

KIDDERMINSTER FOREIGN PARISH COUNCIL
Minutes of the Virtual Meeting of the Parish Council
held remotely using ZOOM on Monday 20th July 2020 at 7.30pm

Present Councillor Mrs. C. Gammond Councillor Mr. J. Gammond
Councillor Mr. C. Grainger Councillor Mr. B. Phillips
Councillor Mrs. L. Green Councillor Mr. C Holford
Councillor Mr. C Jordan *District Cllr. J. Byng*
Mrs E Whitehouse (Clerk) *5 members of the public were present on line*

1. **Police Report** – Police unable to attend. There was a discussion concerning local matters of concern, including the theft of the defibrillator from the telephone kiosk in Trimpley Lane at the Shatterford junction.
Public Open Forum – No matters were raised. Clerk advised she had been made aware of problems the public had in joining last month and so the “waiting room” was regularly checked during the meeting. It was noted that members of the public would need to identify themselves on joining.

2. **Apologies For Absence:** None from Parish Councillors. Apologies received from Dist. Cllr. P Harrison and C. Cllr. Hardiman.

3. **DECLARATIONS OF INTEREST:** Cllr Mrs. C. Gammond and Cllr. J. Gammond declared interests, being members of the Village Hall committee. Cllr. Grainger declared an interest in any item concerning Riddings Brook, and if bus stop providers were to be discussed. Cllr Mr. C. Jordan declared a non-pecuniary interest in planning application 19/0754.

4. **Approval of the Minutes** The minutes of the Meeting of the Parish Council Meeting held on 15th June 2020 were approved and signed.

5. **District and County Councillor Reports - inc. progress reports on other matters**
Items reported for attention by District & County Councillor and other matters arising.

District Cllr. John Byng – *would give update at Agenda item 7 – Telephone Kiosk.*

County Councillor Ian Hardiman’s Report:

“Six Libraries re-opened on 4th July, The Hive, Kidderminster, Redditch, Malvern, Evesham and Bromsgrove. At first, only limited services are available.

The Worcester Road Household Waste site in Kidderminster remains closed at present; it should be open by the end of this month all being well. Access issues are making it difficult to reopen as the queues would obstruct the island, access to the petrol station and the trading estate.

Schools have now re-opened for Reception, year 1 and year 6 as of Monday 1st June. Secondary schools opened for years 10 and 12 as of 15th June. Throughout this time schools will also be open to vulnerable children and children of key workers, as they have been since 23rd March.

The County Council’s Annual Council took place, Virtually, on 16th July. We learnt that as part of the response to the business support workstream and to support the restart of the local economy a fund is proposed of up to £3.57m from the Council’s ‘Open For Business Reserves’ (of which £2.1m is capital.

The Council overspent its £330m budget by £0.3m (0.1%), a reduction from the previous overspend forecast of £3.9m reported to the March Cabinet meeting.”

6. **PLANNING AND DEVELOPMENT CONTROL:**

a) New Planning applications: -

20/0405/FUL Conversion of former stable building to dwelling (Use Class C3), together with new vehicular access and closure of existing vehicular access (to pedestrian access only) At Oak Meadow Farm, Honeybrook Lane, Kidderminster

Comment: “We wish to object in the strongest possible terms to this application. Please see the planning history of this site over 30 years (provided under separate cover). We have over all this time resisted previous attempts to develop this site, and protect the Green Belt, and even as the original structure was first erected, on the incorrect site, our comments, and that of the Planning inspector were that it had more the appearance of a domestic dwelling, and that the design was unsuitable as an animal shed. If this application is granted permission, we feel that the previous planning history, (as provided) and the decision of the appeal inspector, stating that the dwelling should not be allowed to be converted for domestic habitation, has been a total waste of time, and any permission given now by Wyre Forest District local planning department, will make a mockery of not only the views of the local parishes in respect of this site, and the history thereof, but also of the Planning Inspectorate.

The Parish Council are aware of Planning Legislation SAL UP11, and would comment on the criteria that the Planning authority is minded to apply to this application as follows:

- a) *The description of the proposal does not mention an additional building which is shown on the North and South Elevation drawings, but not shown on the plan drawing.*

Criteria i. “... suitable for conversion without the need for additional extensions, substantial alterations or the addition of new buildings within the curtilage.”

So it fails this criteria if indeed, as shown on the drawings, they are proposing to build a new building within the curtilage (probably a stable block to replace the “stable”/building they are proposing to convert to a dwelling?)

- b)

Criteria iv. “That suitable access arrangements can be made, without the need for extensive new access roads.”

We are of the opinion that the proposal fails this criteria due to the following:

We feel the proposed new access to be created onto what is a very dangerous main road should not be permitted, even if the more minor access onto Honeybrook Lane is blocked off. We feel the existing access to this land onto Honeybrook Lane is much safer than one directly onto the A442, irrespective of whatever splay is constructed. We feel that the new access has been brought in to the plans just to make it easier for architectural purposes in order to position the house on the site in accordance with the plans drawn up, and any other claims are purely spurious.

c)

Criteria v "That there is no adverse impact on the countryside, landscape and wildlife, or local amenities"

We believe that the proposal amounts to nothing more than creeping development within the green belt and will set a very dangerous precedent for the local area, which the District Council will struggle as a planning authority to deny elsewhere. It immediately impacts on the green space directly outside the boundary of the town of Kidderminster, and we would also query possible pollution of the brook running through the site.

We would also refer to the additional notes on policy SAL UP11 ii) which state:

"The buildings to be converted are not domestic outbuildings"

In 2016 application 16/0465/CERTE Request for Cert of Lawfulness was submitted claiming the building had been lived in for more than 4 years stating "Used as a dwelling from 1992" - i.e. over 20 years. The Parish Council checked with the District Council and ascertained that no Council Tax had been paid during this period for this property, nor was any person registered on the electoral roll at this address, which was felt to be evidence that no-one was living there. The Enforcement Officer (Mr. Walkley) was going to investigate. The application was refused

A second application for Cert of Lawfulness 16/0723 in 2016 shows a Statement in letter:- "Oak Meadow Farm, as it stood before the fire, is no longer appropriate to call an agricultural building" Again, we refuted that the building was being used as a residence but photos attached to the current application, in the Report into the Constructed Structure, show parts of the existing building being used as domestic outbuildings. If this is now the case, how can this application for change of use from agricultural building to dwellinghouse be allowed, as it is in contradiction to the additional notes on policy SAL UP11 ii) which state "The buildings to be converted are not domestic outbuildings"

Since the first building was erected on this site in 1987/88, when we commented at the time "The development of this building confirms the suspicions voiced by our members to the Planning Officer in Summer 1987 that the construction more resembled a domestic dwelling than an agricultural building" with a chimney, domestic style windows and doors, the matter has been a war of attrition against the small voices of local parishes waged by a developer (not necessarily the same applicant) who over 30 years has been intent on building nothing less than a dwelling in the Green Belt with little regard to Planning Regulations and the Local Plan. To our knowledge this has never been a bona fide agricultural or horsicultural building, but was built from the outset with deception in mind as a ruse to gain a domestic dwelling in the Green Belt.

We would therefore strongly recommend refusal."

(Planning history of the site going back over 30 years supplied by the parish to the District Council Planning Dept.)

20/0456/S73 Amendments to permission 19/0181 to allow alterations to Plot 1 at Former Park Attwood Trimpley Lane Shatterford

Comment: "No objections"

20/0462/FUL Proposal: Erection of a replacement dwellinghouse, following demolition of existing Location: Park Attwood, Trimpley Lane, Shatterford,

Comment: "We would not oppose this application, but we would comment that we understood that this house was supposed to be demolished when the clinic ceased to operate. Indeed, it was only retained by permission for when the clinic was operating, as part of the requirement to house staff - and so, in reality, it should not be there."

20/0480/HOU Proposed replacement outbuilding following demolition of existing, Trimpley House Trimpley Bewdley Worcestershire DY12 1NS (also Listed building consent)

Comment: "We are concerned that this outbuilding may be separated from the main dwelling, as it has its own access driveway and incorporates domestic facilities and may become a separate dwelling. We have no objection to the demolition/replacement per se, but we do believe that, should it become a dwelling, rather than an outbuilding, we would like to see that any permission granted has a condition tying the replacement structure to the main house - Trimpley House - in perpetuity so that it is never separated and sold off as a separate dwelling."

b) Update on Previous applications

19/0754 – Retrospective application re COU to Swimming Pool at The Guildings Eymore Lane, Trimpley – *still pending decision*

20/0080 – The Highlands, Trimpley Lane, Shatterford, replacement dwelling – *withdrawn*.

20/0148/FUL- Erection of a single storey, 3 bed replacement bungalow, following demolition of existing property Cherry Wood, Severn Meadow, Northwood Lane, Bewdley – *still pending decision*.

20/0445/HOU Balcony to Front Elevation at Wassell Hill, Hoarstone Lane, Trimpley, Bewdley – *approved*.

c) Compliance Issues/Appeal - Clerk advised that following complaints/comments from local parishioners, she had requested District Enforcement officers to investigate new entrance gate pillars being erected at **Wassell Hill, Hoarstone Lane**. Investigations were on-going.

Following the lost appeal at **Easter Cottage**, the Enforcement Officers were still awaiting compliance/demolition of part of the cottage to satisfy the findings of the Appeal Inspector.

7. Progress Reports and other Outstanding Items

• **VA Signs** – Sign in Trimpley still not operational despite some vegetation being cut back.

Cllrs.J Gammond and C Holford advised that they would investigate and try to make sure that the sign was operational.

• **Highway Matters** –

At the meeting with Highways Engineer Mr. P. Green, and CCllr Ian Hardiman on 7th July, the following matters were discussed:

Bus shelters – three sites were discussed and the matter was left with Mr. Green to come back to the Parish Council with proposals. Meantime, Clerk had contacted S Wall at Blakeshall who was working on a quote, but he had advised that his quote could not include installation/erection of the shelter on site. It was understood that Cllr. Jordan's Charity would not be supplying a quote.

Parking on Grass Verge near to Low Habberley Farm – various solutions to this problem were discussed,

with the Chair asking for input from members of the public present. It was left for the Parish Council to come back with a proposition for the County Council to consider.

It was decided that the best and most acceptable solution was to try to block off the area by suitable planting rather than encouraging people to park there, particularly with the Habberley Trail opening just above the area. However, warnings were given that this would only perhaps encourage parking elsewhere in the area on verges. Indeed, the grass verge was regularly mowed on the side where the parish bench was sited, and access for a mowing machine would have to be left. A member of the public was to supply the clerk with a plan of the area, and on submission of this, the Clerk was to contact the County Council with an agreed plan for consideration.

Large pothole on Junction of Halls Farm Lane - No undertaking was given to repair the pothole properly, being on private land, although Mr. Green stated that he would try to get some scrapings to fill it, as and when they may perhaps be available in the area.

Roadside Flooding opposite Bite Farm Entrance - Lengthsman to clear around the headwall area where flooding occurred, and take a photo. As soon as this was done, to send the photo and advice of clearance to Mr. Green, who would arrange for a team to rod the drain through to the pool area on the opposite side of the road. It was confirmed that the outlet at the pool area was well above the soil level, and would take water away. Clerk had seen the Lengthsman, and had asked him to do this as soon as he was able. To date, there had been no evidence that the lengthsman had been out to do this. Clerk to follow up.

Cutting back of Trees near to Signage/Junctions – Following a very untidy job by the CCouncil contractor, the lengthsman was to be asked to follow on and tidy up the mess left behind. Clerk had contact the Lengthsman and asked him to do this, but there was no evidence that he had been out to do this.

Hoarstone Lane – Rock Cutting issues - The sump at the bottom, fallen trees, and faded painting on the road surface were all discussed on site. Mr. Green was to come back to the Clerk with solutions to these problems.

Crundalls Lane – Rotted posts on roadside bend barrier above Riddings brook (Hub Ref 820649) Mr. Green acknowledged that this had been on the list to repair for well over 6 months now; he was to expedite repair crew to attend to this matter.

Flooding of Lightmarsh Lane – Drainage design (Hub Ref 8439420 - Problems with the drainage were explained on site to Mr. Green, and he promised to come back with a solution, and ensure that the drain was jetted clear.

- **Telephone Kiosk** – District Councillor J. Byng advised that the residents group were still hoping that the Parish Council would adopt the Kiosk. However, the parish had discussed this many months previously, and had decided that the on-going maintenance of the kiosk, and electricity supply was not something that they wished to be responsible for. Indeed, a defibrillator in a kiosk at Shatterford had been stolen recently. However, Cllr. Byng said he would talk again with the residents group, stating that he was aware of a £200 grant for the purchase of a defibrillator, and if the parish were willing to add money to this, he feels that it could be achieved. All other defibrillators provided in and situated elsewhere in the parish were not the property of the Parish Council (although assistance was given to purchase these) and this was not a responsibility the Parish Council wished to take on. Matter pending following discussion between Cllr. Byng and local residents.

- **Tree Preservation Orders** – Following problems with two oak trees at the Bite Farm, the landowner, Mrs. Briggs had contacted the Chairman, stating she was disappointed that the Parish Council had instigated these trees to be considered for TPOs, and now the trees were causing problems. The WFDC Arboricultural officer, Alvan Kingston, had discussed the matter, and advised that despite a TPO existing on these trees, the responsibility for the trees and their ownership rested with the landowner.

- **Dog Foul Bin – Low Habberley** – Clerk had enquired of Rob Beeston at Wyre Forest District Council, about the fixing attachment, and he had responded saying he would “see what he could do”. Clerk to follow up.

- **Severn Trent Community Fund Project (Grant)** Clerk had completed all the form and background work to apply for this grant, but was still awaiting a form from the landowner of the Common to be included to allow the application for funding to be submitted. This form had been sent to the landowner, Mrs Briggs, with a SAE for reply, duly completed, and requiring her signature to go ahead with the submission. Unfortunately to date, this had not been returned, and so the application could not be submitted. Clerk advised that she would phone Mrs. Briggs to enquire about this. However, Cllr. Jordan stated that if permission was not forthcoming, then perhaps the Parish Council should consider a different project to the one first considered – i.e. at the Black Pools.

8. **Newsletter** – Clerk had produced the July newsletter, and posted it on the website. Copies were also sent to District and County Councillor(s), the police, and posted on Noticeboards. It was hoped that people would be able to have sight of these from these places. The Chairman stated that she would notify people that they could read the newsletter on the website via *trimpleywatch*.

9. **Lengthsman, Footpath work & Litter collection & Footpath Clearance.**

Clerk had visited the lengthsman, and asked him to carry out the work required by Highways. Meantime, he had spent most of his time on ROW/footpath clearance, and worksheets were submitted for payment.

10. Financial Reports –

a) **Payments** – (all agreed, and would be signed remotely).

Cheque 089 – Worcs. CALC – Training Course C. Holford - £40

Cheque 090 – Wyre Forest DC – Supply of Black Bags for Litter Collection - £38.40

Cheque 091 – S. Archer – Footpath clearance Work - £480.60

Cheque 092 – S. Archer – Lengthsman Work - £96.00

Cheque 093 – HMRC – Clerk’s PAYE - £69.60

b) **Current Bank Reconciliation** - Councillors had been supplied with copies (as at end June)
Audit – The Clerk advised that there had been no queries submitted by the public to date.

c) **Clerk’s Salary Review** – Councillors resolved to upgrade the Clerk/RFO salary from L1 to L2 SCP20 [£13.15 per hour] wef 1st August, in respect of recent additional work undertaken. Clerk thanked councillors for their decision, and was to make necessary alterations to PAYE and bank. With regard to hours worked, the Clerk would attempt to keep a tally over the rest of the year.

11. Worcestershire CALC Reports & County and District & other Correspondence –

Cllrs. C Grainger, Mrs. L. Green, and Clerk had attended the CALC Area ZOOM meeting, and gave details of how the parish had been coping during the current pandemic. Nationally, a new code of conduct was to be published, which the Clerk would incorporate into the Parish Council Code of Conduct when details were known.

12. Road Accidents – Recent collisions in Hoarstone Lane were discussed, and noted, although details were somewhat sketchy.

13. Other Matters

Lapel Badge – It was agreed that the Clerk should seek prices for a quantity of lapel badges, with the KFPC logo on – for councillors to wear on official business. Clerk to advise progress at next meeting.

Flytipping – Eymore Lane – It was noted that under the new Wyre Forest initiative “SCRAP”, a householder had been identified as the originator of rubbish that had been fly-tipped in Eymore Lane, and had been prosecuted. It is hoped that the new initiative “SCRAP”, and subsequent successful prosecutions would make *householders* become more aware that they are responsible to ensure their rubbish is disposed of responsibly. SCRAP stands for **S - Suspect** ALL waste carriers, **C - Check** with the Environment Agency on 03708 506 506 that they are licensed to take away your rubbish. **R - Refuse** unexpected offers to have your waste taken away **A - Ask** what will happen to your waste **P - Paperwork** do they have the correct Waste Carrier Licence? Make sure you get a full receipt.

14. Date of Next Meeting – confirmed as **17th August at 7.30p.m**

It was uncertain if this would have to be held remotely again, or whether it could be a normal meeting in the Village Hall. Clerk to take appropriate steps at date of the agenda in respect of government guidelines re Covid-19 social-distancing.

Meeting closed at 9.56p.m.

Chairman :