

LEIGH AND BRANSFORD PARISH COUNCIL

Minutes of the meeting of Leigh and Bransford Parish Council held at 7.00pm on Tuesday 27th July 2021 at Leigh & Bransford Memorial Hall

Attended by Mr J Sharp (chairman), Mr D Fereday, Mr B Porter, Mr P Ralph, Mr G Jones, Mr M Hinchliffe, Mrs A Oliver, Mr N Cresswell, Mr P King, Mr P Hawkins, Mr R Husband, J Barker (clerk) Cllr P Whatley (MHDC), Cllr K Hanks (WCC), 6 members of the public (part meeting)

29/21 Apologies – Cllr S Rouse (MHDC)

- 30/21 a) Declarations of Disclosable Pecuniary Interests and any Other Disclosable Interests in items on the agenda (personal and prejudicial). Mr P Ralph declared an interest in planning application 21/01153/FUL. Mrs Oliver declared an interest in planning application 21/01220/HP.
b) Notification of any changes to the Register of Interests – None

Closure of meeting for Open Forum

Residents from Malvern Rise spoke to their request for an annual contribution of £2061.75 towards the cost of running and maintaining the playground and common areas at the Malvern Rise development, Leigh Sinton. (item 35/21), clarifying that the request is initially for the next couple of years.

Residents requested updates on the progress of the SWDP and Neighbourhood Plan. It was confirmed that the SWDP has been delayed but the NDP is going ahead as planned. The need for residents to respond to the NDP, including in support of elements they agreed with, was emphasised.

The chairman thanked the representatives for their contributions and the parish council meeting was re-convened.

31/21 Minutes

The minutes of the parish council and annual meetings held on 4th May 2021 had been circulated. Proposed by Mr Fereday, seconded by Mr Jones, approved unanimously.

32/21 Reports from representatives of other bodies:

WCC – Councillor Hanks introduced herself and gave an update on county matters. Locally the emphasis has been on Highways issues, in particular regarding speeding, and she has some discretionary funds which can be allocated to support this where needed.

MHDC – Councillor Rouse had provided a report which was circulated. Councillor Whatley gave an update on news from Malvern Hills District Council. In particular, the Connected Communities initiative and a community led approach to decision making. MHDC have set aside £500,000 to support this.

33/21 Progress reports on ongoing issues

The chairman noted work on the drainage problem in the dip near the Bank House is yet to start and asked Cllr Hanks to follow up with WCC.

Planning committee chairman Mr Fereday took the chair for item 34/21

34/21 Planning

- a) Updates on ongoing planning matters – no updates

11

b) Planning applications received

Application No.	Location	Proposal	Recommendation
21/01153/FUL	Land at (OS 7758 5033) Leigh Sinton	The erection of 24 affordable entry level starter homes (13 affordable rent units and 11 shared ownership units) and associated landscaping and infrastructure.	Refusal proposed by GJ, seconded by RH. Refusal agreed 9 votes in favour to 1 abstention (PR had declared an interest and took no part in discussion or vote) See note 1
21/00969/FUL	Land at (OS 7660 5176) Coles Green, Leigh Sinton	Proposed barn for storage of agricultural equipment, storage of hay and five internal loose boxes. Proposed outdoor equestrian arena. Change of use from agricultural to equestrian. For personal use only.	Approval proposed by AO, seconded by JS, all in favour.
21/01220/HP	Lambs Farm Stables Coles Green Leigh Sinton, WR13 5DW	Remove the existing single storey side extension and garage, replacing with a two-storey side extension, (S73A variation of condition 2 of 19/01727/HP)	Approval proposed by PK, seconded by RH. 9 votes in favour to 1 abstention. (AO had declared an interest and took no part in discussion or vote)

Note 1. Leigh & Bransford Parish Council recommend refusal of planning application 21/01153/FUL on the following grounds:

1. The application is presented as an entry level exception site under criteria within paragraph 71 of the NPPF February 2019. The guidance has since been updated by the Government announcement of a new First Homes policy effective 28th June 2021. The policy for First Homes exception sites no longer applies to "Designated Rural Areas". The Parish of Leigh has been a Designated Rural Area since 20th June 2016.
2. The proposed site extends the village into further ribbon development and is in the Significant Gap. Leigh Sinton has no doctor's surgery or pharmacy. There is no doctor's surgery that accepts patients from Leigh Sinton available directly by public transport. Leigh Sinton has poor public transport. Footways in Leigh Sinton are non-continuous and often narrow and access to the school on foot is not easy, or a pleasant experience. The SWDP revision, and an emerging Neighbourhood Plan each identify a site (the same site in each case) for development that would provide an equal number of Affordable homes in a mixed housing environment within 200m of the school. This site is immediately available. It is not in the Significant Gap and would act to concentrate development nearer the centre of the village.
3. The proposed site is within the Significant Gap. The Leigh Sinton-Malvern Significant Gap was included in the SWDP (2016) following its previous inclusion in Malvern District Council's Local Development Plan. The current revision process for the SWDP has assessed Significant Gaps; some have

been amended and others excluded. The Leigh Sinton Significant Gap has been retained in the SWDP because of its value to Leigh Sinton, and Malvern. Para 5.25 of the Planning Statement refers to the Gap “being preserved”; distance alone should not be a factor. The proposed site will intrude into the Gap and affect the overall density of development between Leigh Sinton and Malvern.

4. Para 4.13 of the Planning Statement refers to unmet need in Affordable Housing. Whilst it appears there is identified district need there is no evidence of identified local need. Leigh Sinton is a Category 3 village and should not be used to satisfy district need.

5. Para 5.16 of the Planning Statement refers to “employment opportunities” in Leigh Sinton. Employment opportunities in Leigh Sinton are very limited. No evidence is provided to substantiate the opportunities.

6. Para 5.16 of the Planning Statement refers to public transport to Malvern and Worcester. There is no bus service to Malvern. Public transport to Malvern is only available via Worcester. The service to Worcester is very limited.

7. Para 5.16 of the Planning Statement refers to the proposed site being in easy reach of services in Leigh Sinton. It also refers to footways the entire length of the A4103. Whilst there are footways along the A4103 they are not continuous. The proposed site is 1.2km from the school and it is necessary to cross the busy A4103 twice. Traffic levels on A4103 are about 450 vehs/hr. Similarly, the shop/ post office, martial arts centre, takeaway, and Royal Oak all require pedestrians to cross the A4103 twice. Some of the footways are narrow. There is no footway cycle way to the Dyson Perrins secondary school in Malvern Link.

8. Para 4.27 of the Planning Statement refers to access to a ‘sports facility’. There is currently no sports facility in Leigh Sinton.

9. The proposed development does not meet Worcestershire County Council’s Streetscape Design Guide (2020) requirements for parking. Given that the roadways are narrow in the development it is unlikely that visitor parking could be accommodated without parking partly on the footways; this is unacceptable.

c) Planning decisions received from MHDC

21/00833/HP	Bramley Barn, Sherridge Rd	Replacement timber doors & windows	Approved
21/00870/NMA	Land at (OS 7765 5045)	NMA to 16/01328/REM changes to	Approved
	Hereford Rd	approved LEAP	
21/00459/HP	Bramley House, Hereford Rd	Detached garage	Approved
21/00241/HP	Vicarshill, Brockamin	Single-storey extension	Approved
20/02033/CU	The Orchard, Bransford	Renewal of temp planning permission	Approved
		For portacabins	
20/01947/FUL	Victoria House Sawmill	New 3 bed dwelling	Approved
21/00368/HP	Glebe Lodge, Suckley Rd	Ground floor extension	Approved

d) Neighbourhood Planning

Mr King gave an update. The plan is nearing completion and will be published soon.

Mr Sharp resumed the chair for the remainder of the meeting.

- 35/21 To consider a request from Malvern Rise Management Company Ltd for an annual contribution of £2061.75 towards the cost of running and maintaining the playground and common areas at the Malvern Rise development, Leigh Sinton.

The application was discussed. Councillors expressed general support for considering one-off contributions towards repairs and equipment replacement given that the facility is open to the whole community but were concerned about setting a precedent by agreeing to an ongoing contribution.

Proposal 1. Mr Ralph proposed a one-off contribution to Malvern Rise Management Company of £1000, Mr Cresswell seconded. Vote: two for, nine against. Proposal rejected.

Proposal 2. Mr Cresswell proposed a one-off contribution to Malvern Rise Management Company of £750, Mr Ralph seconded. Vote: three for, six against, two abstained. Proposal rejected.

Proposal 3. Mr Fereday proposed a one-off contribution to Malvern Rise Management Company of £500, Mrs Oliver seconded. Vote: eight in favour, three against. Proposal carried.

It was resolved to grant Malvern Rise Management Company a one-off grant of £500 towards the cost of maintaining the public play area and communal areas at the Malvern Rise development.

All members of the public present left the meeting.

- 36/21 To consider a request for a contribution towards the cost of replacing the box containing the public access defibrillator located outside the village shop and post office, Leigh Sinton.
Following discussion Councillor Hanks agreed to fund the net cost of replacing the box (£440). The clerk to provide her with contact details for the applicant.

- 37/21 To discuss the ongoing problem of speeding on the A4103
Following ongoing local concern, particularly regarding speeding through Leigh Sinton, a joint meeting was held with WCC Highways, the Safer Roads Partnership, County, District and Parish Councillors. Mr King had circulated notes and spoke to these, and the Chairman gave an update on evidence provided by the new SID confirming very high speeds that require legal enforcement. Safety in the area around the school is high priority and it was suggested the school parking area would be a suitable location from which police could monitor speeds of traffic going in both directions.
Emergency vehicles have been noted speeding through the parish at times when they were not on emergency calls, possibly for training purposes. We have been told they are exempt from abiding by speed limits. Cllr Hanks agreed to investigate the matter.
The suggestion of purchasing wheelie bin stickers showing the speed limit has been made by the Leigh Sinton community group and it was agreed this would be helpful across the whole parish.

Mr Sharp proposed an initial purchase of 500 stickers for a cost of £280. Mrs Oliver seconded, and it was agreed unanimously. Further stickers can be purchased later if required.

- 38/21 To consider upgrading one VAS to enable Bluetooth connectivity
The chairman proposed upgrading one VAS to allow Bluetooth connectivity for the purposes of downloading data. Also, the purchase of two additional VAS batteries. The total cost of this will be £428.70. Mr King seconded and it was approved unanimously.

- 39/21 To discuss community involvement in the maintenance of Jubilee Gardens, Leigh Sinton, and consider paying for refreshments for volunteers following monthly working party sessions in the garden.
The chairman reported that the scout group have agreed to tidy up the community garden. A local community group will then meet monthly to help maintain it. He expressed thanks to all those who have agreed to volunteer and proposed the parish council pay for refreshments for the group after their monthly sessions. Proposal seconded by Mr Fereday and approved unanimously.

- 40/21 To consider quotes for repairs to the bus shelter in Leigh Sinton
A quote of £500 to replace the defective boards, repair other timbers as necessary and treat with wood stain had been received from RW Lancey. Proposed by Mr Jones, seconded by Mr Fereday, approved unanimously.

- 41/21 Finance

a) To approve accounts paid
NEST
Zurich Town & Parish

Pension - April
Insurance 21/22

£55.18
£785.44

NEST	Pension May	£55.18
J Barker	Clerk – May 21	£762.54
R Wilks	Lengthsman – May	£244.80
R Wilks	Lengthsman – June	£216.00
J Barker	Clerk – June 21	£775.14
Duffy Regan	Internal audit	£50.00
NEST	Pension – June	£55.18

Approval proposed by Mr Jones, seconded by Mr King, approved unanimously.

Bank Balance £35,118.55

42/21 Reports of committees and working groups

Memorial Hall – Mr Husband reported that the hall committee are considering new windows and are also obtaining quotes for insulation and sound proofing. They are also considering installing a mast to improve the mobile signal at the hall in partnership with the scout group.

Mrs Oliver reported the monthly community group meetings in Leigh Sinton are going well and proving to be very productive. In addition to the focus on road safety, the need for a community hall in the village has been discussed.

43/21 Reports and items for consideration at future meetings

The hedge at the corner of Malvern Road and the A4103 in Leigh Sinton is overgrown and hanging over the road. The house is empty and the owner unknown, and the chairman agreed to ask the Lengthsman to deal with the matter. The problem getting work of this nature carried out was noted. The chairman and Cllr Hanks will be meeting WCC to discuss the rules around what work Lengthsmen are permitted to carry out – it was agreed that the fastest and simplest way to deal with issues of this nature quickly is through the parish Lengthsman.

The new surface to the main road through Brockamin melted during the recent hot weather and is now deeply rutted and dangerous. The matter has been reported to WCC but there has been no response yet.

The chestnut tree in Rectory Wood has died and needs to be removed as soon as possible. The chairman agreed to obtain quotes for the work.

Mrs Oliver reported fly tipping by the bridge in Smith Ends Green. A camera is to be installed.

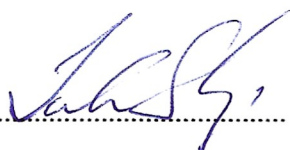
Mr Porter reported a drainage problem with a ditch near Suffield Close. The chairman agreed to meet him there to look at the issue.

44/21 Date and time of next meeting

Tuesday 28th September 7.00pm at Leigh and Bransford Memorial Hall

Planning meetings will also resume, if required, on the 4th Tuesday of months with no parish council meeting. These will also be held at 7.00pm at Leigh and Bransford Memorial Hall.

Chairman.....



Date.....

28/9/21