

SOUTH LENCHES PARISH COUNCIL

Clerk to the Parish Council: Kerry Williamson

Tel: 07721 889703

Email: clerk@southlenchesparishcouncil.org

Website: <http://www.southlenchesparishcouncil.org/>

Councillors are summoned to attend an Ordinary Parish Council meeting of South Lenches Parish Council to take place on Monday July 8th 2024 at 7.00pm in Church Lench Village Hall. The meeting is open to the press and members of the public to ask questions or raise concerns regarding matters on this agenda or for future consideration.

AGENDA

1. To receive and approve apologies of absence.

2. Declarations of Interests: With reference to items on the agenda members are reminded of their responsibility to declare interests as defined in the Code of Conduct.

4.1 Register of Interests – Councillors are reminded of the need to update their Register of Interests held with Wychavon District Council.

4.2 To declare any Disclosable Pecuniary Interests in items on the Agenda and their nature. Failure to register or declare a Disclosable Pecuniary Interest may result in the commission of a criminal offence.

4.3 To declare any Other Disclosable Interests in items on the Agenda and their nature
Councillors who have declared a Disclosable Pecuniary Interest, or an Other Disclosable Interest which falls within the terms of Paragraph 12(4) (b) of the Code of Conduct, must leave the room for the relevant items.

4.4 To consider any written Dispensations received from members who have declared an interest but wish to stay in the meeting during that time to aid discussion / speak / vote. Requests to be submitted to the Clerk prior to a meeting. (S33 of the Localism Act 2011).

The meeting will be adjourned for Public Question time: The time allocated is at the discretion of the Chairman. Members of the public are invited to give their views and question the Parish Council on issues on this agenda or raise issues for future consideration.

3. To receive reports from County, District Cllrs. And Police.

4. Minutes of the previous meeting: To approve the minutes of the meeting held on 13.05.24.

5. To receive Clerk report:

- a) Lengthsman: Monthly worksheet review.
- b) Email policy.
- c) S137:
- d) Parish Council mobile phone & contract: Change of contract and number.
- e) VAS funding: Update on applications.
- f) Wychavon District Council: New Chairman.

6. To receive Cllrs. reports:

- a) Neighbourhood Plan update. (Cllr. Mrs. Hodges).
- b) Pool/play area. (Cllr. Mr. Seabourne).
- c) Asset Inspection report. (Cllr. Mrs. Tyrell).
- d) Defibrillator. (Cllr. Mrs. Tyrell & Cllr. Mrs. Hodges).

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	e) <u>Parish Council Noticeboard</u> . (Cllr. Mrs. Tyrell).
	f) <u>Streetcheck Crime reports</u> . (Cllr. Mr. Hailwood).

7. Council Matters: to consider the following:	
7.1	Purchase of bark for play area. (Cllr. Mr. Seabourne).
7.2	Bus Shelter, Church Lench: Update (Cllr. Mr. Seabourne).
7.3	Atlas Tower Group: Update on conversation with Atlas Tower Group & next steps (Cllr. Mr. Seabourne).
7.4	Play Equipment: Seesaw removal quotes. (Cllr. Mrs. Hodges & Cllr. Mr. Seabourne).
7.5	Defibrillator & CPR training: Update on potential training (Cllr. Mrs. Hodges & Cllr. Mr. Hailwood).
7.6	Policing Priorities Charter: Consider guidance provided and priorities for quarter 3.

8. Finance.	
8.1	To consider: a) To transfer £18 to the Subscriptions budget heading from the Website budget heading. b) To approve payments. c) to approve summary of accounts to 01.07.24.
8.2	To consider a Grant Application from Church Lench Parochial Church of £1500 towards costs to replace existing bell ropes. PCC was asked to consider other funding options – update to be provided.
8.3	To consider a Grant Application from The Lenches Pre-School of £400 towards costs to submit a 'change of use' planning application to enable Pre-school to continue to use the outdoor play/learning facility.

9. Planning Matters.	
9.1	To consider commenting on the following application: <u>W/24/01219/CU</u> Highfield, Atch Lench Road, Church Lench. Proposal: Change of use of annexe to holiday let and annexe use.
9.2	To note the following applications dealt with by delegation: a) <u>W/24/00878/FUL</u> Foundrel Barn, Ab Lench Road, Abbots Lench. Proposal: Change of use of existing holiday let units to 3 no. dwellings (retrospective). Comments: Objection - The applicant states that the units have been occupied as residential accommodation in breach of Condition 9 of permission W/01/01515/CU since 2020. The reason given is a fall in demand for rural holiday accommodation since the pandemic. There is no evidence offered to back up this statement and the Parish Council considers it to be irrelevant. The proposed conversion lies outside the settlement boundaries of both Church Lench and Ab Lench (incorrectly referred to as Abbots Lench in the applicant's statement) and in open countryside. The nearest services are to be found in Church Lench. These services are a school, a church, a playground and a private members club. There is no shop. Access to these limited services can only be made by private car. For these reasons South Lenches Parish Council objects to this proposed development. Pending decision. b) <u>W/23/02605/FUL</u> Land At (OS 0277 5140), Low Road, Church Lench. Proposal: Erection of 9 dwellings with associated works and access - amended site layout and landscaping plans. Comments: None submitted for amendment. Pending decision. c) Appeal Lodged: <u>W/22/02027/OUT</u> (PLANNING INSPECTORATE REF:APP/H1840/W/24/3341252) Land at (OS 0277 5140) Low Road Church Lench. Proposal: Outline application for the erection of up to 19 dwellings (including affordable homes) together with associated works, SUD's and

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	<p>landscaping. All matters reserved except for access. Comments: Resubmission of original objection to W/22/02027/OUT. Pending decision.</p> <p>d) <u>W/24/00714/OUT</u> Cedar Sett, Low Road, Church Lench, Evesham, WR11 4UH. Proposal: Outline application all matters reserved for erection of one dwelling. Comments: Objection - The proposed development lies outside the development area in open countryside. Furthermore the site is behind a row of existing houses along Low Road and, as such, represents an attempt to alter the linear pattern of housing in Church Lench. This is at variance with the established landscape pattern. Pending decision.</p> <p>e) <u>W/24/00850/GPDQ</u> Lench Craft, Atch Lench. Proposal: Notification for Prior Approval for the proposed change of use of an Agricultural Building to 1 no. dwellinghouse (Class C3), and for building operations reasonably necessary for the conversion. Comments: The proposed development is located behind several existing properties and, as such, is not in keeping with the linear built environment in Atch Lench. It is also located outside the village development area and access to the limited services in Church Lench would be by private car only, raising issues of sustainability.</p> <p>Surprisingly none of the householders in the adjacent properties have been included in the consultee list. Had they been, at least one among them would have raised the issue of land slip in this area. It's no coincidence that the adjacent field belongs to Spring Hill Farm and there have been significant landslip issues in the past due to the network of natural springs on the hillside. If the application were to be approved the Parish Council would ask for a condition to be applied that no further properties would be built on the site which stretches all the way to Atch Lench Road. Pending decision.</p>
9.3	<p>To note correspondence received from the Planning Authority:</p> <p>a) <u>W/24/00406/CU</u> Little Acre, Evesham Road, Church Lench. Proposal: Change of Use from holiday accommodation to dwelling. Decision: Application refused.</p> <p>b) <u>W/24/00284/HP</u> The Willows, Sheriffs Lench, Evesham, WR11 4SN. Proposal: Proposed side and rear extension to provide family annex. Decision: Application refused.</p> <p>c) <u>W/23/02448/FUL</u> Hill Barn Orchard, Evesham Road, Church Lench. Proposal: Agricultural dwelling and implement shed - (Removal of condition 4 of W/872/79/O). Decision: Application refused.</p>

Circulation: **All members of the Parish Council; District and County Councillors.**

Dated: 2nd July 2024

Signed by the Clerk: K. Williamson

Supporting notes to agenda for meeting July 2024.

	Meeting notes with further information in Dropbox link.	
Agenda No: 4	Minutes of the meeting held on 13.05.24.	For approval.
Agenda No: 5a	Lengthsman worksheet for May 2024.	For review.
Agenda No: 7.3	Atlas Tower Group: Summary of meeting.	For consideration.
Agenda No: 7.4	Seesaw removal quote: Kealey Construction Ltd.	For consideration.
Agenda No: 7.6	Policing priorities guidance.	For consideration.
Agenda No: 8.1	Summary of accounts and payments summary.	For approval.
Agenda No: 8.2	Grant application from Church Lench Parochial Church	For consideration.
Agenda No: 8.3	Grant application from The Lenches Pre-School	For consideration.

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