

## SOUTH LENCHES PARISH COUNCIL

### DRAFT Minutes of the Parish Council meeting held in Church Lench Village Hall, Church Lench on Monday 9<sup>th</sup> September 2024 at 7pm.

<b>Present:</b>	Cllrs. Mr. Seabourne (Chair), Mrs. Buxton, Mrs. Hodges, Mr. Worrall and Mrs. Tyrrell. <u>In attendance:</u> Clerk, Mrs. Williamson. 0 members of the public.
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**1. Apologies:** Cllrs Mr. Hailwood and Dr. Morgan - reasons for absence accepted by Council. Apologies also sent from Cllr. Ben. Hurdman (District Councillor).

**2. Interests/Dispensations:**

- a) Register of Interests: Nil declared.
- b) To declare any Disclosable Pecuniary Interests: Nil declared.
- c) To declare any Other Disclosable Interests in items on the agenda and their nature. Nil declared.
- d) To consider dispensations received: Nil received.

**Public Question Time:** No members of the public were present.

**3. Reports received from County Cllr. District Cllrs. and Police:** Report from Cllr. Ben. Hurdman shared.

**4. Minutes:** The minutes of the meeting held on 08.07.24 were **approved**.

**5. Clerk's report:**

- a) The Clerk had not received the Lengthsman's worksheets for July and August. It was **agreed** to hold payment for these months until the worksheets were received and approved.
- b) The Clerk checked if the Council wished to consider .gov.uk domains. It was **agreed** that the Council does not need .gov.uk domains as the Council has its own domain.

**6. To receive Cllrs. reports:**

- a) Neighbourhood Plan update. (Cllr. Mrs. Hodges) The draft planning document from the consultant has been sent to the working group for comment. It is hoped that it will be ready for initial screening by Wychavon District Council in October 2024. The community consultation would then likely take place early next year. The community consultation will last 6 weeks and it is anticipated that paper copies will be available to view at the Sports Club, alongside a copy online. The current SWDPR has no allocation of housing for South Lench and the Neighbourhood Plan reflects this.
- b) Pool/play area. (Cllr. Mr. Seabourne) Nothing to report, everywhere is clean and tidy.
- c) Asset Inspection report. (Cllr. Mrs. Tyrell) There could be an invoice for the Church Lench noticeboard. Councillors thought that the resident was fixing the noticeboard with no cost to Parish Council.
- d) Defibrillator. (Cllr. Mrs. Tyrell) Defibrillator pads expire on 28th September 2024. Cllr. Tyrrell has sent a link to the pads to the Clerk.  
**Action:** Clerk to order the replacement pads for the defibrillator.
- e) Parish Council Noticeboard (Cllr. Mrs. Tyrell) Cllr. Mrs. Tyrrell enquired about a key for the Church Lench noticeboard.  
**Action:** Clerk to check if she has a key for the noticeboard in Church Lench.
- f) Streetcheck Crime reports (Cllr. Mr. Hailwood) Cllr. Mr. Hailwood provided the following information to be shared: Burglary reported within one mile of Church Lench in July. One incident of anti-social behaviour reported within one mile of Ab Lench in

## **SOUTH LENCHES PARISH COUNCIL**

	June. g) <u>Sewer proposal for Ab Lench</u> (Cllr. Dr. Murray) Item deferred to the next Council meeting due to Cllr. Dr. Morgan's absence.
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<b>7.</b>	<b>Council Matters: to consider the following:</b>
7.1	<u>Bus Shelter, Church Lench:</u> Cllr. Mr. Seabourne had found a suitable bench in CostCo for £249.99. Cllr. Mr. Worrall said that he may have a spare bench he can donate. <b>Action:</b> Cllr. Mrs. Tyrrell will liase wirth Cllr. Mr Worrall about the possibility of a bench.
7.2	<u>Play Equipment: Seesaw removal quotes:</u> <b>Action:</b> Cllr. Mr. Seabourne to ask the company that supplied the playground equipment for a quote to remove the seesaw.
7.3	<u>Defibrillator and CPR training:</u> Cotswolds First Training has conducted training for local community groups. <b>Action:</b> Cllr. Mrs. Hodges to ask Cllr. Mr. Hailwood to put a poll on the Facebook group to gauge people's interest in attending defibrillator and CPR training.
7.4	<u>Defibrillator:</u> It was <b>agreed</b> to purchase replacement pads for the defibrillator.
7.5	<u>Local Cycling/Walking Infrastructure, Evesham:</u> No comments to be submitted.
7.6	<u>Pavement Licensing:</u> No comments, not relevant to the Parish of South Lenches.
7.7	<u>National Planning Policy Framework (NPPF) Consultation:</u> Cllr. Mr. Seabourne provided an overview of the CALC meeting, where Ian Macleod (Director of Planning & Infrastructure, Wychavon District Council) provided a presentation: Sustainability is a key consideration for Wychavon Planning. If rural locations are not on the public transport network, then it is difficult to access facilities. The proposed changes to the NPPF include a decrease in housing numbers in urban areas with an increase in rural areas. Wychavon will need to build 937 additional houses each year. The combined houses numbers from the Worcester Parkway and Throckmorton development could cover this increase for 6 years. Other proposed changes included: grey belt introduction, renewable energy support and increased planning fees.
7.8	<u>NALC Community Safety:</u> If road safety is included as one of the categories, then the speeding and VAS in Sheriff's Lench would be a good case study. <b>Action:</b> Clerk to check if road safety/speeding is a category on NALC's Community Safety survey. If it is Cllr. Mrs. Buxton will provide a 150 word summary to submit.
7.9	<u>Electronic Vehicle Charging Infrastructure (EVCI) Strategy Consultation:</u> No comments to be submitted.

<b>8.</b>	<b>Financial matters.</b>
8.1	a) It was <b>agreed</b> to transfer £18 to the Subscriptions budget heading from the Websites budget heading. b) It was <b>agreed</b> to transfer £4 to the Litter Bin budget heading from the Websites budget heading. c) It was <b>agreed</b> to defer the decision on how much to transfer to reserves until year end. The forecast showed that there should be money to put into the reserves. d) Payments were <b>approved</b> . e) The summary of accounts to 28.08.24 was <b>approved</b> .
8.2	<u>Grant application from Church Lench Parochial Church Council (PCC)</u> The Council had been made aware that the grant for the replacement of the bell ropes was no longer required.
8.3	<u>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

## **SOUTH LENCHES PARISH COUNCIL**

	play/learning facility. Chair of The Lenches Pre-School, Millie Benbow, had sent an update: The Pre-School had raised all the required funds through donations so the grant from the Parish Council would not be needed. Millie passed on her thanks to South Lenches Parish Council for their help and consideration of the grant application.
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<b>9.</b>	<b>Planning Matters.</b>
9.1	Application to provide comment on: <u>W/24/01448/HP</u> Windfall Barn, Evesham Road, Church Lench. <b>Proposal:</b> Proposed rear two storey extension. <b>Comment:</b> Councillors have no objections.
9.2	Application dealt with by delegation: <b>Noted.</b> a) <u>W/24/01547/FUL</u> Lenchcraft, Atch Lench. <b>Proposal:</b> Conversion of existing barn to residential with external cladding and single storey extension. <b>Comments:</b> 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. If permission is granted the following conditions should apply: <ol style="list-style-type: none"> <li>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.</li> <li>2. The site is currently for sale, together with about an acre of adjoining land (<a href="https://www.rightmove.co.uk/properties/151634912#/?channel=COM_BUY">https://www.rightmove.co.uk/properties/151634912#/?channel=COM_BUY</a>). In the sale particulars the whole property is to be sold and the adjoining land is described as a 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.</li> <li>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.</li> </ol> <b>Pending decision.</b>
9.3	Additional comments made to a pending application by delegation: <b>Noted</b> a) <u>W/24/00626/FUL</u> Orchard Cottage, Malthouse Lane, Church Lench, Evesham, WR11 4UF. <b>Proposal:</b> Proposed dwelling converting an existing building. <b>Additional comments:</b> 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 <a href="https://www.rightmove.co.uk/properties/151300817#/?channel=COM_BUY">https://www.rightmove.co.uk/properties/151300817#/?channel=COM_BUY</a> In the light of this new development we strongly object to the proposal on the grounds of over development in a very small space.
	Correspondence received from the Planning Authority: <b>Noted</b> a) <u>W/23/02605/FUL</u> Land At (OS 0277 5140), Low Road, Church Lench. <b>Proposal:</b> Erection of 9 dwellings with associated works and access - amended site layout and landscaping plans. <b>Decision: Application refused.</b>

## **SOUTH LENCHES PARISH COUNCIL**

b)	W/24/00714/OUT Cedar Sett, Low Road, Church Lench, Evesham, WR11 4UH. <b>Proposal:</b> Outline application all matters reserved for erection of one dwelling. <b>Decision: Application refused.</b>
c)	W/24/00878/FUL Foundrel Barn, Ab Lench Road, Abbots Lench. <b>Proposal:</b> Change of use of existing holiday let units to 3 no. dwellings (retrospective). <b>Decision: Application refused.</b>
d)	W/23/00715/FUL Mayfield, Atch Lench Road, Church Lench, Evesham, WR11 4UG. <b>Proposal:</b> Erection of 6no. new build dwellings including associated access, landscaping etc. <b>Decision: Application refused.</b>
e)	W/24/01367/PIP Land At (OS 0261 5151), Low Road, Church Lench. <b>Proposal:</b> Permission in Principle for up to 2no dwellinghouses. <b>Decision: Application refused</b>

**Meeting closed at 8.29pm.**

**Signed by the Chairman:.....**Dated:****

### **South Lenches Payments - September 24 meeting.**

<b>South Lenches payments for authorisation - September 2024.</b>				
<b>Payee</b>	<b>Details</b>	<b>Net</b>	<b>VAT</b>	<b>TOTAL</b>
Clerk Mrs. K. Williamson	Salary and expenses (August & September)	930.61	0.00	930.61
HMRC	PAYE and NI	102.80	0.00	102.80
HMRC	Employers National Insurance	27.25	0.00	27.25
P.Skeys	Lengthsman (July & August)	544.00	0.00	544.00
Church Lench Village Hall	Hall hire for September meeting	20.00	0.00	20.00
Plex	Playground/pool contractor (August)	90.00	0.00	90.00
<b>TOTAL</b>		<b>1714.66</b>	<b>0.00</b>	<b>1714.66</b>
<b>Payments already made on behalf of the Parish Council</b>				
Plex	Playground/pool contractor (July)	45.00	0.00	45.00
Wychavon District Council	Cleanse & empty dog foul bin (annual charge) Atch Lench	94.06	18.81	112.87
<b>TOTAL</b>		<b>139.06</b>	<b>18.81</b>	<b>157.87</b>

## SOUTH LENCHES PARISH COUNCIL

### South Lenches Budget Monitoring - Sept 24

South Lenches Parish Council - Budget Monitoring as at 27.08.2024				
	Budget 24-25	Actual rec'd to date	Received	
Precept inc Grant	13460.00	6730.00	<b>6730.00</b>	
WCC re P/L	2,584.72	0.00	<b>0.00</b>	Council budgeted £2500.
VAT Refund 23-24	600.00	1485.17	<b>1485.17</b>	
Other	0.00	0.00	<b>0.00</b>	
Bank Interest	20.00	9.13	<b>9.13</b>	
<b>Total</b>	<b>16664.72</b>	<b>8224.30</b>	<b>8224.30</b>	
<b>Payment 24-25</b>	<b>Budget</b>	<b>Payments</b>	<b>Remaining</b>	
Staff costs	5600.00	2799.81	2800.19	50% <b>Will be £1058.25 short</b>
Clerk expenses	300.00	135.50	164.50	45%
Admin costs	400.00	110.00	290.00	28%
Training	500.00	0.00	500.00	0% £150 for Clerk CILCA.
Subscriptions	500.00	<b>517.70</b>	<b>-17.70</b>	<b>104%</b>
Insurance	450.00	372.25	77.75	83% £77.75 can be moved.
Auditor Fees	800.00	194.90	605.10	24% £420 to PKF last year.
Grants/Donations	0.00	0.00	0.00	0%
Contingency	295.00	0.00	295.00	0% £205 moved to defib. Budget.
Website	250.00	228.00	22.00	91% <b>Move £18 to Subscriptions &amp; Move £4 to Litter Bin</b>
Newsletter	300.00	0.00	300.00	0%
Contractor maintenance	1080.00	315.00	765.00	29%
Annual Inspection	83.00	78.00	5.00	94% £5 can be moved.
Maintenance Assets	100.00	0.00	100.00	0%
Defib maintenance	305.00	304.99	0.01	<b>100%</b>
Neighbourhood Plan	0.00	0.00	0.00	0%
Litter Bin x 2	185.00	<b>188.12</b>	<b>-3.12</b>	<b>102%</b>
Projects Play area	0.00	0.00	0.00	0%
WCC PL	2500.00	816.00	1684.00	33%
P/L PC contribution	272.00	0.00	272.00	0% <b>PC contribution will be £680, if PL costs £272 per month.</b>
VAT to recover	600.00	76.60	523.40	13%
Funds to increase reserves.	2060.00	0.00	2060.00	0%
<b>TOTAL</b>	<b>16580.00</b>	<b>6136.87</b>	<b>10443.13</b>	
WCC Cllr VAS + NHB VAS	327.51	0.00	327.51	0%
<b>TOTAL</b>	<b>327.51</b>	<b>6136.87</b>	<b>10770.64</b>	

**SOUTH LENCHES PARISH COUNCIL**

<b>Bank Reconciliation for the period ending 27.08.24</b>		
	Current a/c at 27.08.24	14374.35
add	Deposit a/c at 27.08.24	1740.49
	Minus payments	0.00
	<b>balance C/F</b>	<b>16114.84</b>
	Opening Balance.	5794.13
add	Receipts	17195.17
add	interest on Deposit a/c	9.13
less	payments for period 01.04.24 - 27.08.24	-6883.59
	<b>balance per cash book at 27.08.24</b>	<b>16114.84</b>