

DRAFT
Wyre Piddle Parish Council
Minutes of the Parish Council Meeting of the Council held on
25th November 2021
Meeting commenced: 7.30 pm - Meeting ended: 8.30pm

Present: Cllrs. Paul, Townsend, McFarland, Lister and Butler.
Cllr. Tucker (WDC Councillor), Cllr. D Boatright (WCC Councillor).

In Attendance: 7 Members of the public

1/11/21 Apologies for absence – Cllr. Essex, Cllr. Searle and Carole Hirst (Clerk)

2/11/21 Declarations of Interest for:

a) the Meeting (Personal and Prejudicial)

b) To declare any Disclosable Pecuniary Interests in items on the agenda and their nature. None

c) To declare any Other Disclosable Interests in items on the agenda and their nature. None.

3/11/21 To Consider Written Requests from Councillors for the Council to Grant a Dispensation (S33 of the Localism Act 2011). None Requested.

4/11/21 To approve the Minutes of the Formal Parish Council meeting on 23rd Sept 2021.

Cllr. Butler proposed and Cllr. McFarland seconded that the minutes be approved. All in favour.

5/11/21 District Councillor Tucker Report – Liz Tucker.

Cllr Tucker commented on demolition of a bungalow in Georges Lane to erect three further bungalows which is going to committee. The Anchor plot is awaiting conversation feedback, if it goes to committee Cllr Tucker would like a representative of the Parish council to attend. PACT meeting to be held on 16th December. Vital villages presentation happened. Wychavon precept budget being prepared.

WCC Councillor Report – Cllr. Dan Boatright.

Buses:

The council has now submitted the Bus Service Improvement Plan (BSIP) and bid for £86 million to the Department for Transport to completely transform the bus network across our County.

This would be a massive shift in bus transport in the county. Full report can be read here:

[Worcestershire Bus Service Improvement Plan \(BSIP\) | Worcestershire County Council](#)

From a Wyre Piddle perspective, the good news is that this plan and funding would secure our existing services more long term (without the annual worry about them being cut) and there is an expectation that services will be extended and more frequent. Bid success is expected in early 2022.

By-pass update:

The Wyre Road- road works are considered on track and on schedule. I have started conversations about the status of the B4083 and Wyre Road once the bypass is open. These are ongoing.

Drains:

We have been given the rather odd title of 'reporters of the year' for drain issues! During the last period of rainfall, we joined forces with Pershore and Pinvin and effectively had our own drainage pump! A lot of issues have been raised and cleared and the team are monitoring all the sites that have been reported. But if you see any issues, please let me know. The current system is under a lot of strain as rainfall changes and we are keen to keep the water flowing so any issues, please report, especially during the expected winter storms.

I have visited some sites with Barry Barnes and parish councillors in Lower Moor- if you have drainage issues that you feel are not being addressed or need to be seen in person, please let me know and we can arrange a visit.

Speeding:

The scrutiny panel at the council have been asking about the impact of speeding in the county. The questions they asked all councillors were: *How the County Council can support its communities to manage speeding*".

- Is speed enforcement working or does it need to change?
- Should we have more or less enforcement?
- Does traffic calming work?
- How do we educate the motorist?
- Do you receive complaints from residents about speeding vehicles?
- Do you have 20mph limits in your Division, do they work and are they enforced?
- Would you be willing to organise, support or undertake community speed enforcement?

From a Wyre Piddle perspective, I have been told that the police plan to do some speed checks in the village. Any comments welcome as this is an ongoing report.

GP surgeries:

The Health scrutiny board have been investigating access to GP surgeries and overall, the response has been positive. People have recognised that surgeries have been incredibly busy, and staff have worked really hard. There is some recognition that some services need addressing but people commended the overall service. Isolated issues have been raised with the NHS and they are investigating.

There is recognition that the ambulance service is under incredible strain. There does not seem to be any solutions in the pipeline at the moment. If

there have been any specific incidents, please can you pass them on as we are compiling these for the next scrutiny meeting.

The Eastern Bridge

Please find attached the risk assessment for the bridge and the data compiled from the car movements during the light testing in the summer. I have also compiled full report from myself on the bridge since our last meeting.

6/11/21 Finance.

- a) **Bank Reconciliation and bank balances to 8th November 2021.**
Cllr. Essex studied the Parish Cash Book and Bank Statement and confirmed that the Bank Reconciliation was a true and accurate record.
Noted.
- b) **Approval of the payment of Accounts for 25th November 2021 and note receipts.** Cllr. Essex Proposed and Cllr. Seconded that all payments be approved and all Receipts. **Noted.**

<u>Payments List</u>	<u>Nov 25th 2021</u>	
<u>Recipient</u>	<u>Details</u>	<u>Amount</u>
C Hirst	Salary to 5th Oct	£ 338.33
HMRC	HMRC to 5th Oct	£ 84.60
Carl Brassington	Lengthsman SEPT	£ 180.00
New Farm GM	GM Sept	£ 374.22
EON	Streetlight energy	£ 63.72
Lloyds Bank	Service Charges 11/10	£ 7.00
C Hirst	Salary to 5th Nov	£ 338.33
HMRC	HMRC to 5th Nov	£ 84.60
Carl Brassington	Lengthsman OCT	£ 45.00
C Hirst	Expenses from Sept 23rd to Nov 25th	£ 67.04
J Paul	Expenses to cover bugler, remembrance	£ 30.00
C Hirst	Salary to 5th Dec	£ 338.33
HMRC	HMRC to 5th Dec	£ 84.60
	TOTAL	£2,035.77
<u>Receipts</u>	<u>to November 25th 2021</u>	
<u>Recipient</u>	<u>Details</u>	<u>Amount</u>
Pinvin PC	Shared Stationery	55.78
Abberley PC	Shared Stationery	55.78
Stoke Bliss PC	Shared Stationery	55.78
Broadwas PC	Shared Stationery	55.78
WDC	Precept 2	£6,306.00
WDC	Precept grant 2	£ 374.00
Lloyds Bank	Interest 11/10	£ 0.22
WCC	Lengthsman	£ 135.00
	TOTAL	£7,038.34

- c) **Income and Expenditure Against Budget Report to the 8th November 2021.** Noted.
- d) **To approve shared contribution for shared VAS sign with Bishampton and Throckmorton PC.** Costs supplied by Bishampton and Throckmorton Clerk were £87.50 + VAT. Net cost to be shared equally and Bishampton to recover the VAT. Cllr. Butler Proposed and Cllr. Lister seconded that this be approved. All in favour.
- e) **Approve costs for new litterbin (costs to be circulated).** Costs from WDC are Litterbin £450, Fitting £20.47, Emptying £61.88 a year plus 20% admin all plus VAT. Cllr. Lister proposed, Cllr. Butler seconded that all costs be approved. All in favour.
- f) **To agree the Budget for 2022/23 and set the precept. A budget was circulated prior to the meeting and Councillors decided, due to the high reserves to reduce the Precept for 2022/23 by 5% from £13,362 to £12,694. Cllr. Paul proposed and Cllr. McFarland seconded that a 5% decrease in precept to £12,694 be approved and that the budget for 2022/23 be approved. All in favour.**
- g) **To approve cost of defibrillator pads.** Cllr. Townsend reported that the Parish Council needed to replace the defibrillator pads. Cost of these is £36.99 + VAT. Cllr. Townsend proposed and Cllr. McFarland seconded that this be approved. All in favour.
- h) **To approve the cost for an additional correctly specified bin at bottom of Meadow from Wychavon DC.** Waiting on WDC doing a risk assessment, once passed an order will be placed. Cost of new bin would be £638.82 (Bin - £450, Fitting - £20.47, Annual charge for emptying - £61.88 and 20% admin) Cllr. Lister proposed and Cllr. Paul seconded, all in favour.

7/11/21 Parish Councillors update reports.

Cllr. Paul.

Remembrance Sunday

Firstly, I would like to thank all involved in the organisation of the Remembrance Day service, Stephen Malkinson for holding the service, Peter and Jackie Hall, the soldiers and poppy cargo netting, Adrian for the bugle playing, Carole Rosier for the poem reading, Pauline and Maurice Monks and also John Kellett for the memorabilia and the WI for serving refreshments. The collection on the day was a grand total of £151.96 going to Help for Heroes.

George Lane

Last meeting, I reported on the network rail works not completing the road service to its original condition, after contacting Highways they have said they are happy with how it has been left, I have asked them to reconsider their decision.

The Queen's Platinum Jubilee in 2022

As part of the celebrations planned for this special milestone, we are planning on planting 6 to 8 trees down the bottom of George Lane (as you go under the bridge on the left side to form like a tree avenue). Action councillors to approve a budget of £1000 for supply of and planting of Tree's.

Community speed cameras

I have been in communication with west Mercia police around speeding through the village, they are planning on conducting a survey in 4 locations, if the results come back that we have an issue we will be looking for volunteers to be trained on the usage and process of the community speed cameras. I will update you further on any results we get.

Village hall defibrillator

Emergency ready.

Public right of way

We are still looking for someone to be a public right of way warden, if you would be interested in doing this role or would like more information please get in touch.

Parking on Pavements and grass verges

There are a lot of vehicles around the village parking on pavements and grass verges, please can I ask that residents refrain from doing this and ask their visitors and tradesmen not to also, it is not only illegal to obstruct the pavements but causes safety issues for pushchairs and wheelchairs having to manoeuvre on to the road to get by and also causing damage to the pavements from the vehicle's.

Dog Excrement

Many parishioners are complaining about the amount of dog excrement being left by inconsiderate dog owners, please can I ask that all offending owners pick up after their dogs. This also comes with an up to £1000 fine.

Over hanging tree Smith's Meadow

Tree planned to be coppice in autumn once the leaves have dropped off. Planned for week commencing 6th November

Cllr. McFarland.

We Don't Buy Crime

I continue to offer Smart Water kits to newcomers to the Village.

Wyre Bridge

Nothing to report.

Preaching Cross

Troughs

I finally got a letter from Browns Hardware in Pershore to say that they will not be getting any new stocks till the new year. My intention was to buy local, but it has proved difficult. Our options are to wait until the new year or source the items from other garden centres and buy only the soil and plants from Browns.

Wyre Piddle Conservation Area Appraisal Group.

I continue to send minutes of the group to Councillors. We held a review on 16 November, our next meeting is on 7 December by which time we aim to have compiled the information for the appraisal document to be drafted.

The conversation group has also identified a significant number of trees in the Village that would benefit from a Tree Preservation Order. Cllr. McFarland requested that the identified trees are given a tree preservation order. Cllr. Paul seconded this, all in favour.

Cllr. Searle.

Eastern Bridge, Wyre Hill and Wyre Road

I have drafted a questionnaire concerning possible works to the roadways to make the village safer and to give safe access to Pershore for pedestrians and cyclists. Comments have been received from councillors and I am now in the process of finalizing the questionnaire. I have made enquiries at Wychavon Council regarding getting some maps of the area so that I can show where I consider the works should be carried out but so far, I have not heard anything from them.

Planning Issues

I am continuing to review and to comment on relevant planning applications within the village, and the SWDP review. Please see my planning report.

Grass Verges

The wildflower seed was sown in the trial area at the Upper Moor end of the parish following rain in late September and it was hoped that the birds did not eat it all. To date none of the seed appears to have germinated. I have retained some of the seed for a possible light sowing in the spring if necessary. The cost has been minimal, with the Lengthsman only having to cut the area very short on two occasions. The raking was done by me but if the trial area is successful and more of the verges are turned over to wildflowers, then it will be necessary to ask for volunteers for help raking up the cuttings.

Hill and Moor CLG

Meeting arranged for 15 November.

Housing Needs Survey Workshop

Myself and Cllr. McFarland attended an online workshop for parish councillors about the Housing Needs Survey. It discussed what it is and how it is carried out; why a survey was needed and the reliability of the survey for informing documents such as the SWDP and neighbourhood plans. Quite a lot of information was given regarding neighbourhood plans and how the survey could help with the drafting of a neighbourhood plan.

Cllr. Essex.

Network Rail pavement and drain damage.

I have not had a reply to email sent 14/10/21 from my contact at Network Rail but we have had acknowledgement of the damage from Worcestershire Highways following a report sent by John Paul.

Electricity Prices

There has been a 33% increase in cost from our supplier eon which is much in line with other suppliers in the current climate.

Litter

Litter is building up along the main road towards the bridge from Upper Moor and I will do a collection soon.

I still don't feel that an organised gathering of litter pickers is appropriate so we will rely on our volunteers to keep things under control in local areas.

Finance

Bank reconciliation checked along with cashbook, expenses, payments and receipts and all found to be in order.

Cllr. Townsend.

The Anchor Defibrillator

Pads are due to expire at end of November. Quote received and this is on agenda for 25th Nov to approve replacement budget. I have also received agreement from new management at Anchor that they are fine to support this still.

Eastern Bridge.

Following our informal meeting discussion, I have now written to Sarah Gilmour, a senior decision maker at Worcester Highways, to request data on their recent decisions on Eastern Bridge. I am awaiting a response. I have also received some details of vehicles using the bridge from a villager who wishes to support our efforts and will pull this together to pass onto the police.

Cllr. Lister.

Smith's Meadow

- Overall Smiths Meadow in good condition and **a big thank you** from me to all the villagers who do their bit in clearing up litter.
- Request has been made to do one more cut of the grass this Winter.
- Cost for an additional correctly specified bin at bottom of Meadow from Wychavon DC has been obtained. Waiting on WDC doing a risk assessment, once passed an order will be placed
- In process of designing 'No Fishing' sign unless a resident of Wyre Piddle and have obtained a permit. 2 signs top and bottom of Meadow. Cllr. Lister proposed and Cllr. McFarland seconded.
- Tree by river to be cut back as overhanging picnic bench, also some overhanging bushes to be trimmed at next occasion by groundsmen.
- An additional Picnic Bench to replace burnt out one to be sourced early 2022
- Last checked 13th November

Play Park

- Checked weekly.
- In good condition, Lengthsman is doing a great job in looking after park.
- No structural issues with apparatus.
- Last checked 13th November 2021

Bus Shelter

All fine structurally but does get messy at times, again **a thank you** to all who help giving it a tidy up.

Telephone Box

One large and one small pane missing

Cllr. Butler.

1. Gullies in Church Street, Wyre Road, Worcester Road and Main Road have been reported to Highways and acknowledged.
 2. Brambles have been cut back that we're intruding on the foot way over Eastern Bridge. However, looking at the bridge from Wyre Piddle, both the bridge and the adjacent embankment are well overgrown, with brambles pushing through and over the metal fencing to a considerable height. The hedging and brambles are on the left-hand side as you walk down Chapel Lane, so I'm not sure if this is railway property or not. The Lengthsman could cut it back to the fence, but this is quite a job, and it gets higher every year. Do we want to pay for this to be done or do we want to try and find who owns it and ask them to cut it right back?
 3. The hedge adjacent to the playing fields has been cut back. It's debatable whether this is a highways issue, but more than likely a Parks and Rec issue, but currently it does not take long, so the Lengthsman is happy to keep an eye on it, as long as we are happy for him to do so.
 4. There is a wooden fence along Haines Avenue, and it is starting to deteriorate, and a couple of posts are actually loose, and probably rotted at the base. Not an immediate problem but if someone were to lean against the fence near where the posts are rotten it may well collapse. This has been reported to Highways (ref 1136835) however, they have responded, and the highways limits are to the back of the footway only. The fence is not Worcestershire County Councils responsibility to maintain. What, if anything, do we want to do about it? It depends on the contract between the developer of the estate and the adjacent landowner. Presumably one of them put it up at the end of the development. Would this be a question for the District Councillor to see if it is Parish responsibility? Cllr. Tucker believed it would be the responsibility of local residents (through repairian ownership)
 5. I have had various emails from a resident concerning the role of the Lengthsman. I have answered these as best I can and have sent them a current official job role for the Lengthsman. One of the things raised that is not in the Lengthsman's role is litter picking. Do we plan on having a litter picking event in the new year?
- The other thing that was raised by this same email was a question about the safety of a 'fence' at the junction of Wyre Hill and Worcester Road. The Lengthsman has looked into this, and it does appear to have changed in as much as trees and undergrowth have been cleared which seems to make it look more open than it did. Maybe done to facilitate works? The existing wooden fence terminates a good way from the bridge and there is a bit of a drop to the brook which is unguarded at the moment as the old iron fence is well mashed into the ground long ago. What action if any do we want to take. Cllr. Butler will investigate the costs to extend the

wooden fence and to look into whether the Lengthsman can undertake the work, or a contractor will be required.

8/11/21 Planning matters, applications, and decision notices- Report by Cllr. Searle.

20/00043/CM – Recycling Centre, Evesham Road, Fladbury

The above application has now been approved.

21/00985/FUL – Pidele House, Main Road

This application is for a single detached garage with a holiday let above and alterations to the front elevation of the house itself. The parish council had no objections to the changes to the house but did object to the addition of the detached garage and holiday let, as it considered that this would increase the amount of on road parking. Despite our objections, the application has been approved.

21/01169/FUL and 21/01170/LB – Land Adjacent Anchor Inn

This application is for the erection of a dwelling on land formerly part of the Anchor Inn public house. The parish council has submitted their comments to this development based on the need to keep the public footpath open and on the issues of parking. An amendment to the design of the dwelling has been made, but this does not raise any further objections or comments. Decision pending.

21/01820/HP – Eaton Bank, Main Road

This application was for single storey kitchen extension to the front elevation which will also include an enclosed porch with two roof lights. The proposal is also for an extended balcony to the rear elevation. This application has been approved.

21/02020/FUL – Little Orchard, George Lane

An application has been submitted for the demolition of the existing bungalow and the construction of 3 bungalows. One of the bungalows will be partly constructed along a line of a water contour which shows a flood depth of 250mm is possible, but flood avoidance measures have been designed. The parish council have submitted their comments and objections. Decision Pending.

21/02243/HP – 3 The Close

An application has been submitted for a single storey extension to front and side; two storey extension to the side; and demolition of the existing car port and garage. The proposal is to render all walls. The parish council have no objection to this work. Decision Pending.

21/02605/FUL - Wyre Marina Boatyard Mill Lane

An application has been submitted for the Formation of New Entrance and Access Track (Re-submission of Planning Permission 18/00132/FUL). Councillors have been consulted and I am awaiting their comments. Decision Pending.

Planning Enforcement

At the informal meeting of parish councillors, it was agreed that if any potential breaches of planning were reported to parish councillors, these must be passed on to the planning authority to investigate the matter. Councillors should have no further input into the matter.

LGA Planning Peer Challenge

I attended a meeting with other parish councillors and representatives of the LGA, who were carrying out a review of planning services in Wychavon and Malvern Hills. We were asked questions on many areas of

the planning process and all members spoke very forcibly about the failings and successes of the planning team. The feedback that the LGA got would be considered and put into a report that would then be sent to the planning department. It was unclear whether members of the review group would receive a copy of this report, or if we would get some feedback from Wychavon Planners.

9/11/21 Correspondence.

- 7/10/21 – WCC- Pershore Infrastructure update Oct 21 – **Noted.**
- 14/10/21 – 14/10/21 – West Mercia Police- Change of Safer Neighbourhood Officer notification. PC Ben Trowman will take over. **Noted.**

10/11/21 Clerk Salary annual review

July is the anniversary of the commencement of the Clerk's employment with the PC. Consideration is always given to incremental increase.

The Clerk's current hourly rate is £12.20 per hour (SCP15) and in line with the increase being put forward by the other Parishes she manages the rate for consideration for increase is to (SCP 19) £13.21 per hour. Wyre Piddle PC have fallen behind other the Parish Councils.

The Clerk current salary is £5075.16 and would increase, if approved to £5495.36 and the new rate of pay would be backdated to July 1st. The anniversary date of the Clerk's employment commencement. Cllr. Paul proposed and Cllr. Lister seconded that this be approved. All in favour.

Date of next Ordinary Parish Council Meeting- THURSDAY 27th January 2022 – at Wyre Piddle Village Hall at 7.30pm

**Approved as a true record Cllr. J. Paul
Chairman Thursday 27th January 2022**

Appendix 1 - Minutes for informal meeting Thursday 28th October 2021

Present: Cllr Paul; Cllr McFarland; Cllr Townsend; Cllr Essex; Cllr Searle (minutes).

Apologies: Cllr Butler; Cllr Lister

Meeting commenced: 20.00

Meeting ended: 21.40

Item		Action
1	Actions From Previous Meeting: a) Road and Pavement Damage by Network Rail: Cllr Essex reported that the work on the railway bridge at George Lane had resulted in pavement and gully cover damage on Evesham Road close to the turning onto the temporary road made by contractors. Cllr Essex has contacted Network Rail several times and informed them of the damage, but	SE

	<p>people of the village, only villagers should be allowed to fish here and that fishing permits should be issued to anyone in the village who had a license and wanted to fish in the meadow. The police should be called if it was thought that people did not have a license, as was happening in Evesham.</p> <p>It would need to be agreed if a permit only fishing notice should be erected.</p>	All
6	<p>Eastern Bridge: Cllr Townsend reported that she had been informed that a decision had been made regarding the traffic lights on the bridge but had not been told what it was and how the Highways department had come to their decision, which is supposed to be as a result of data they had collected. She said that the county councilor had the data but had not shared it, thus we were in the dark as to what is happening. Cllr Townsend will now apply for a Freedom of Information request for the Eastern bridge data which has not been forthcoming from our local councilor. The meeting considered that the parish council were not being either consulted or informed on decisions that affect the village, nor can they prove what is most risk averse for the traffic lights and felt that we should be consulted on what is happening or is proposed in our village.</p> <p>It was agreed that Cllr Townsend should now speak to a more senior officer to find out what is happening and to provide us with the information as to how they came to their decision.</p>	CT
7	<p>Informal Meeting Rota: These were discussed, and it was unanimously agreed that these meetings were valuable in the work of the parish council and it was agreed that they should continue.</p> <p>Cllr Townsend is to draft the Rota for 2022.</p>	CT
8	<p>AOB:</p> <ul style="list-style-type: none"> a) Tree Planting: Cllr Paul raised the matter of trees for the queen's jubilee. He stated that we could plant 15 fairly mature trees of native and fruit trees on the left of the footpath that led from under the railway bridge at George Lane towards the bypass. A decision would have to be made at the formal meeting, but it was considered a good idea. Cllr Essex raised the possibility of planting some trees along the Evesham Road. This would need to be agreed with Highways as a license would be needed. Cllr Searle to investigate. b) Street Lighting: Cllr Essex reported that Prysmian had at last submitted their invoice for the lighting. c) Bank Balance: The parish council's bank balance was discussed, and it was considered that money should be ring fenced for projects like the proposed neighbourhood plan, The Cross and paying for sessional youth workers. These would all have to be discussed and agreed at the formal parish council meeting. A cut in the precept was also discussed and is to be agreed at the formal meeting. d) Trees in the Village: Cllr McFarland reported that all the trees in the village that require a tree preservation order (TPO) have been identified and logged as part of the conservation area plan. These trees would then be considered by Wychavon DC and given a TPO as necessary. Some trees are already covered by being in the conservation area, like the copper beech tree that is adjacent to Pidele House which cannot be trimmed or cut without permission. 	<p>LS</p> <p>All</p>

	<p>e) Meet the Councilors Event: A December event like the one held two years ago was discussed, where villagers could have a glass of wine and a mince pie and meet their councilors other than at formal meetings. It was agreed that this was a good idea.</p> <p>f) Purchase of Land: It was agreed that we should investigate the possibility of purchasing some land that could be used as a community asset.</p> <p>g) Councilor Surgery: It was suggested that we should restart the councilor surgeries half an hour before the formal meetings commence where villagers could speak to a parish councilor regarding issues that concern them. It was noted that these were not a success the first time round.</p>	
9	Next Meeting: The date of the next meeting is to be agreed once the Rota has been drafted and agreed.	

Appendix 2 - Public Question Time

Member of the public informed the council that the dog poo bin from George Lane had been removed when the works were carried out on the railway bridge. Cllr. Paul to speak to Railtrack about replacing it.

5 members of public commented the Anchor building plot. Cllr. Paul asked residents to email their concerns so these could be attached to the minutes, these would also be forwarded to Cllr. Searle to add comments.

Many thanks for providing the opportunity for Villagers to voice their grave concerns about the proposal to turn the majority of the Anchor car park and part of the gardens into a building plot.

There have been many objections sent to the Planning Portal and I do hope that the Parish Council is aware of the many detailed reasons why this proposal is unacceptable.

In particular, Mike Oakley has done a very thorough review of the reasons for which this development should not be approved. There are 11 appendices to his submitted objection. At the Parish Council meeting, I highlighted some extracts which are vital to the consideration of this case. But do please see his other Appeals which set precedence for cases such as The Anchor Inn. (See attached)

In Mike's Appendix 11 –

The Planning Inspectorate – Appeal Decision 13th October 2020

Appeal Ref: APP/B1930/W/20/3251964

The Red Cow Public House (in a situation very similar to The Anchor Inn),
The Inspector appointed by the Secretary of State says at item 8, page 2 –
“However, even though it (the car park) has been severed in ownership from the public house and is not currently in use, this does not in itself mean that the previous use of the site is no longer lawful or that a new planning unit has been created. Set against this context it is important to not lose sight of the fact that land ownership is a private civil matter and planning is generally concerned with land-use in the public interest and not the protection of purely private interests. (Planning Practice Guidance: Paragraph: 008 Reference ID: 21b-008-20140306). If this were not the case, the loss

of community uses and facilities arising from a severance of site ownership could be repeated too easily and often for all forms of development proposals.

Appendix 10 –

Notes of the Meeting of the Communities and Funding Advisory Panel of Wychavon District Council on 20th January 2020 –

Item 38. - Asset of Community Value - the local member (I assume that this was Liz Tucker since she is shown as present), “requested that all the parking area be included within the nomination site”

Appendix 4 –

The Planning Inspectorate – Appeal Decision 9th April 2020

Appeal Ref: APP/A0665/W/19/3236916

The Farmer’s Arms (another rejected plan to build on a pub car park)

The Inspector appointed by the Secretary of State says at item 13, page 3 –

“Reducing parking available to the Farmer’s Arms has the potential to compromise its ongoing viability by deterring future custom. Insufficient parking on site similarly has the potential to lead to adverse effects elsewhere, as individuals may seek to park in other locations, or to undertake atypical manoeuvres in the absence of anticipated provision. (Giving rise to conflict with paragraph 108 of the NPPF [National Planning Policy Framework])

Appendix 6 –

The Planning Inspectorate – Appeal Decision 19th September 2017

Appeal Ref: APP/W1850/W/17/3173815

Land east of The Rosie (proposing to build too close to the noise from a pub garden)

The Inspector appointed by the Secretary of State says at item 10, page 3 –

“It would also conflict with the aims of paragraph 17 of the NPPF which seeks a good standard of amenity for all future occupants of land and buildings.

(i.e., if the developers don’t like the noise from the pub gardens and sell up, we and future occupants are left with what was an entirely foreseeable problem)

I do hope that the Parish Council can give Liz and Dan all the support and encouragement possible, in their efforts to ensure that the attempt to strip this vital part of our Asset of Community Value does not succeed. Thanks for your help and great work on the Parish Council.

1. Being that the proposed building is central to a conservation area and that the proposed building, in the view of ourselves and all neighbours, does not compliment or at all ‘fit’ into the central historic / reservation village theme, both front and rear, and that there is such opposition from the direct neighbours and others it seems to be a huge responsibility for one person i.e. the planning officer to decide on the outcome of this planning proposal.

Can this proposal at least be put forward to a committee in order to decide our fate.

2. There are also our personal reasons:

Reduction in light, privacy, visual amenity, overbearing proximity, lifestyle

We are forever hopeful that someone will champion our, and the village, cause to prevent this overbearing intrusion and despoliation of the last remaining bastion of this historic village centre.

Re: Application **21/01170/LB**, which sought approval for demolition of a listed element ie the car park wall, was withdrawn after an email claimed the wall was a 1960s wall and thus not part of the Anchor curtilage. This was done before the application was spotted and attracted comment/objections.

The member of the public commented that he was surprised at this as the wall is depicted in photographs taken at the June 1953 Coronation Pageant – and it didn't look new then.

Formally to be part of the curtilage then structures have to have been in existence on the 1st July 1948

They made reference to this in their objections to application **21/01169/FUL** the house planning application