Acton Court Acton, DY13 9TF Alterations to fenestration **(APPEAL DISMISSED)**
- (ii) APP/H1840/D/18/3194535 and APP/H1840/C/18/3189653 – Land South, Ox Orchard, known as Pleasure View, Powers Lane, Ombersley - Various Appeals **(BOTH APPEALS DISMISSED)**

Appendix 2

FINANCE and AUTHORISATION OF ACCOUNTS

a. Income Received:

D Sievwright	OPAG Promises Auction	£1,759.48
Worcs CC	Lengthsman Aug/Sept 2108	£500.00
D Sievwright	OPAG Murder Mystery	£691.07
D Sievwright	OPAG Income	£500.00
D Sievwright	OPAG Income	£16.00
D Sievwright	OPAG Donation	£15.00
R & D Turner Trust	OPAG Grant	£1,000.00
P Reynolds	OPAG Donation	£10.00
Worcs CC	OPAG Grant	£2,000.00
		£6,491.55

b. Cheques paid since the last meeting

J Jordan	Clerk's Salary – November 2018	£455.00	SO
Glassier Windows	Service Contract (Inv 19510) SVH	£82.20	2115
HF Contract Furniture Ltd	OMH – Jubilee Extn (Inv 27515)	£21,702.00	2116
S George	Trench for electrics – Weighbridge Gardens	£250.00	2117
David Miles	Lengthsman, Gardening, VAS – November 2018	£582.75	2118
Top Cut Mowing Services	Mowing – St Mary's Church (Inv 6617)	£96.00	2119
Creative Landscapes	Xmas Tree Supply and Planting	£1,080.00	2120
Fasthosts (RM)	Domain Renewal – ombersleyanddoverdale.co.uk	£11.99	2121
Midland Traffic M'mnt Ltd	Remembrance Day Road Closure	£528.00	2122
D Gilder	Electrical Work – OMH	£2,160.00	2123
J Jordan	Clerk's Salary – December 2018	£455.00	SO
* Universal Display (SC)	TOAD Banner – Household Survey (Inv 45284)	£65.76	2124
* DJN Planning	Questionnaire Report Prep/Meetings/Mileage (OMB04)	£2,351.10	2125
*HF Contract Furniture Ltd	Storage Cupboards – OMH (Inv 27612)	£1,680.00	2126
*David Miles	Lengthsman, Gardening, VAS – December 2018	£582.75	2127
* Payments approved by Finance Cttee 08.01.19			
		£32,082.55	

c. Invoices Received for Payment (to date)

		£0.00