

SOUTH LENCHES PARISH COUNCIL

Clerk to the Parish Council: Kerry Williamson

Tel: 07721 889703

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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 September 9th 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 08.07.24.

5. To receive Clerk report:

a) Lengthsman: Monthly worksheet review.

b) gov.uk domains: To check if the Council has considered gov.uk domains.

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).

e) Parish Council Noticeboard. (Cllr. Mrs. Tyrell).

f) Streetcheck Crime reports. (Cllr. Mr. Hailwood).

g) Sewer proposal for Ab Lench (Cllr. Dr. Murray).

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7.	Council Matters: to consider the following:
7.1	<u>Bus Shelter, Church Lench</u> : Update and to consider purchasing a bench (Cllr. Mr. Seabourne).
7.2	<u>Play Equipment</u> : Seesaw removal quotes. (Cllr. Mrs. Hodges & Cllr. Mr. Seabourne).
7.3	<u>Defibrillator & CPR training</u> : Update on potential training (Cllr. Mrs. Hodges & Cllr. Mr. Hailwood).
7.4	<u>Defibrillator</u> : Purchase of new pads.
7.5	<u>Local Cycling/Walking Infrastructure, Evesham</u> : To review the three high-priority routes and discuss if they will have a positive impact in encouraging people to travel more by walking and cycling in Evesham Town.
7.6	<u>Pavement Licensing</u> : To review the draft policy on pavement licensing.
7.7	<u>National Planning Policy Framework (NPPF) Consultation</u> : To review the summary of proposed amendments.
7.8	<u>NALC Community Safety</u> : To complete the community safety survey.
7.9	<u>Electronic Vehicle Charging Infrastructure (EVCI) Strategy Consultation</u> : To review the draft strategy.

8.	Finance.
8.1	<p><u>To consider:</u></p> <p>a) To transfer £18 to the Subscriptions budget heading from the Website budget heading.</p> <p>b) To transfer £4 to the Litter Bin budget heading from the Website budget heading</p> <p>c) To reconsider the amount to transfer to reserves.</p> <p>d) To approve payments.</p> <p>e) To approve summary of accounts to 27.08.24.</p>
8.2	<u>To consider a Grant Application from Church Lench Parochial Church</u> of £1500 towards costs to replace existing bell ropes. PCC was asked to consider other funding options – update to be provided.
8.3	<u>To consider a Grant Application from The Lenches Pre-School</u> 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	<p><u>To consider commenting on the following application:</u></p> <p><u>W/24/01448/HP</u> Windfall Barn, Evesham Road, Church Lench. Proposal: Proposed rear two storey extension.</p>
9.2	<p><u>To note the following applications dealt with by delegation:</u></p> <p><u>W/24/01547/FUL</u> Lenchcraft, Atch Lench. Proposal: Conversion of existing barn to residential with external cladding and single storey extension. Comments: Objection - 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>If permission is granted the following conditions should apply:</p> <ol style="list-style-type: none"> 1. The access drive from Atch Lench Road should be constructed of bound material for at least the first 25 metres from the public highway. The existing gravel and stone track joins the highway on a very steep incline and loose material routinely falls into the highway creating a skid hazard for road users. 2. The site is currently for sale, together with about an acre of adjoining land (https://www.rightmove.co.uk/properties/151634912#/?channel=COM_BUY). In the sale particulars the whole property is to be sold and the adjoining land is described as a

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	<p>paddock for use by the owners. This effectively means that the property will be over an acre in size, much greater than that which is described in the application. South Lenches Parish Council will vigorously object to any proposal to build further houses on this adjoining land, all of which lies behind existing housing. Such a development would alter the landscape character of Atch Lench irrevocably.</p> <p>3. An assessment of the stability of the land should be carried out prior to any building work commencing. The whole hillside, including this property and the adjoining property Spring Hill Farm have been subjected to landslip in the recent past.</p>
9.3	<p>To note the following additional comments made to a pending application by delegation: a) <u>W/24/00626/FUL</u> Orchard Cottage, Malthouse Lane, Church Lench, Evesham, WR11 4UF. Proposal: Proposed dwelling converting an existing building. Additional comments: South Lenches Parish Council commented on application W/24/00626/FUL prior to the deadline. We cautiously supported the application, mainly on the grounds that the plans would result in the preservation of an ancient building. Since then this property has been put onto the open market and the designs shown in the sale particulars bear no resemblance to this in the planning application. Please see details at https://www.rightmove.co.uk/properties/151300817#/?channel=COM_BUY In the light of this new development we strongly object to the proposal on the grounds of over development in a very small space.</p>
9.4	<p>To note correspondence received from the Planning Authority: a) <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. Decision: Application refused. b) <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. Decision: Application refused. c) <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). Decision: Application refused. d) <u>W/23/00715/FUL</u> Mayfield, Atch Lench Road, Church Lench, Evesham, WR11 4UG. Proposal: Erection of 6no. new build dwellings including associated access, landscaping etc. Decision: Application refused. e) <u>W/24/01367/PIP</u> Land At (OS 0261 5151), Low Road, Church Lench. Proposal: Permission in Principle for up to 2no dwellinghouses. Decision: Application refused.</p>

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

Dated: 3rd September 2024

Signed by the Clerk: K. Williamson

Supporting notes to agenda for meeting September 2024.

	Meeting notes with further information in Dropbox link.	
Agenda No: 4	Minutes of the meeting held on 08.07.24.	For approval.
Agenda No: 5b	gov.uk domain information: https://www.nalc.gov.uk/news/entry/2994-moving-to-a-gov-uk-domain-50-of-funding-now-allocated%20 Short information video: https://www.youtube.com/watch?v=891gK5Ew7HE	For review.

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Agenda No: 7.2	Seesaw removal quote: Kealey Construction Ltd.	For consideration.
Agenda No: 7.5	Cycling/walking infrastructure, Evesham: https://www.worcestershire.gov.uk/council-services/travel-and-highways/walking-wheeling-and-cycling/local-cycling-and-walking-infrastructure-plans-lcwips/evesham-local-cycling-and	For review.
Agenda No: 7.6	Draft policy on Pavement Licencing.	For review.
Agenda No: 7.7	NPPF proposed amendments: https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system	For review.
Agenda No: 7.8	NALC Community Safety survey.	To complete.
Agenda No: 7.9	Worcestershire Electric Vehicle Charging Infrastructure (EVCI) Strategy (draft).	For review.
Agenda No: 8.1c	Forecast of expenditure 2024/25.	For consideration.
Agenda No: 8.1d	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.