

**FLYFORD FLAVELL, GRAFTON FLYFORD &
NORTH PIDDLER PARISH COUNCIL**

**Minutes of the Meeting held at Flyford Flavell First School,
Flyford Flavell, Worcestershire on Tuesday 19th March 2019**

1. **Present** S Kennedy J East R Davey
 D Waide P Wakeman
 Cllr L Robinson
 Mark Broughton - Taylor was present as Clerk

Apologies J Wood and Cllr R Adams

2. **Declaration of Interest:**

None

3. **Public Participation:**

None

4. **Minutes of the 22nd January 2019**

Following two minor corrections the minutes of the meetings held on 19th March 2019 were accepted as a true record of the meetings.

Proposed: Pauline Wakeman Seconded: Simon Kennedy All in favour

5. **Correspondence:**

None

6. **South Worcestershire Development Plan:**

The clerk presented a report to council concerning an explanation and update on the current position of the South Worcestershire Development Plan Revision:

“The SHLAA (Strategic Housing Land Allocation Assessment) process as it was called for the present development plan is now SHELAA as it also includes strategic employment land. Central government now requires the local development plans to be revised every five years. The plans have to reflect a presumption for sustainable development.

In order to define sustainability the planning authority has categorised villages depending on the amount of facilities they possess. Flyford Flavell is a category 2 village in the hierarchy of sustainable villages meaning that it is seen as a reasonably sustainable village possessing most village amenities. Grafton Flyford is category 4a which recognises it as a settlement but is not really seen as sustainable in planning terms. North Piddle does not have a rating meaning that it is considered to be open countryside.

In the last SHLAA exercise only 14% of housing development was allocated to the villages. Flyford Flavell was actually allocated 12 houses even though we got 16 plus the windfall sites.

This time the allocation to the villages is expected to be less, meaning that our parish share should be less than 12.

Although the preferred option is to site development round the existing established towns there is now a problem finding suitable sites because they have already been developed. It is not a preferred option though, to transfer this to the villages if at all possible. The preferred option would be to create a new settlement.

Although this is still under discussion (don't forget we are considering post 2030) there seems to be a developing trend in communication links and this will influence what is considered to be sustainable.

Bus services are on the wane and are likely to diminish over the next few years as subsidies are withdrawn. The preferred option of the Highways Authorities is to site development near railway stations and there is a growing preference to site a new settlement adjacent to Worcester Parkway.

The SWDP team would be open to Neighbourhood Plans as long as they were in line with policy. They would also prefer them to be more than another layer of environment protection and offer allocation sites of their own. SWDP would only count these once and would not impose a larger quota on the basis of counting the offered allocation and then adding the SHELAA quota.

In terms of timescale. Wychavon has received 1000 applications and all the sites have now been visited. The estimate is that nowhere near the number of sites that have been offered will be required to meet the housing requirement between 2030 and 2041. They hope to complete the Level 1 elimination process by the end of May 2019. This will discount any sites which have a capacity of less than 5 houses and have substantial flooding or access problems.

Further work will then be done to create a preferred options report which will be put to the 3 councils (Worcester City, Malvern and Wychavon) in October 2019 and then when this has been approved it will be published for consultation. The full consultation period including workshops run by the planning authority will conclude in October 2020.

It is not expected that any sites within 4a and open countryside will be needed to fulfil the housing need although this is not a promise at this stage.

Wychavon are very keen to ensure what happened in Welland, Drakes Broughton and Honeybourne does not happen again. That is large developer lead housing development. This was because the planning policy of Wychavon was caught off guard with planning policy changes and inspectors drove through planning approvals much against the local authority's wishes."

It was noted that there are eight sites put forward for SHELAA consideration within our parishes but it was agreed after some discussion that it was too early to set up any local consultation as it was not possible to know which sites would be put forward in the preferred options document. No comment is being asked for at this stage in any case. There will be opportunity for comment once the preferred options document is published. This is programmed for October 2019 but is dependant on approval of the proposals by the three councils.

It was agreed that a link would be added to the parish council website to the SWDP website and that an explanation of the review would be added.

7. Litter Pick:

Councillors reported that the litter pick had been successful and that all three villages had participated.

It was agreed that the next litter pick would take place on the weekend of 6th-7th July 2019.

8. Flyford Flavell Church:

The clerk reported that the church refurbishment was all but complete and the church was now functioning normally and had hosted the school Easter service and Palm Sunday service . The NHB grant of £5,259.00 had been paid over to the church and the heating was now complete. The extra plastic chairs were on order but because of the delay the cost had increased marginally. The chairman had agreed to use some of his allowance to cover the cost and so 50 chairs are to be provided. Councillors enquired whether the church building was now open for bookings and the clerk agreed to check with Sue Peace.

9. **Flyford Green:**

The clerk reported that he was waiting for a price from a contractor for fixing the benches.

10. **Planning:**

To Report Planning Approval/Certified by Wychavon District Council

Mrs Bleney
Hill Court Farm
Grafton Flyford
Worcestershire
WR7 4PL

19/00280/CLE

Certificate of Lawful Use Existing for siting of mobile home for residential use and use of surrounding area as domestic curtilage.

Approved

10.1 **To formulate comment**

Mrs J Goff
Briary House Farm
North Piddle
Worcestershire
WR7 4PR

W/19/00568/CU

Change of use of agricultural building to 2No. holiday Lets

The chairman and clerk had attended a site meeting in the afternoon following an invitation from the applicant.

It was noted that there were three letters in support of the application and three neighbours had written in to oppose it.

There was considerable discussion concerning this matter and it was resolved to oppose the application and the following comment was agreed:

“The Parish Council considers that this application represents the development of two domestic houses in the open countryside contrary to Wychavon District Council policies SWDP13 and SWDP35 (reasoned

justification 2) and Parish Council – Parish Plan policy 3, Adopted by WDC as a local information source on 20th October 2008.

The submission does not provide a business justification for the provision of holiday let accommodation. The parish council is aware there are five holiday lets within the local area with an additional number of units approved at Naunton Court.

The present barn is an insubstantial building and requires almost complete reconstruction.

The proposal does not appear to represent farm diversification but is a means of creating new domestic accommodation in the open countryside.

Proposed R Davey Seconded Simon Kennedy All agreed

It was further proposed that should the application gain an officer recommendation for approval that the District Councilor would be asked to refer it to planning committee.

Proposed P Wakeman Seconded Simon Kennedy All agreed

11. **Any Other Business:**

The chairman asked Cllr Linda Robinson to confirm the status of the Parish Plan and the Village Design Statement in terms of planning. Mrs Robinson confirmed that the senior planning officers were aware of the documents and they were still valid. There had been a considerable turnover of staff in the past year or so and therefore some of the operational staff were not aware of their existence. She had now rectified this. The documents however have limited weight in planning decisions and advised that the parish council should look at the possibility of developing a Neighborhood Plan.

Meeting closed at 9.30pm.

12. **Dates of Next Meetings:** 14th May 2019

14 May
16 July
17 September
19 November

Signed:

Date: