

SOUTH LENCHES PARISH COUNCIL

Clerk to the Parish Council: Kate Lee
Email: clerk@southlenchesparishcouncil.org
Website: <http://www.southlenchesparishcouncil.org/>

rCouncillors are summoned to attend an Ordinary Parish Council meeting of South Lenches Parish Council to take place on Monday January 12th 2026 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 <u>Register of Interests</u> – Councillors are reminded of the need to update their Register of Interests held with Wychavon District Council. 4.2 <u>To declare any Disclosable Pecuniary Interests</u> 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 <u>To declare any Other Disclosable Interests</u> 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 <u>To consider any written Dispensations received</u> 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 10.11.25.
5.	To receive Cllrs. reports: a) <u>Neighbourhood Plan update.</u> (Cllr. Mrs. Hodges). b) <u>Pool/play area.</u> (Cllr. Mr. Seabourne). c) <u>Asset Inspection report.</u> (Cllr. Mrs. Tyrell). d) <u>Parish Council Noticeboard.</u> (Cllr. Mrs. Tyrell). e) <u>Neighbourhood Watch reports.</u> (Cllr. Mr. Seabourne). f) <u>Severn Trent road closures report</u> (Cllr. Mr Seabourne.) g) <u>VAS Report</u> (Cllr. Mr Seabourne.)
6.	Council Matters: to consider the following:
6.1	Play area funding (Cllr. Mr Seabourne)
6.2	Correspondence received re. Section 106 agreement (Cllr. Mr Seabourne)
6.3	

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7.	Finance.
7.1	<u>To consider:</u> a) To approve payments. b) To approve summary of accounts to 31.12.25.
7.2	<u>To approve the budget and precept amount for 2026/27.</u>

8.	Planning Matters.
8.1	<p><u>To note the following applications dealt with by delegation:</u></p> <p>a) <u>W/25/02406/PIP</u> Greenlands, Evesham Road, Church Lench, Evesham, WR11 4UB Proposal: Permission in Principle for the demolition of existing bungalow and erection of seven dwellings Comments: South Lenches Parish Councillors have considered the application and have object on the basis: Most of the proposed site lies outside the Church Lench Development Boundary and the proposal would therefore be contrary to SWDP2. The Planning Statement makes reference to a housing requirement of 20 in South Lenches and claims that there are no allocations to accommodate this requirement. This is simply untrue, currently 35 houses in South Lenches have been approved , none of which have yet been built. This proposal would bring the total to 42. The Planning Statement also makes reference to local facilities, at least one of which does not exist and another is of questionable value. There is no local shop and the bus service is so infrequent as to be wholly impractical for commuting to work. The possibility of 42 extra houses would place undue strain on already failing infrastructure. South Lenches Parish Council estimates that the water main which runs down Evesham Road and which would ultimately serve this site has failed 35 times in the last 20 months. Severn Trent have claimed that they will eventually replace this main but as yet there is no timetable for this to take place. In addition the waste pipes have also failed on a number of occasions leading to sewage pollution. There does not seem to be any plans to replace the main sewer. Finally, the Planning Officer is urged to consider the impact of over development of the site. Seven houses appears to be excessive and if he/she is minded to approve this application the PC would request that all services leading to the site are thoroughly reviewed and that the number of residences is limited to five, in line with the nearby Orchard Place development.</p> <p>b) <u>W/25/02310/HP</u> Ashley, Low Road, Church Lench, Evesham, WR11 4UH. Proposal: Proposed addition of 1st floor to existing dwelling Comments: South Lenches Parish Councillors have reviewed this application and have no objections.</p> <p>c) <u>W/25/02587/LB</u> The Forge, Sheriffs Lench, Evesham, WR11 4SN. Proposal: Replacement of existing wooden sliding patio and joined kitchen doors. Comments: South Lenches Parish Councillors have reviewed this application and have no objections.</p> <p>d) <u>W/25/02529/FUL</u> Hill Barn Orchard, Evesham Road, Church Lench, Evesham, WR11 4UB. Proposal: Erection of a self-build live-work dwelling and associated works. Comments: South Lenches Parish Council objects to this application on the following grounds: The proposed self-build live/work dwelling is located outside the defined development boundary, within open countryside. The Parish Council considers the proposal to be contrary to adopted Wychavon Local Plan policies which strictly limit new residential development in such locations and seek to protect the countryside from inappropriate development. The Parish Council also raises strong concerns regarding the excessive height and scale of the proposed dwelling. Due to its size and prominence, the development would appear visually</p>

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	<p>intrusive and out of keeping with the rural character of the area, resulting in harm to the landscape and countryside setting.</p> <p>While the Parish Council is in the process of preparing a Neighbourhood Plan (currently at Regulation 14 consultation stage), it considers this proposal to conflict with emerging local objectives to maintain the rural character and prevent inappropriate development in the open countryside.</p> <p>For these reasons, South Lenches Parish Council requests that the application be refused.</p> <p>e) <u>W/25/02647/HP 6 The Croft, Church Lench, Evesham, WR11 4UD.</u> Proposal: Two storey side and rear extension and new carport. Comments: South Lenches Parish Councillors have reviewed the proposal and have no objection to the application.</p>
8.3	<p><u>To note correspondence received from the Planning Authority:</u></p> <p>a) <u>Decision: W/25/01737/CU</u> The Coach House, Farm Lane, Atch Lench, Evesham, WR11 4SZ. Proposal: Change of use of agricultural land to garden area serving 'The Coach House'. Decision: Approved.</p> <p>b) <u>Decision: W/25/02406/PIP Greenlands, Evesham Road, Church Lench, Evesham, WR11 4UB</u> Proposal: Permission in Principle for the demolition of existing bungalow and erection of seven dwellings). Decision: Application approved.</p> <p>c) <u>Decision: W/25/02310/HP Ashley, Low Road, Church Lench.</u> Proposal: Addition of first floor dwelling to existing building. Decision: Approved.</p>

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

Dated: 2nd January 2026

Signed by the Clerk: K. Lee

Supporting notes to agenda for meeting January 2025.

	Meeting notes with further information in Dropbox link.	
Agenda No: 4	Minutes of the meeting held on 10.11.25.	For approval.
Agenda No: 7.1	Payments and account summary	For approval.
Agenda No: 7.2	2026/27 budget & precept	For approval.