

SOUTH LENCHES PARISH COUNCIL

Clerk to the Parish Council: Kate Lee
Email: clerk@southlenchesparishcouncil.org
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 14th 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 13.07.26.
5.	To receive Clerk report: a) Lengthsman b) Motocross
6.	To receive Cllrs. reports: a) <u>Neighbourhood Plan update.</u> (Cllr. Mrs. Hodges). b) <u>Chair report</u> (Cllr. Mr Seabourne) c) <u>Play area.</u> (Cllr. Mr Soderman). d) <u>Asset Inspection report.</u> (provided in advance by Cllr. Mrs. Tyrell). e) <u>Bishampton Solar farm</u> (Cllr Mr Doyle)
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7.	Council Matters: to consider the following:
7.1	Allocation of councillor responsibilities (Cllr Mr Seabourne).

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8.	Finance.
8.1	<u>To consider:</u> a) To approve payments made by delegation b) To approve payments for Sept and Oct. c) To approve bank reconciliation d) To approve summary of accounts to 28.08.26
9.	Planning Matters.
9.1	<u>To note the following applications dealt with by delegation:</u> W/26/00935/TDC5 Greenlands, Evesham Road, Church Lench, Evesham, WR11 4UB. Proposal: Application for Technical Details Consent for the demolition of the existing bungalow and the erection of seven dwellings, following grant of permission in principle W/25/02406/PIP. Comments: 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 Lench and claims that there are no allocations to accommodate this requirement. This is simply untrue, currently 35 houses in South Lench 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 Lench 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. W/26/01454/CU Sheriffs Lench Barns, Sheriffs Lench. Proposal: Development & Conversion of traditional farm buildings into 4 residential units with integral office space - (Variation of condition 10 of planning permission W/04/00150/CU) Comments: Councillors had no comment. W/26/00685/TDC5 Land At Os 0290 5186, Low Road, Church Lench. Proposal: Technical Details Consent application for self-build conversion of a barn to a residential dwelling following W/25/01563/PIP Comments: The agricultural barn referred to in the application is in fact a bungalow that was completed some months ago. The builders attempted to conceal this by covering the building in wood siding. This wood siding has now been removed revealing the true nature of the construction. To the best of our knowledge this building has never been used for agricultural purposes. This application should therefore be considered as a retrospective request as well as an apparent attempt to circumvent planning rules. Furthermore, the Planning Statement provided by the applicant is hopelessly out of date. It was

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obviously written some time ago as it refers to the SWDP being not in place and therefore relies on Wychavon's inability to demonstrate a 5 year housing supply.

The bungalow is in open countryside outside the Church Lench development area.

For all of these reasons, South Lenches Parish Council objects in the strongest possible terms and we further urge the Planning Department to take enforcement action against the developers.

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

Dated: 5th September 2026

Signed by the Clerk: K. Lee

Supporting notes to agenda for meeting September 2026.

	Meeting notes with further information in Dropbox link.	