

SOUTH LENCHES PARISH COUNCIL

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

Minutes Monday Sept 14th 2026. Meeting opened 7.40pm

1.	To receive and approve apologies of absence. Cllr Soderman and Cllr Hodges Attending Cllrs Seabourne, Cllr Buxton, Cllr Tyrell, Cllr Doyle one parishioner
2.	Declarations of Interests: None
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. Questions – Request for Severn Trent update – covered in Agenda Item 6B Request for Neighbourhood Plan update – covered in Agenda item 6a Question about school bus route for St Egs school bus – why doesn't it pick up at Atch Lench. Cllr Seabourne confirmed there hasn't been a formal request made but the council would be happy to support if there was. Recommended bus company as first port of call.	
3.	To receive reports from County, District Cllrs. And Police. Ben Hurdman's report received and read out (separate PDF) PCSO Elliot report received: Evesham Road, Inkberrow on 8 th , 9 th and 10 th August have had two people come onto site and in early hours and loaded flat bed trucks with pallets totalling 1163 over the three occasions they have attended. In addition 2 Range Rovers were stolen off a drive in Inkberrow
4.	Minutes of the previous meeting: Minutes of meeting held on 13.07.2026 approved. Two items outstanding: <u>Action</u> Need to rebook Clerk appraisal <u>Action</u> Cllr Seabourne to contact Cllr Bell about funding for bench
5.	To receive Clerk report: a) Lengthsman – Council resolved to increase lengthsman pay by same increase from WDC at March Parish Council meeting. There was no increase to funding so council and 6mths has now passed from resolution date. The council will now consider just hiring a lengthsman throughout Winter (Oct – March) to use the lengthsman scheme during that. When 6mths up draft a letter for new contract at higher rate. Cllr Seabourne proposed, Cllr Doyle seconded. <u>Action:</u> Clerk to provide Cllr Doyle hours lengthsman worked previously, plus date we

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made resolution.

Action: Cllr Doyle to add agreed pay per hour into contract as well as term (6mths from 1st Oct).

- b) Motocross – update post conversation with organiser.

Dates of 2027 fixtures to be shared on Facebook/noticeboard once received. Recommend that amphitheatre team contact him direct so they don't have any dates where plays are competing with motocross.

6. To receive Cllrs. reports:

- a) Neighbourhood Plan update. (Cllr. Mrs. Hodges). (email supplied) Our Neighbourhood Plan was submitted for Regulation 15 examination in May and on June 22nd, Wychavon started the process of Regulation 16 consultation. This consultation was publicised to statutory consultees and the South Lenches community - paper copies of the full Neighbourhood Plan and supporting documents were available for all parishioners to read and make comment.

Regulation 16 consultation finished on August 3rd and attached is the report following the consultation, from Wychavon, for your review. There are also a number of comments made on our Neighbourhood Plan from statutory consultees and parishioners. In total, there are about 20 comments - all of which I will make available to Kate for her to circulate. In the main, the comments are supportive. The Parish Council is not obliged to respond to comments on this consultation - this is for our information only.

Last week, we were notified that Wychavon was in the final stages of appointing a formal, independent examiner for the next stage of the process. Chris Collison has been invited to take this contract. He is a very experienced examiner and has recently completed examination of the Neighbourhood Plan at Great Witely, Worcester as well as several others within Malvern Hills and Wychavon.

I expect the Parish Council (probably either me or Kate) to be contacted by Chris within the coming weeks and his examination of our Plan should take around 4 - 6 weeks.

- b) Chair report (Cllr. Mr Seabourne) 1. Glamping site in Sheriff's Lench. Cllr Seabourne wrote to Planning Enforcement at WDC to highlight that change of use appears to have been breached due to timing Also contacted Environmental Services about disposal of human waste. They followed up with owners and were assured this had been planned for correctly. They have closed this case but would reopen if necessary. Owner had applied for permitted development and was awarded this but then seemed to exceed the 60 days he would be allowed to operate the site. We await to hear from enforcement.

2. Severn Trent. Had a meeting with Angela Boot, Liaison officer at Severn Trent. She said she will provide planned works over the next few years so we have visibility of these. Cllr Seabourne spoke about the issue with signage meaning that it looks as though there is no access at all. We shared the placement of the signs and where they should have been. Severn Trent have also cleared a lot of flytipping themselves at their own expense. They have also repaired the verges and hedges but some people have been driving on the verges to get round the roadworks and they have to duplicate repairs. ST did accept that possible economic harm has been made to some local business. They have a team who deals with business road interruptions and they have asked the council to reach out to the Club and the amphitheatre and direct them that way if needed to discuss compensation. They also supported the flower festival (nearly £5K on traffic wardens to enable that to go ahead safely).

Clerk will share the works timings on Lenches newsletter and Facebook when we receive

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them.

Finally, the council received a letter from Cllr Jodi Arnold asking if we were concerned about illegal waste site in Atch Lench. Cllr Seabourne responded to say we are aware of the site but as far as we aware the site has not been formally reported/complained about and there are no current issues. The site is made up of farm vehicles/caravans etc.

- c) Play area. (Cllr. Mr Soderman). Email sent – 28th August. There are no issues with the general condition of the playground.

Two ongoing issues, detailed at the last parish council meeting, which were to be brought back to the September meeting:

Firstly, replacing one of the two wooden benches in the playground. At the last meeting it was agreed that the bench should be replaced and with a wooden bench rather than with an expensive composite (more durable) alternative.

It was further agreed that we should consider sources of external funding if possible. I said I would contact Severn Trent (given their recent infrastructure work in Church Lench) and Chris (in his absence) was tasked to enquire about funding opportunity from Wychavon Growth Fund.

There is no possibility of Severn Trent funding until late 2027 at the earliest and even then getting it for a bench is tenuous.

In the absence of external funding, if this is the case, I recommend designating funds internally buy a new bench (approximately £200-£300 from any number of retailers).

Secondly, it has been identified that we need to renew/top up the playback across the playground (with approximately 4 cubic metres of hardwood play bark), preferably before winter.

I have obtained two company quotes for supply and delivery to the Lenches. I will forward these emails too you for reference for any purchase order, subject to council agreement.

My recommendation is to order 6 bulk bags (= roughly 4 cubic metres) from Davis Aggregates (a local firm, based in Redditch I believe) at a cost of £86 per bag including VAT.

In addition there will be a further cost of £90-£100 for Jonathan to spread it.

Action: Clerk to get a quote from Gravel master in addition to 2 quotes from Cllr Soderman. Will make decision at Nov meeting.

Clerk to add to Nov agenda.

- d) Asset Inspection report. (provided in advance by Cllr. Mrs. Tyrell). Pads on Defib will need replacing in Nov - £60. In budget of maintenance of assets so this will be no problem.
- e) Bishampton Solar farm (Cllr Mr Doyle) Nothing to report currently, has a teams call scheduled and will report back at following meeting.

7. Council Matters: to consider the following:

- 7.1 Allocation of councillor responsibilities (Cllr Mr Seabourne). Cllr Seabourne feels we should have broader responsibilities so people have specialities (e.g. highways, grant allocation, planning, community relations, crime and neighbourhood watch, flytipping/petty crimes) to make sure workload is spread equally. Councillors to consider which categories we should have and then these categories can be assigned to a councillor.

Action: Councillors to consider categories requiring a responsible person to be agreed at November meeting

Action: Clerk will contact Lenches Newsletter to remind people to use licensed waste operators

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	and share relevant information on how to do so from Cllr Hurdman's report.
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8.	Finance.
8.1	<u>To consider:</u> a) To approve payments made by delegation Approved b) To approve payments for Sept and Oct. Approved c) To approve bank reconciliation Approved d) To approve summary of accounts to 28.08.26 Approved <u>Action</u> Clerk to chase WCC for £500 invoice for the VAS as previously agreed.
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.

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Furthermore, the Planning Statement provided by the applicant is hopelessly out of date. It was 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.

Meeting closed at 8.32pm.

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.	