

MINUTES OF OMBERSLEY AND DOVERDALE PARISH COUNCIL  
HELD ON TUESDAY, 15<sup>th</sup> NOVEMBER 2016 AT 7.00PM.  
AT SYTCHAMPTON VILLAGE HALL

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Present: Cllrs D Ingram (Chairman), W T Arnold, F Cody, S Collier, Mrs J Goodman, C McKenzie-Rowan, Mrs J Mitchell, R Reynolds, Mrs B J Serrell and C Welch (10)

In Attendance: Cllr P Tomlinson (County and District Councillor)

138/16 Chairman's Announcements

The Chairman took the opportunity to thank Cllr Mrs Serrell for organising the Parish Council meal. He also offered his thanks to all involving in arranging and attending the recent Remembrance Day Services at Ombersley and Doverdale.

139/16 Apologies for Absence

Apologies for absence were received from Cllrs M Best, Mrs H Barningham and P Reynolds.

140/16 Declarations of Personal and Prejudicial Interest

The following interests were declared:-

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

Cllr F Cody – Member of Sytchampton Village Hall Management Committee.

Public Question Time

Two members of the public attended in respect of the ongoing planning application at Woodland View Fishery.

Ian Cornock addressed the Parish Council and highlighted the residents' concerns. In summary they believed that the application contravened SWDP 36. Specifically, the application:-

- was intrusive (in terms of visual impact on neighbours) and was not accompanied by an appropriate landscaping scheme which was designed to mitigate this;
- provided no evidence of need;
- was inappropriate in terms of design and scale of the development;
- did not have regard to the serious highway implications both in respect of the access and the surrounding highway network; and
- provided no evidence of foul drainage arrangements.

Local residents had employed a planning consultant to pull together their objections and these would be forwarded to Wychavon District Council.

In conclusion, Mr Cornock was happy to share residents' concerns with the Parish Council who he hoped would also oppose the application.

141/16 Minutes of the Meeting held on 18<sup>th</sup> October 2016

The Minutes of the meeting held on 20<sup>th</sup> September 2016 had been previously circulated. Councillors agreed that the minutes were an accurate record of the meeting. The Chairman signed the minutes.

(a) Comments on Planning Applications

- (i) Planning Ref W/16/02425/CU: Woodland View, Haye Lane, Ombersley, Droitwich  
The erection of a toilet and shower block ancillary to the holiday enterprise and the  
change of use of land to touring caravans at Woodland View Fishery.

The Parish Council, via the local councillor and local residents had been informed that there would be a need for the applicant to resubmit this application. This was because of an error in the plans and the need for consultation with local residents to take place.

Although the consultation timescale would be extended it was unlikely that the proposals itself would change. The Clerk therefore suggested that the Parish Council should, at least, submit interim views which it could expand on at a later date if it so wished.

As part of the ensuing debate, the following points were made:-

- Consideration should be given to the establishment of a Working Group (involving local residents) to formulate the Parish Council's response to the application. Whilst the merits of such a suggestion were appreciated the Parish Council concluded that this was not necessary. Further it was mindful that this may create a precedent for a means of considering all large scale or controversial applications. Any such applications were considered by the Parish Council and this application could be considered in the same way.
- A suggestion was made that the Parish Council may wish to look at engaging a professional Planning Consultant to assist the Parish Council with this application. Councillors, however, concluded that this would not be an appropriate use of its resources and would duplicate the work already being undertaken by the Consultant engaged by the local residents.
- The Parish Council should submit an interim response which highlighted its objections to the application on the following grounds:-
  - No demonstration of the need for the facility;
  - Sustainability
  - Environmental impact
  - In adequate landscaping (and reference to the assurances still needed in respect of the implementation of the landscaping scheme which was to be implemented as part of the previous application for 10 chalets)
  - Highway and road safety concerns (both in respect of the access road and surrounding highway network). Specific attention should also be drawn to the lack of passing places on Haye Lane and the highway dangers at the junction with A4103 and exit of A449 into Haye Lane).
- Having submitted an interim response, the Parish Council could add to this if it wished as part of any re-consultation on the application.

It was therefore moved and seconded that an interim response be forwarded highlighting the Parish Council's objections as set out above. Further consideration would then be given to whether a further response was necessary in the light of any re-consultation on the application. All Councillors agreed.

- (ii) W/16/02372/PN – The Barrons, Chatley Lane, Ombersley, WR9 0AP  
Replacement Dwelling with new detached garage/car port

No objection.

- (iii) W/16/02211/CU: Land South of, Winnall Caravan Park, Winnall Lane, Lincomb, Hartlebury  
Change of use of land to site 21 static caravan extension.

The Parish Council agreed to respond to the application in the following terms:-

*In terms of the application itself it noted that the application was made in the name of a business rather than an individual person. This was unusual and did not provide the usual level of transparency to assist in the consideration of this application.*

*The Parish Council had therefore assumed (as it was unable to easily confirm this from the application papers in the time available) that the land was wholly within the applicant's ownership or that a suitable agreement was in place to utilise the land in question.*

*In planning terms, the Parish Council had a number of concerns and reservations.*

*The land was regularly used by walkers and local dog walkers and therefore provided a local amenity. Whilst this was not a reason to object to the application the Parish Council would be disappointed if such a facility was no longer available in the future.*

*The adjoining site already had a large number of units available and the Parish Council believed that it was necessary to ensure that this facility was fully utilised before contemplating any expansion of provision. The current site was already extensive and it believed that a further expansion would unacceptably dominate the local area, with a consequent loss of green space. The need for the facility must therefore be established before allowing such a loss of open green space.*

*In terms of the site itself the Parish Council noted that 13 parking spaces would be provided for 21 units. It would question whether this was adequate. If the intention was to utilise parking provision on the existing site, this may suggest that there was a current capacity on that site.*

*Although the Flood Risk analysis suggested that there is a low risk of flooding, the Parish Council believed that any development in an area which has any potential to flood should be looked at very seriously.*

*Finally, its main concern was on highway safety grounds. The Parish Council believed that the reliance on the private car would be greater than anticipated. The lanes leading to and from the development were extremely narrow and were unsuitable to safely cater for the volume of additional traffic (even at its lowest estimate) which would be generated by this extension to the facility.*

*Based on its views and concerns outlined above, the Parish Council objects to the proposal.*

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

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

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

A list of decision notices received since the last meeting was also circulated. A copy is 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.

(i) Site Visits

The Clerk reported that as part of its discussions on recent planning applications it had been suggested that the Parish Council should in appropriate circumstances take up the ability to hold site visits. County Council and District Council protocols already existed giving guidance on conducting site visits and the Parish Council could refer to these in developing its own local a protocol.

(ii) Dough Bank Planning Appeal

As previously indicated, the date for this appeal had been set of 22<sup>nd</sup> November 2016

143/16 County Councillor and District Councillor Reports.

Copies of Cllr Tomlinson's County and District Councillor reports had been previously circulated. Cllr Tomlinson took the opportunity to present these and respond to any questions raised.

Specific matters raised included:-

- Ongoing discussion about specific highway issues in the Parish
- Outcomes from Ombersley door knock – Rural Communities Programme
- Date of Planning Appeal Hearing – Dough Bank (reported earlier)
- Update on discussions re: proposals for amending Parliamentary Boundaries
- Progress with the Overview and Scrutiny Report on Planning Enforcement.

Councillors thanked Cllr Tomlinson for his reports and at this point (8.50pm) he left the meeting.

144/16 Police Report

A copy of the Police Report had been previously circulated to Councillors.

Some continued dis-satisfaction was expressed about the approach being adopted locally to ongoing criminal activity in the parish as well as the lack of updates generally on progress being made.

Ways of addressing these concerns was discussed by Councillors. This included:-

- The Clerk reported that the Police and Crime Commissioner had offered to attend a future. The Parish Council could consider inviting him to attend a future meeting to discuss concerns;
- Inviting Superintendent Purcell to attend a future meeting to address Councillors concerns.

As an alternative it was suggested that rather than inviting Superintendent Purcell, an invitation should instead be issued to Sgt Sarah Kent who was responsible for local policing. Whilst this was an option, the Clerk suggested that if an invitation was to be issued to West Mercia it could request the attendance of a particular officer but the request should be issued through the appropriate channels (ie Supt Purcell) and it would be for them to determine who (if anyone) should attend.

Reference was made to Supt Purcell's previous visit. To ensure that the discussion was meaningful and specifically addressed local concerns the Parish Council would need to be very clear on its concerns and reasons for the invitation. It would need To develop a pre-prepared list of issues for discussion.

Whilst there was a frustration at the fluctuating level of crime in the Parish, this was no different to the levels of rural crime generally across the region. A number of initiatives were ongoing to try and reduce levels. Also, there was a responsibility on residents to ensure that buildings and possessions were properly secured.

Additionally the positive work being undertaken to co-ordinate Neighbourhood Watch Networks would hopefully contribute to a reduction in the levels of crime in the area.

In conclusion, the Parish Council agreed that no further action be undertaken at this point on issuing invitations to its meeting. Instead, its efforts should be concentrated on promoting the responsibility individuals had to crime prevention and supporting the work of the Local Neighbourhood Watch Network. All Councillors agreed.

#### 145/16 Proposals for New Parliamentary Constituency Boundaries in the West Midlands.

The Clerk reminded the Parish Council of its discussions at the last meeting.

The Parish Council's views on the proposals were set out in the minutes of the last meeting and the Clerk was now seeking the Parish Council's approval to submit these as its formal responses.

It was proposed and seconded that the Parish Council's response should be based on the comments set out in the minutes of the last meeting and these should now be submitted as the Council's formal response. All Councillors agreed.

#### 146/16 Severn Parishes – Ombersley War Memorial – Invitation to comment.

The Clerk reported on investigations being undertaken to assess whether the Ombersley War Memorial had special architectural or historic interest and should therefore be designated.

The Parish Council agreed that it was supportive of the proposal.

#### 147/16 Rural Communities Programme – Outcomes from the 'Door Knock'

A summary of the responses received from the recent 'door knock' had been circulated to Councillors.

In view of the limited time available it was agreed that consideration of this matter should be deferred until the next meeting.

#### 148/16 Consultation on the Removal of Pay Phones

The Clerk reported that he had received from Wychavon District Council, a list of telephone boxes in the District which British Telecom was consulting on removing.

One of the pay phones proposed for removal was located on A449 Southbound at Dunhampton. According to the accompanying details, 1 call had been made from this pay phone in the last 12 months. Should the Parish Council wished to make representations, it was required to do so by 31<sup>st</sup> December 2016.

The Parish Council agreed that in the circumstances it did not wish to make any representations.

#### 149/16 Progress Report – Projects Working Group

In Cllr Barningham's absence an update was provided to the Parish Council.

3 quotations had been received to upgrade the existing play area. The general consensus was that none of the quotes offered particularly good value for money. Enquiries would therefore concentrate whether the upgrade could be managed locally.

Additionally, advice had been sought on potential sources of external funding. Investigations into possible sources of funding would continue.

#### 150/16 Finance and Authorisation of Accounts

##### (a) Payment requests received prior to the Meeting

An invoice had been received from Grant Thornton in respect of the Parish Council's external audit approval to pay this would be included under (b) below.

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

Income totalling £900.00 had been received.  
Cheques totalling £2,788.36 had been paid since the last meeting.  
Invoices totalling £592.42 were due for payment

It was moved and seconded that the transactions listed in the schedule and included as Appendix 2 to these Minutes be approved. All Councillors agreed.

##### (c) Any other Financial Matters

The Clerk reported that he had been informed that there was a need for some structural survey work to be undertaken at Sytchampton Village Hall. Further details would be brought forward in due course and would be funded from the funds held on the Village Hall's behalf.

#### 151/16 Highways Matters

Incidents of flooding were reported in both Haye Lane and Uphampton Lane.

Both of these issues were currently being discussed with Highways by Cllr Tomlinson.

#### 152/16 Councillors' Reports

Cllr Welch enquired about arrangements for the Christmas Tree on the Weighbridge Gardens. The Clerk reported that Cllr Best was co-ordinating arrangements.

#### 153/16 Correspondence

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

#### 154/16 Next Meeting

The next meeting of the Parish Council would be held on Tuesday 17<sup>th</sup> January 2017 at 7.30pm at Sytchampton Village Hall.

The meeting ended at 9.40pm

..... CHAIRMAN.

## Appendix 1

### Responses to Planning Applications on behalf of the Parish Council

- (iv) Planning Ref W/16/02218/CU – The Grange, Chatley Lane, Ombersley - Detailed planning application for 2 No Holiday Lodges and Associated Minor Works
- (v) W/16/02288/LB – The Fruitlands, Lineholt Lane, Uphampton, Ombersley – Install reconstructed stone cills to 5 windows to East Elevation.
- (vi) W/16/02017/CU - The Cottage, Comhampton Lane, Dunhampton, Ombersley – Change of use of land to domestic curtilage for the keeping and enjoyment of horses and to erect stables, tack room and stores with hay loft.
- (vii) W/16/02334/PP - Oakdale, Sytchampton Lane, Sytchampton, Ombersley – Side extension over existing car port with single storey rear extension
- (viii) W/16/01724/PN - Woodfield Farm Barn, Northampton Lane, Ombersley – Conversion of existing garage to independent dwelling with associated garden
- (ix) W/16/02393/PN – Hawford Bridge Fishery, Ombersley Road, Hawford – Erection of a stable block and hay barn/tack room not in accordance with Condition 3 of planning ref. 13/02371 with regard to external materials.
- (x) W/16/02393/PN – Hawford Bridge Fishery, Ombersley Road, Hawford – Alteration to roof of approved fisherman's shelter – part retrospective.
- (xi) W/16/02482/PN - Woodfin Barn, Little Winnall Farm, Winnall Lane, Lincomb, Stourport on Severn, DY13 9RG - Amendments to approved plan. Repositioning of garages, amendments to barn layouts and altered houses extension, not in accordance with condition 4 of permission W/01/01058/PN with regards to allow use of space above garage as a home office/study.
- (xii) NM/16/02591/NM - Pear Tree House, Droitwich Road, Ombersley, Droitwich Spa, WR9 0DR - Non-material amendment to planning permission W/16/00088/PP to increase the width of middle gable by 0.6m on the external frontage.

### Details of decision Notices received from Wychavon District Council

None received

### Notification of Appeals Lodged

- (i) W/15/02125/CU - 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 - Appeal scheduled for 22<sup>nd</sup> November 2016

## Appendix 2

### FINANCE and AUTHORISATION OF ACCOUNTS

#### a. Income Received:

Worcestershire County Council	£750.00	Lengthsman Re-imburement Jul – Sept 16
Ombersley Conservation Trust	£150.00	Donation – Ombersley DAA
	<b>£900.00</b>	

#### b. Cheques paid since the last meeting

David Miles	Ombersley Roundabout - clearance	£100.00	01937
Glassier Windows	Weighbridge Hut Repairs and re-glazing (Deposit)	£231.90	01938
Western Power Distribution	Weighbridge Hut – Electricity Supply connection	£1,269.54	01939
J Jordan	Clerk's Salary – October 2016	£433.33	SO
Performing Rights Society	Music Licence for SVH	£120.84	01940
O/D RBL	Donation – Poppy Wreathes	£50.00	01941
David Miles	Lengthsman, Gardening, VAS – October 2016	£582.75	01942
		<b>£2,788.36</b>	

#### c. Invoices Received for Payment (to date)

Ombersley Memorial Hall	Hire of Jubilee Room for PC	£20.00
New Mill Services	Repair – St Andrews Mower	£297.69
Old School House Garage	St Andrew's Church Mower Petrol A/C	£34.73
Grant Thornton	External Audit	£240.00
		<b>£592.42</b>