

SOUTH LENCHES PARISH COUNCIL

Clerk to the Parish Council: Kate Lee

Email: clerk@southlenchesparishcouncil.org

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

Minutes – Opened at 7pm

1. Welcome to new councillor Tom Doyle. Present: Cllr Mr Seabourne (Chair), Cllr Mrs Hodges, Cllr Mrs Buxton, Cllr Tyrell, Cllr Soderman, Cllr Tom Doyle, Miss Kate Lee (Clerk), Mrs Smith of Neighbourhood Watch, Jem Teale of WDC and one resident.

2. Declarations of Interests:

- 4.1 Register of Interests – None
- 4.2 To declare any Disclosable Pecuniary Interests - None
- 4.3 To declare any Other Disclosable Interests -None
- 4.4 To consider any written Dispensations received - None

Public Question time:

Question from a resident: Why was Greenlands planning application approved.

Answer. The reason so many applications get approved is at this current time WDC cannot demonstrate a 5 year housing supply as the SWDP is out of date. This leads to applications being approved due to tilted balance. The application in question is approved in principle so further stages to go. Cllrs advised residents to keep an eye on the portal and register for the weekly updates email from WDC.

3. To receive reports from County, District Cllrs. And Police. No reports received. Jem Teale spoke on the matter of the devolution of the council. Areas that will be covered are social care and strategic housing but with fewer personnel making it very hard for councils to get support. Most likely to be announced by May 26

4. Minutes of the previous meeting: Approved.

5. To receive Cllrs. reports:

a) Neighbourhood Plan update. (Cllr. Mrs. Hodges).

20 comments received from the community during consultation stage. These will be taken into consideration at the next stage. 8 statutory consultees responded. Next meeting 26th Jan (steering group and planet) to discuss details of comments and agree how these will be acted on. This would take us to regulation 15. However no point putting this forward until new SWDP fully adopted. The deadline for this is end of March but possibility this will be delayed. Jem Teale commented: SWDP is going to be submitted as is in time for the deadline, but there will be another 96% increase in housing targets so it will need to go out for a call to sites revision. Feeling of the council is that we won't have a 5 year housing supply plan for some time.

b) Pool/play area. (Cllr. Mr. Seabourne).

Will have to delay replacement of seesaw due to funding but there are no safety considerations. Jonathan Hazlewood keeping areas tidy. Jem recommends that we ensure that the neighbourhood plan evidences continued need for play area.

b) Asset Inspection report. (Cllr. Mrs. Tyrell).

Nothing to report

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

Will need to break into the noticeboard as the key is missing.

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	<p>d) <u>Neighbourhood Watch reports.</u> (Cllr. Mr. Seabourne). None to report. <u>Action:</u> Clerk to make contact with Cllr Bennett again. Mrs Smith will create a South Lenches Neighbourhood Watch whatsapp group</p> <p>e) <u>Severn Trent road closures report</u> (Cllr. Mr Seabourne.) A resident has organised a meeting with ST to hear the latest plans. Cllr Seabourne Will update once heard back from that. Water meters will be mandated.</p> <p>f) <u>VAS Report</u> (Cllr. Mr Seabourne.) Still not functional, does not appear to be holding charge. Our county councillor has secured £2000 towards a new solar powered sign with the £500 from council funds. Cllr Soderman proposed, Cllr Tyrell seconded. Council resolve to accept funding for a new VAS for Low Road.</p>
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6.	Council Matters: to consider the following:
6.1	<p>Play area funding (Cllr. Mr Seabourne)</p> <p>Funding for disabled access has been approved by county council. LSRC will need to agree as landowners <u>Action:</u> Cllr Seabourne will get a quote.</p>
6.2	<p>Correspondence received re. Section 106 agreement (Cllr. Mr Seabourne)</p> <p>Cllr Seabourne wrote to Jem Teale (present) about the planning application. Question asked – Why were other organisations outside of LSRC not consulted. Mr Teale says there are changes to s106 due to disincentive to housebuilders. In the main funding allocation is decided by Sports England with very few options outside of sports. They have a playing pitch and open spaces strategy and a built facilities model. Previous clerk did respond at the time of consultation. Wychavon have to look for aspirational or key need before requesting the funds. We can lodge future needs with Jem Teale at any time. Latest revision was updated in 2020 and it is very regimented on the sports that will attract funding. Play contributions will be included and tend to be small so not challenged by developers. Supplementary Planning document outlines some guidelines for what projects would attract S106 money. <u>Action:</u> Clerk to send suggested projects to Jem Teale for future consideration.</p>
6.3	

7.	Finance.
7.1	<p><u>To consider:</u></p> <p>a) To approve payments. Approved. <u>Action:</u> Clerk to change payments approval spreadsheet layout to provide clarity around Clerk salary.</p> <p>b) To approve summary of accounts to 31.12.25. Approved.</p>
7.2	<p><u>To approve</u> the budget and precept amount for 2026/27. Council resolve to put £2k a year in reserve. Unanimous. Cllr Dr Murray proposes 4% on the precept to be put forward to WDC based on inflation. Unanimously agreed.</p>

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</p>

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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.

b) W/25/02310/HP 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.

c) W/25/02587/LB 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.

d) W/25/02529/FUL 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 intrusive and out of keeping with the rural character of the area, resulting in harm to the landscape and countryside setting.

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.

For these reasons, South Lenches Parish Council requests that the application be refused.

e) W/25/02647/HP 6 The Croft, Church Lench, Evesham, WR11 4UD. **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.

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8.3	<p>To note correspondence received from the Planning Authority:</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</u> Greenlands, Evesham Road, Church Lench, Evesham, WR11 4UB 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</u> Ashley, Low Road, Church Lench. Proposal: Addition of first floor dwelling to existing building. Decision: Approved.</p>
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Circulation: **All members of the Parish Council; District and County Councillors.**

Meeting ends 8.40pm

Dated: 25th 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.