

# SOUTH LENCHES PARISH COUNCIL

Clerk to the Parish Council: Kerry Williamson

Tel: 07721 889703

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**Councillors are summoned to attend an Ordinary Parish Council meeting of South Lenches Parish Council to take place on Monday November 11th 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 09.09.24.

### **5. To receive Clerk report:**

a) Lengthsman: Monthly worksheet review.

b) Vehicle Activated Signs: Update on purchase of second-hand VAS & funding for a new VAS.

c) 2024/25 Pay Scales: To note the Clerk's new pay scale.

### **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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<b>7.</b>	<b>Council Matters: to consider the following:</b>
7.1	<u>Bus Shelter, Church Lench</u> : Update on a bench for the bus shelter (Cllr. Mr. Seabourne).
7.2	<u>Play Equipment</u> : Seesaw removal quotes. (Cllr. Mrs. Hodges & Cllr. Mr. Seabourne).
7.3	<u>Defibrillator &amp; CPR training</u> : Update on potential training (Cllr. Mrs. Hodges & Cllr. Mr. Hailwood).
7.4	<u>Health &amp; Wellbeing Survey</u> : To complete the survey from Worcestershire CALC regarding the health and wellbeing of residents.
7.5	<u>Severn Trent Works</u> : To consider correspondence from residents regarding continued works by Severn Trent and its impact to the community.
<b>8.</b>	<b>Finance.</b>
8.1	<u>To consider</u> : a) To transfer £65.98 to the Defibrillator Maintenance budget from the Insurance budget. b) To transfer £11.77 to the VAS budget from the Insurance budget. c) To transfer £38.23 to the VAS budget from the Auditor Fees budget. d) To approve payments. e) To approve summary of accounts to 31.10.24.
8.2	<u>To consider</u> the draft budget for 2024/25.
<b>9.</b>	<b>Planning Matters.</b>
9.1	<u>To consider commenting on the following application</u> : a) <u>W/24/02104/OUT</u> Hill Barn Orchard, Evesham Road, Church Lench, WR11 4UB. <b>Proposal</b> : Agricultural dwelling and implement shed (Removal of Agricultural Occupancy Condition - Condition 4 on Planning Permission 872/79/O). b) <u>Appeal Lodged: W/24/00878/FUL (PLANNING INSPECTORATE REF: APP/H1840/W/24/3352979)</u> Foundrel Barn, Ab Lench Road, Abbots Lench, Evesham, WR11 4UP. <b>Proposal</b> : Change of use of existing holiday let units to 3 no. dwellings (retrospective). c) <u>Appeal Lodged: W/23/00715/FUL (PLANNING INSPECTORATE REF: APP/H1840/W/24/3351524)</u> Mayfield, Atch Lench Road, Church Lench, Evesham, WR11 4UG. <b>Proposal</b> : Erection of 6no. new build dwellings including associated access, landscaping etc.
9.2	<u>To note the following applications dealt with by delegation</u> : a) <u>W/24/01658/HP</u> Honeywood, Atch Lench Road, Church Lench, Evesham, WR11 4UG. <b>Proposal</b> : Construction of a detached double garage to front of property. <b>Comments</b> : South Lenches Parish Councillors have considered the application and have no objections. b) <u>Appeal Lodged: W/24/00284/HP (PLANNING INSPECTORATE REF: APP/H1840/D/24/3348660)</u> The Willows, Sheriffs Lench, Evesham, WR11 4SN. <b>Proposal</b> : Proposed side and rear extension to provide family annex. <b>Comments</b> : The Parish Council could not make any additional representations, only withdraw those that had already been made as the appeal is proceeding under the Householder/Commercial/Advertisement Appeal Service. The original comment submitted was 'South Lenches Parish Council supports the application' and was not withdrawn. c) <u>Appeal Lodged: W/23/02605/FUL (PLANNING INSPECTORATE REF: APP/H1840/W/24/3349702)</u> Land At (Os 0277 5140) Low Road Church Lench. <b>Proposal</b> : Erection of 9 dwellings with associated works and access. <b>Comments</b> : Objection - South Lenches Parish Council continues to object strongly to the application for all of the reasons outlined in its original statement submitted. In addition the Council wishes to highlight the following: 1. In reference to paragraph 7.5 in the Officer Appraisal submitted on 18 <sup>th</sup> July 2024: The Officer received an update from the Highway Authority that same day recommending REFUSAL of the application for highway safety reasons. It is also untrue that no objections

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	<p>were raised in respect of highway safety as the Officer claims. A number of objections and concerns were raised by residents and South Lenches Parish Council.</p> <p>2. In the Officer Appraisal, para 7.1 the Officer states that the SWDPR identifies a housing requirement of 20 units for the period 2021-2041 or, one per annum. The Officer goes on to claim that “no allocations are currently proposed to accommodate this requirement”. This is not the case. In the three-year period 2021-2024, no less than 6 applications for residential buildings have been approved in Church Lench, plus a further unit in neighbouring Atch Lench. This is a rate of more than 2 per annum or twice the rate needed to satisfy the housing requirement.</p> <p>3. The Officer states that a financial contribution in lieu of affordable housing provision equivalent to 1.8 units would be acceptable, despite this being in direct opposition to stated policy. The reason given in the Officer’s report was that the affordable unit would be very small and not “tenure blind”. This is a laughable argument – of course it would be smaller, that’s what makes it affordable. Of even more concern is that another officer of Wychavon District Council has written in support of the original application and recommended that ALL of any financial contribution should be awarded to the Lenches Sports and Recreation Club. There has been no consultation on this matter and the Parish Council would vigorously oppose any such award. Quite why this officer has made this recommendation when there are so many other needs in the parish is unclear.</p> <p>South Lenches Parish Council is of the opinion that, despite the reduced size, this development would cause irreparable damage to the character and amenity of Church Lench. It is not needed to meet any housing requirement and access to and from the development would be unsafe.</p>
9.3	<p><u>To note correspondence received from the Planning Authority:</u></p> <p>a) <u>W/24/01219/CU</u> Highfield, Atch Lench Road, Church Lench, Evesham, WR11 4UG. <b>Proposal:</b> Change of use of annexe to holiday let and annexe use. <b>Decision: Application approved.</b></p> <p>b) <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>Decision: Application approved.</b></p> <p>c) <u>W/24/01658/HP</u> Honeywood, Atch Lench Road, Church Lench, Evesham, WR11 4UG. <b>Proposal:</b> Construction of a detached double garage to front of property. <b>Decision: Application approved.</b></p> <p>d) <u>W/24/01448/HP</u> Windfall Barn, Evesham Road, Church Lench. <b>Proposal:</b> Proposed rear two storey extension. <b>Decision: Application approved.</b></p>

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

**Dated:** 5<sup>th</sup> November 2024

**Signed by the Clerk:** K. Williamson

## **Supporting notes to agenda for meeting November 2024.**

	<b>Meeting notes with further information in Dropbox link.</b>	
<b>Agenda No: 4</b>	Minutes of the meeting held on 09.09.24.	<b>For approval.</b>
<b>Agenda No: 5b</b>	Quote & brochure from Elan City for a new VAS	<b>For review.</b>
<b>Agenda No: 5c</b>	2024/25 National Pay Scales.	<b>For review.</b>
<b>Agenda No: 7.4</b>	Health and Wellbeing survey from Worcestershire CALC.	<b>To complete.</b>
<b>Agenda No: 8.1d/e</b>	Summary of accounts and payments summary.	<b>For approval.</b>
<b>Agenda No: 8.2</b>	2025/26 Draft budget	<b>For consideration.</b>