

# HONEYBOURNE PARISH COUNCIL

Minutes of the Parish Council meeting held at Honeybourne Village Hall, Harvest Close,  
Honeybourne WR11 7RH  
on Tuesday 9<sup>th</sup> July 2024

**Members present:** Cllrs: H Jobes ( Chairman), A Attridge, C Clear, A Mathias and S Sidwell

**In attendance:** Parish Clerk, Linda Stanton.  
District Cllr J Ciotti – Arrive 19:15 – 20:15  
2 members of public

**24/391 Apologies :** Cllrs B Dubb (personal) T Askew ( personal) G Clelland (sick)  
The apologies were noted and accepted by Council.

**24/392 Declarations of Interest:** Councillors were reminded that to ensure transparency and retain public confidence in the council's decisions they are required to -  
a) Keep their Register of Interests form up to date;  
b) Declare any Disclosable Pecuniary Interests (DPI) and any Other Disclosable Interests (ODI) in agenda items and the nature of those interests.

The Chair reminded all members to declare their interest at the start of the meeting and it was not the responsibility of the Chair or the Clerk to remind members of their declaration of interest.

Cllr	Minute	Interest	Reason
A Attridge	Item 24/400 (a) <ul style="list-style-type: none"><li>Payment to The Ranch Caravan Park</li></ul>	DPI – payment to employer	
H Jobes	Item 24/400 (a) <ul style="list-style-type: none"><li>Payment to Village Hall</li></ul>	DPI- Village Hall Trustee	
A Mathias	Item 24/400 (a) <ul style="list-style-type: none"><li>Payment to Thatched Tavern</li></ul>	DPI- Landlord	

**24/393 To consider any dispensations**

Resolved:

To grant dispensations to members for agenda item 24/400(a).  
(Standing order 13(e) (h) i). Without the dispensation the number of persons prohibited from participating in the particular business would be so great a proportion of the meeting that the transaction of the business would be impeded)

**24/394 Open Session Participation to hear from:**

- Members of the Public.  
There were none.
- Supporting organisations - South Worcestershire Policing Team.  
Not present.
- Worcestershire County Councillor A. Adams (Littleton division)  
Not present
- Wychavon District Cllr J Ciotti.  
The Chair welcomed Cllr Ciotti and asked if she wished to address the Council.  
Cllr Ciotti said that she has no updates for the Council.  
Cllr Clear advised Cllr Ciotti that Rooftop have still not repaired the lights in Dudley Road. Cllr Ciotti will follow up with Rooftop.
- PROW- Clerk advised Council that the group cleared High Street to Weston Road and Westbourne to Station Road footpaths on Sunday 7<sup>th</sup> July 2024 and they

will be meeting up with Pebworth PROW volunteers and the WCC footpath officer to see how they replace stiles in Pebworth, on 29<sup>th</sup> July.

#### 24/395 Adoption of minutes

- I. To approve adoption of the minutes of the Parish Council meeting held on 11<sup>th</sup> June 2024.

**Resolved:**

That the minutes of the Parish Council meeting held on 11<sup>th</sup> June 2024 be approved as an accurate record and signed by the Chairman.

#### 24/397 Chairman's report. (If any)

There was nothing to report.

#### 24/398 Clerk's Report

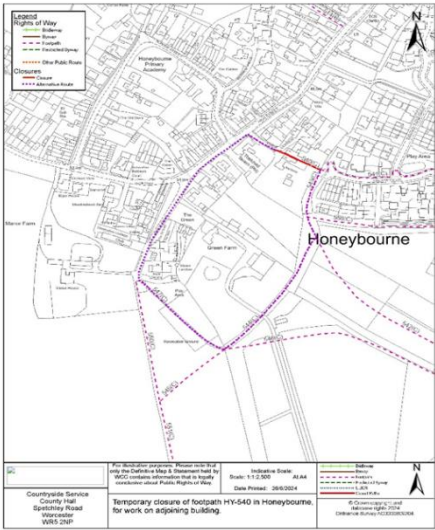
To be advised of any decisions taken under delegated powers, receive updates to ongoing matters and list any relevant office communications since the last council meeting.

a) Sports Field Enhancement	Sports field enhancement is completed. The contractor will apply selective weed spray in 6 weeks' time.
b) Honeybourne Cemetery	Resident visiting their relatives graves have raised concerns about a member of public exercising their dogs at the cemetery. A notice has now been installed on the gate and noticeboard at the cemetery.  <b><u>"Polite Notice"</u></b>  If you bring your dog into the cemetery, it must be kept on a lead at all times. Honeybourne Parish Cemetery is a place of reverence and reflection, where people come to pay their respects to the deceased and find solace. Being greeted by an off-lead dog chasing their ball anywhere in the cemetery is totally unacceptable."
c) Defibrillator	The defibrillator at the One Stop shop was used on 21 <sup>st</sup> June 2024. Defibrillator has been recommissioned and is emergency ready.
d) Parish Priorities	Resident is Stephenson Way has raised the following concerns through Cllr. Askew: <ol style="list-style-type: none"><li>1. "Traffic at the back of Honeybourne Road - particularly when entering the village is on the increase- the speeds that cars and wagons achieve when entering the village more often than not is well over the 30 mph limit.</li><li>2. The car parking area by the Train Station from the hours of 20.00 hrs- midnight- particularly over the weekends- you can hear cars meeting with music playing until very late- also it is more of a meeting place during the Summer months particularly in the month of August when The Ranch is at its busiest."</li></ol> The concern has been forwarded to West Mercia Police (Parish Priorities).
e) Brickwalk - Drainage	Reported to WCC. They have now jet cleaned the drain. They have raised a works order for some repairs to the drain.
f) Grass cutting	Resident has concerns that Rooftop have not cut the grass by the OAP bungalows verges by Harvard Avenue and Westbourne. Clerk has reported to Rooftop Housing and also asked District Cllr Ciotti to assist in the matter. Clerk has advised resident.  Cllr Clear asked the Clerk if she have an out of office set on her email. Clerk and Chair advised that there is an out office message on the Clerk's email and residents can email the Chair. The Chair also confirmed that the Clerk monitors the emails while she is on leave.
g) Concern over old residents cutting private grass verges.	Clerk has written to complainant to advise that the PC have no jurisdiction over private land. It is the individuals decision to do the work.
h) Annual painting of footway lighting brackets	The annual painting of the footway lighting brackets has been completed.

**Resolved:**

- I. That the report be noted.

**24/399 Correspondence & Circulations Received**

<p>a) Email from resident– Parking at Village Hall for events</p>	<p>A resident at Grange Farm raised the following concerns;</p> <ul style="list-style-type: none"><li>• Residents at Grange Farm were not advised of the D-Day event</li><li>• Parking arrangements for the event.</li><li>• Parking arrangements for Christmas Switch On for the previous year</li><li>• Council disbanding the committee of village hall volunteers as a result of this relationships with residents around the village hall have gone downhill.</li></ul> <p><i>Clerk response to resident:</i> <i>“The Parish Council event on Thursday evening was published in the village news in April and May. The event is for local residents to come together to remember the hundreds of thousands of allied forces who gave service on D-Day eighty years ago and helped secure the peace we in the UK enjoy today. The majority of people will almost certainly walk to this event, as this was the case with our Christmas Lights switch on in December last year.</i></p> <p><i>The Village Hall is a separate entity from the Parish Council. The Parish Council have no involvement at all in the running of the Village Hall or any committees set up by the Village Hall.”</i></p>
<p>b) County Cllr email- School Flashing Lights</p>	<p>Cllr Adams has reported the faulty flashing lights on Weston Road and on Station Road to WCC.</p>
<p>c) Notice of closure of Footpath (Circulated to members)</p>	<p>Notice of closure of Footpath HY-540(part) Honeybourne, Worcestershire. It appears to Worcestershire County Council that due to building work on adjoining house, there is a need to close the highway in the following terms: -</p> <ol style="list-style-type: none"><li>1.The effect of the Notice is that no person shall proceed along Footpath HY-540, Honeybourne between grid ref: 411477.4, 243729.25 China Corner and grid ref: 411526.22, 243705.07 Fallow Field.</li><li>2.This provision shall continue in force for a maximum of 5 days (unless further provision is made for its continuance). It is anticipated that it will remain in force for 5 days commencing 22 July 2024.</li><li>3 The alternative route is: U45044 China Corner, C2049 High Street, U45016 Brick Walk, Footpaths HY-547, HY-544 and HY-543 in Honeybourne and vice versa.</li></ol> <p>Nothing in this Notice shall prevent at any time access for pedestrians to any premises situated on or adjacent to the highway, or to any other premises accessible for pedestrians from and only from the highway.</p> 
<p>e) West Mercia – Fraud and Scam</p>	<p>West Mercia Police - fraud and Scam Bulletin – June2024 Circulated to members</p>

**Resolved:**

That correspondence be noted.

**24/400 Finance****a) To approve bills for payment for July.**

Invoice no	Cheque no	Supplier	Description	Net £	Vat £	Gross £
804980947	Direct Debit	British Gas	Pavilion power and heating	72.59	3.62	76.21
V02229809867	Direct Debit	EE	PC mobile phone	6.30	1.26	7.56
1763618-0	Direct Debit	Sky Business	Pavilion phone line ( 22 <sup>nd</sup> May – 21 <sup>st</sup> June 24)	26.95	5.39	32.34
Wp-Inv06014692	Direct Debit	Water Plus	Pavilion water	8.02	-	8.02
21170/22312	BACS	GS Adams	Replace faulty dusk to dawn photocell streetlight street light column 21 – Bretforton Road	165.00	33.00	198.00
21169/22029	BACS	GS Adams	Annual painting of streetlights brackets	880.00	176.00	1056.00
21168/22347	BACS	GS Adams	Replace faulty dusk to dawn photocell streetlight street light column 16 – High Street	165.00	33.00	198.00
373	BACS	DTH Churchyard & cemetery Services	Grave digging fee for 24 <sup>th</sup> June 2024 (ashes)	100.00	-	100.00
SI- 9959	BACS	Security 4 Systems	Monthly IT support	72.00	-	72.00
June	BACS	J Hyde	Lengthsman work	128.75	-	128.75
June	BACS	J Hyde	Handyman work	283.28	-	283.28
Tax month 4	BACS	HMRC	HMRC	751.01	-	751.01
Tax month 4	BACS	Worcestershire Pension	Pension	762.71	-	762.71
Tax month 4	BACS	Staff salary	Staff salary	2244.54	-	2244.54
-	BACS	Staff mileage	2 <sup>nd</sup> April – 27 <sup>th</sup> June 2024 1008 miles	453.36	-	453.36
3084	BACS	Limebridge	Grounds maintenance	1357.50	271.50	1629.00
SIN128486	BACS	Fairview Trading	Wooden dowels	9.45	1.89	11.34
CG839	BACS	Honeybourne Village Hall	Room hire for -Railway Station Garden Group 18 <sup>th</sup> June 2024	12.00	-	12.00
CG839	BACS	Honeybourne Village Hall	Coffee& tea for Wildflower working group – 14 <sup>th</sup> June 2024	14.00	-	14.00
3290	BACS	ARC Ground Care (Sports Pitch and Drainage Contractors)	Field enhancement	25,520.00	5104.00	30,624.00
3291	BACS	ARC Ground Care (Sports Pitch and Drainage Contractors)	Shockwave decompact the playing field . Supply and apply fertilizer	850.00 945.00	359.00	2154.00
6190369916	BACS	Lyreco	Stationary	20.41	4.08	24.49
INV -1003	BACS	The Honeybourne Pub Company ( Thatched Tavern)	Sandwiches for Code of conduct training	60.00	-	60.00
Clp0358346	BACS	Wychavon District Council	Twice annual cleanse and weekly emptying of dog/litter bin. 2 litter bin and 1 dog bin at The Leys and 1 litter bin a	376.24	75.25	451.49

			crossroads by Gate Inn, Station Road	-	-	
Equal Pre- paid debit card						
Invoice	Date	Supplier	Description	Net £	Vat £	Gross £
5/06/24	5 <sup>th</sup> June 2024	Ranch Shop (Ranch Caravan Park)	1 x13 kg Gas bottle For the lighting of D-Day Beacon	43.22	2.28	45.50
IEN2024033058455	26 <sup>th</sup> Jun 2024	Adobe Creative	Software Subscription	16.64	3.33	19.97
1000005428459	28 <sup>th</sup> June 2024	Land Registry	Title register-village hall (The title lease between PC and village hall trustee lease incorrect)	3.00	-	3.00
1001500295	1 <sup>st</sup> July 2024	CG Fixings Ltd t/a Powertoolworld	Makita DC 18RC 18v LXT Li- Ion Fast battery charger 7.2/14.4/18v	22.42	4.48	26.90
E423319	6 <sup>th</sup> July 2024	Eplusbatteries	Makita 18v battery 5.0 Ah batteries x2	52.63	-	52.63
<b>Resolved:</b> To approve the payment.						

**b) To approve bank reconciliation for June 2024**

**Honeybourne Parish Council**

31 May 2024 (2024-2025)

Prepared by:

Date:

\_\_\_\_\_  
*Name and Role (Clerk/RFO etc)*

Approved by:

Date:

\_\_\_\_\_  
*Name and Role (RFO/Chair of Finance etc)*

<b>Bank Reconciliation at 31/05/2024</b>			
	Cash in Hand 01/04/2024		184,283.02
	<b>ADD</b> Receipts 01/04/2024 - 30/06/2024		50,883.59
			235,166.61
	<b>SUBTRACT</b> Payments 01/04/2024 - 30/06/2024		49,503.30
<b>A</b>	<b>Cash in Hand 31/05/2024</b> (per Cash Book)		<b>185,663.31</b>
	Cash in hand per Bank Statements		
	Petty Cash 30/06/2024	0.00	
	Lloyds Business Bank Instant 30/06/2024	177,510.10	
	Lloyds Treasurers Account 30/06/2024	7,794.87	

	Prepaid Debit Card Equals	30/06/2024	358.34	
				185,663.31
	Less unrepresented payments			
				185,663.31
	Plus unrepresented receipts			
<b>B</b>	<b>Adjusted Bank Balance</b>			<b>185,663.31</b>
<b>A = B Checks out OK</b>				
<b>Resolved:</b>				
The bank reconciliation for June be approved.				

**c) To note current budget position v actual receipts and payments.**

**Resolved:**  
That the current budget position v actual receipts and payments be noted.

**d) To approve quote of £850.00 for the hedge line on the north boundary of the Leys Playing Field which consists of cutting back and clear the excessive trees and shrub growth Enveloping the neighbour's garage and beyond. The hedge will be cut back to clear the Garage by 1.2 m and the tree canopy overhanging the garage will also be cut back well clear of the building. All arisings from the clearance will be removed from site for recycling.**

**Resolved:**

- I. That the quote of £850.00 be approved.
- II. That the scope of work to be approved.

**e) For noting- Receipt of 2024/2025 grass cutting contributions from WCC (£1,419.97)**

**Resolved:**  
That the grass cutting contribution from WCC be noted.

**f) For noting- A total of £167.85 was collected for SSAFA during the 80<sup>th</sup> D-Day event.**

**Resolved:**  
That the collection of £167.85 for SSAFA was noted.

**g) Approval for the Clerk to be given delegated authority to progress all ongoing matters and projects and authorise all regular payments and incur expenditure in line with the Council's agreed budget as the Council will be in recess in August. The Clerk will continue to liaise with the Chair on major issues. A record of all decisions and expenditure incurred under delegated authority will be kept and reported to members when the council meet in September.**

**Resolved:**  
That the Clerk will be given delegated authority during August.

**24/401 Working Groups reports**

To receive minutes from Council working groups held since the last Council meeting and Consider recommendations for resolution. ( if any)  
There were none.

## 24/402 Environment & Community Wellbeing.

### a) To consider celebrating the 80<sup>th</sup> Anniversary of VE Day on 8<sup>th</sup> May 2025.

Parish and Town Councils are very much encouraged to get involved in this special celebration, to pay tribute to the millions that sacrificed so much during the dark days of war and helping to secure the starting point of all the years of peace that we enjoy today. As part of the celebration Council with the existing D-Day Beacon can re-light them at 9:30pm on 8<sup>th</sup> May 2025. Also to consider lighting a Lamp of Peace to remember the millions of animals- the horses, donkeys, dogs, cats, pigeons and others- that gave service and were killed during WW2.

#### Resolved:

- I. That HPC will celebrate the 80<sup>th</sup> Anniversary of VE Day on 8<sup>th</sup> May 2025.
- II. To book the mobile fish & chips for the event.
- III. The current members of the D-Day Working Group will organise the event.
- IV. A budget of £1,500 will be allocated for the event.

### b) West Mercia- OPCC Survey

Council members completed the survey.

## 24/403 Planning

### a) Members to respond to planning applications

WDC Ref	Site Address	Proposal
W/24/01117/HP	16 Stratford Road, Honeybourne, Evesham, WR11 7PP	Proposed timber gates

#### Resolved:

Have No Representation for this planning application.

WDC ref	Site Address	Proposal
W/24/01275/HP	7 Mickleton Road, Honeybourne, Evesham, WR11 7PN	Removal of rear porch and construct new single storey extension with Pitched tiled roof

#### Resolved:

Have No Representation for this planning application.

### b) Planning decisions received.

WDC Ref	Site Address	Proposal
W/24/00547/HP	4 Poden Cottage, Mickleton Road, Honeybourne, Evesham, WR11 7PS	Two storey side and rear extension and single storey rear extension <b>(Appendix 1 pages 443- 445)</b>

#### Decision:

Approved

WDC Ref	Site Address	Proposal
W/24/00719/FUL	Vicarage Nurseries, Weston Road, Bretforton, Evesham, WR11 7HW	Demolition of a redundant glass house, and replacement of 4 static caravans with a terrace of 5 x 2-bedroom and 2 x 3-bedroom cottages, with associated car parking, foul and surface water drainage and landscaping; to accommodate essential workers required to live on the Site as approved under planning reference 20/02837/FUL – variation of condition 4. <b>(Appendix 2 pages 446-452)</b>

#### Decision:

Approved
<b>Resolved:</b> That the planning decision be noted.

**24/404 Members are reminded to notify the Clerk of any items for discussion at the next Council meeting by 23<sup>rd</sup> August 2024.**

**24/405 Date of next meeting.**  
Next Parish Council Meeting, 10<sup>th</sup> September 2024, 7:15pm at Honeybourne Village Hall.

The meeting concluded at 20:15

Signed: H M Jobes  
Chairman, Honeybourne Parish Council

Date: .....  
10<sup>th</sup> September 2024

Council Members: H Jobes (Chairman), Bal Dubb (Vice- Chair), A Attridge, T Askew, C Clear, G Clelland, A Mathias and S Sidwell
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## **PLANNING APPROVAL NOTICE**

TOWN AND COUNTRY PLANNING ACT 1990

### **Approval - Householder Planning**

**Application No:** W/24/00547/HP

**Parish:** Honeybourne

**Agents Address:**

[REDACTED]  
JNS Architectural Ltd  
11 The Green  
Radway  
Warwick  
CV35 0UG

**Applicants Address:**

[REDACTED]  
4 Poden Cottage Mickleton Road  
Honeybourne  
Worcestershire  
WR11 7PS

#### **Part I – PARTICULARS OF APPLICATION**

**Statutory Start Date:** 1 May 2024

**Location:** 4 Poden Cottage, Mickleton Road, Honeybourne, Evesham, WR11 7PS

**Proposal:** Two storey side and rear extension and single storey rear extension

#### **Part II - PARTICULARS OF DECISION**

Wychavon District Council hereby give notice that in pursuance of the provisions of the Town and Country Planning Act 1990 that **PERMISSION HAS BEEN GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions (if any):-

#### **CONDITIONS AND REASONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless where required or allowed by other conditions attached to this permission/consent, the development hereby approved shall be carried out in accordance with the information (including details on the proposed materials) provided on the application form and the following plans/drawings/documents 24-001-01 Revision A (Existing Floor Plans and Elevations) and 24-001-02 Revision A (Proposed Floor Plans and Elevations).

Reason: To define the permission.

3. The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match in type, colour, texture and size those used in the existing building.

Reason: To ensure that the new materials are in keeping with the surroundings and/or represent quality design in accordance with policy SWDP21 of the South Worcestershire Development Plan.

4. The bat box feature shall be provided in accordance with the approved plans prior to the development being brought into use and shall thereafter be retained and maintained as such.

Reason: To ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area in accordance with policy SWDP22 of the South Worcestershire Development Plan.

5. Prior to the first use/occupation of the development hereby permitted, the surface water management details set out in the submitted Water Management Statement shall be fully implemented and remain thereafter.

Reason: To ensure that an appropriate sustainable drainage system is provided to serve the development in accordance with policy SWDP29 of the South Worcestershire Development Plan 2016.

6. The Development hereby approved shall not be brought into use until an area has been laid out within the curtilage of the dwelling for the parking of 3 cars at a gradient not exceeding 1 in 8. This area shall thereafter be retained for the purpose of parking a vehicle only.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to comply with Policy SWDP21 of the South Worcestershire Development Plan.

7. The Development hereby permitted shall not be brought into use until sheltered and secure cycle parking to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards and with Policy SWDP21 of the South Worcestershire Development Plan.

## **NOTES TO APPLICANT**

1. The above site has been reviewed for any potential contamination issues. The proposed development is situated within 250m of a registered landfill or significant area of unknown filled ground which potentially could produce landfill gas.

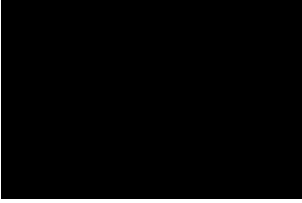
The applicant is advised to consider incorporating matching landfill gas protection measures within the foundations of the proposed extension(s), so as not to compromise any existing gas protection measures which may have been installed in the existing building. If the existing building has no protection measures currently there is no need to install gas protection measures within the proposed extension.

2. Positive and Proactive Statement. No problems have arisen in dealing with this application. The planning application sought an acceptable form of development consistent with the requirements of relevant policies and material considerations. No amendments or alterations were therefore required and no further positive or proactive action was deemed necessary.

3. Buildings are frequently used as roosting sites by bats. Bats and their 'roost' sites are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017, the latter of which deems them a European Protected Species. It is a criminal offence to deliberately kill or injure a bat, to disturb or destroy a bat roost or to obstruct an entrance to a roost. If evidence of bats is found, work should stop immediately and Natural England must be contacted on 0845 6003078 for advice on the best way to proceed. All contractors working on site should be made aware of

the advice and provided with the relevant contact details.

Signed:



Head of Development Management

Date: 20 June 2024

Note: - This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. **In particular this permission is not a Building Regulation Approval. Advice should be sought from the South Worcestershire Building Control on 01684 862223 to ascertain if approval is required under the Building Regulations for the proposed development. Failure to make a Building Regulations application, if required, prior to work commencing on site is an offence under Section 35 of the Building Act 1984 and may result in the authority taking further action.**

## PLANNING APPROVAL NOTICE

TOWN AND COUNTRY PLANNING ACT 1990

### Approval - Full planning permission

**Application No:** W/24/00719/FUL

**Parish:** Bretforton

**Agents Address:**

[REDACTED]  
Frampton Town Planning Ltd  
Oriel House  
42 North Bar  
Banbury  
OX16 0TH

**Applicants Address:**

[REDACTED]  
c/o Framptons

#### Part I – PARTICULARS OF APPLICATION

**Statutory Start Date:** 15 April 2024

**Location:** Vicarage Nurseries, Weston Road, Bretforton, Evesham, WR11 7HW

**Proposal:** Demolition of a redundant glass house, and replacement of 4 static caravans with a terrace of 5 x 2-bedroom and 2 x 3-bedroom cottages, with associated car parking, foul and surface water drainage and landscaping; to accommodate essential workers required to live on the Site as approved under planning reference 20/02837/FUL - variation of condition 4.

#### Part II - PARTICULARS OF DECISION

Wychavon District Council hereby give notice that in pursuance of the provisions of the Town and Country Planning Act 1990 that **PERMISSION HAS BEEN GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions (if any):-

#### CONDITIONS AND REASONS

1. The development hereby permitted must be commenced not later than the expiration of three years from the date of the original permission 20/02837/FUL dated 30.04.21.

Reason: To conform with the requirements of Sections 73 and 91 of the Town and Country Planning Act 1990 (as amended).

2. Unless where required or allowed by other conditions attached to this permission/consent, the development hereby approved shall be carried out in accordance with the information (including details on the proposed materials) provided on the application form and the following plans/drawings/documents –

PF10386.01 Rev F,

4464/06c,

4610/02b

W4610/3b.

Reason: To define the permission.

3. No development above floor level shall take place until details of the materials to be used in the construction of the external surfaces of the essential workers dwellings hereby permitted have been submitted to and approved in writing by the local planning authority.

The development shall be carried out using the materials as approved.

Reason: To ensure that the new materials are in keeping with the surroundings and/or represent quality design in accordance with policy SWDP21 of the South Worcestershire Development Plan.

4. Other than work required to be carried out as part of an approved scheme of remediation, no further works hereby approved shall be carried out until Parts 1 to 6 have been complied with:

#### Part 1

The development shall be implemented in accordance with the Phase 1 Report, ref, 21-0606 dated 19th October 2021 by BSP Consulting approved in the conditions letter for planning permission 20/02837/FUL dated 11.01.22.

#### Part 2

Where an unacceptable risk is identified and prior to the commencement of construction work on the development hereby permitted a scheme for detailed site investigation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to assess the nature and extent of any contamination and shall be led by the findings of the preliminary risk assessment.

The investigation and risk assessment scheme must be complied by competent persons and must be designed in accordance with the Environment Agency's "Land Contamination: Risk Management" guidance.

#### Part 3

Where part 2 applies, a detailed site investigation and risk assessment shall be undertaken in accordance with the approved scheme required under Part 2 and a written report of the findings produced, submitted to and approved in writing by the local planning authority. The investigation/assessment shall be approved prior to the commencement of construction works on the development hereby approved.

#### Part 4

Where identified as necessary in the report approved under Part 3, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors shall be produced, submitted to and approved in writing by the local planning authority. The scheme shall include an implementation programme. The scheme shall be approved prior to the commencement of construction works on the development hereby approved. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental protection Act 1990 in relation to the intended use of the land after remediation.

#### Part 5

The remediation scheme approved under Part 4 shall be carried out in accordance with the approved implementation programme.

#### Part 6

Following the completion of the measures identified in the remediation scheme approved under Part 4, a validation report that demonstrates the effectiveness of the remediation carried out shall be produced, submitted to and approved in writing by the Local Planning Authority. None of the development hereby approved shall be occupied used until the validation report has been approved.

#### Part 7

In the event that contamination is found at any time when carrying out the approved development that was not previously identified in the report approved under Part 3, construction works shall cease and this shall be reported immediately in writing to the Local Planning Authority. In such circumstances an investigation and risk assessment must be undertaken and a revised remediation scheme must be produced, submitted to and approved in writing by the Local Planning Authority. Development works shall not resume until the revised remediation scheme has been approved in writing. The measures as set out in the revised remediation scheme shall be carried out. Following the completion of any measures identified in the approved revised remediation scheme a validation report must be produced, submitted to and approved in writing by the Local Planning Authority. None of the development hereby approved shall be occupied/first used until the validation report has been approved.

Reason: To ensure that the proposed development avoids significant adverse impacts from pollution in accordance with policy SWDP31 of the South Worcestershire Development Plan.

5. Before the first occupation of the development hereby permitted, details of glazing and alternative methods of ventilation measures in order to achieve the requirements of BS8233:2014 'Guidance on sound insulation and noise reduction for buildings' shall be submitted to and approved in writing by the local planning authority. The approved measures shall be implemented before the first occupation of the development and shall be retained thereafter.

Reason: To ensure the proposal preserves residential amenity and to provide a satisfactory living environment for future occupiers of the development in accordance with Policies SWDP 21 and SWDP31 of the South Worcestershire Development Plan.

6. The occupation of the dwellings hereby permitted shall be limited to a person solely or mainly working, or last working (and not working elsewhere in the meantime), in the locality in agriculture (as defined in Section 336(1) of the Town and Country Planning Act, 1990) or in forestry ("the Agricultural Workers"), or a widow, widower or surviving civil partner of the Agricultural Workers, and to any dependants residing with the Agricultural Workers or his/her widow, widower or surviving civil partner.

Reason: The proposed dwellings would be situated in the open countryside, outside any defined settlement boundary where new housing development will be strictly controlled. The proposed dwellings are justified as it serve the essential needs of an agricultural operation in line with policy SWDP19 of the South Worcestershire Development Plan. To grant permission without such a condition would be contrary to policies SWDP2 and SWDP19 of the South Worcestershire Development Plan .

7. The development shall be implemented in accordance with the Construction Environment Management Plan, ref, PF/10386 by Framptons dated October 2021 as approved in the conditions letter for planning permission 20/02837/FUL dated 11.01.22.

Reason: To protect existing and new occupiers of residential areas from the unreasonable effects of noise, vibration, light and dust nuisance, to avoid and mitigate for any potential impact on protected species, minimise the risk of accidents and ensure public rights of way are kept available where possible for the duration of the construction, in accordance with Policies SWDP4, 21 and 22 of the South Worcestershire Development Plan.

8. The development hereby permitted shall not be first occupied until the access and internal roadway have been provided in accordance with DWG No. 22250-03-01 'Proposed Access Improvements.'

Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety in accordance with Policies SWDP 4 and SWDP 21 of the South Worcestershire Development Plan.

9. The development hereby approved shall not be brought into use until the applicant has submitted a Travel Plan in writing to the Local Planning Authority that promotes sustainable forms of travel to the development site and this has been approved in writing by the Local Planning Authority. The submitted details shall use Modeshift STARS Business to carry out this process and include mechanisms for monitoring and review over the life of the development and timescales for implementation. The approved Travel Plan shall be implemented, monitored and reviewed in accordance with the approved details.

Reason: To reduce vehicular movements and promote sustainable access in accordance with Policy SWDP 4 of the South Worcestershire Development Plan.

10. Notwithstanding the submitted Drainage Strategy, no development above floor slab level shall take place until detailed design drawings for surface water and foul water drainage have been submitted to and approved in writing by the Local Planning Authority. The approved drainage works shall be implemented in accordance with the approved details before the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: To ensure development would not result in unacceptable risk of pollution or harm to the environment and to ensure the proposed development does not exacerbate flood risk and deals with surface water run-off from the site in a sustainable manner, in accordance with policies SWDP28, SWDP29 and SWDP 30 of the South Worcestershire Development Plan.

11. No works in connection with site drainage shall commence until a SuDS management plan which will include details on future management responsibilities, along with maintenance schedules for all SuDS features and associated pipework has been submitted to and approved in writing by the Local Planning Authority. This plan shall detail the strategy that will be followed to facilitate the optimal functionality and performance of the SuDS scheme throughout its lifetime. The approved SuDS management plan shall be implemented in full in accordance with the agreed terms and conditions and shall be managed and maintained in accordance with the agreed terms and conditions and shall be managed and maintained in accordance with the approved maintenance plan thereafter.

Reason: To ensure the development can be adequately drained in accordance with paragraph 165 of the NPPF and Policy SWDP29 of the South Worcestershire Development Plan.

12. The development, hereby approved, must not include any first floor window on the south west side elevation of the development hereby approved.

Reason: To protect the amenity of the neighbouring dwellings in accordance with policy SWDP21 of the South Worcestershire Development Plan

13. The development shall be implemented in accordance with the landscaping scheme as shown on DWG No. BLA079-001 and information on ground preparation and tree pit excavation, ground preparation for hedge planting, maintenance and watering, approved in the conditions letter for planning permission 20/02837/FUL dated 08.04.21.

All planting and seeding/turfing shall be carried out in accordance with the approved details in the first planting and seeding/turfing seasons following the completion or first occupation/use of the development, whichever is the sooner.

The planting shall be maintained in accordance with the approved schedule of maintenance. Any trees or plants which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the proposed development does not have an adverse effect on the character and appearance of the area in accordance with policies SWDP21 and SWDP25 of South Worcestershire Development Plan.

14. Before the development hereby permitted is first occupied, details of any external lighting to be provided in association with the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include times when the external lighting will not be switched on. Only external lighting in accordance with approved details shall be provided on the application site notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification).

Reason: To ensure the proposed development does not have an adverse effect on the character and appearance of the area in accordance with policies SWDP1, SWDP21 and SWDP25 of South Worcestershire Development Plan and to ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area in accordance with policy SWDP22 of the South Worcestershire Development Plan.

15. Prior to installation, an ecological mitigation and enhancement scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall be based on the recommendations contained within the Ecological Appraisal Report carried out by Ecology Solutions, ref, 9091.EcoApp.vf1, dated November 2020] and shall include an implementation timetable. The works shall thereafter be carried out in accordance with the approved details and timetable.

Reason: To ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area in accordance with policy SWDP22 of the South Worcestershire Development Plan.

16. Prior to installation, details of renewable and/or low carbon energy generation measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall contribute to at least 10% of the predicted energy requirements of the development. The details to be submitted shall include:-

- the overall predicted energy requirements of the approved development;
- the predicted energy generation from the proposed renewable/low carbon energy measures; and
- an implementation timetable for the proposed measures.

The development shall be carried out in accordance with the approved details.

Reason: To ensure the development supports the delivery of low carbon/renewable energy and safeguards natural resources in accordance with policy SWDP27 of the South Worcestershire Development Plan.

17. Prior to the first occupation of any of the dwellings hereby approved, details of superfast broadband facilities or alternative solutions to serve the dwellings hereby approved shall be submitted to and approved in writing by the local planning authority. The submitted details shall include an implementation programme. The facilities shall be provided in accordance with the approved details.



Reason: To ensure the proposal incorporates satisfactory telecommunication facilities in line with policy SWDP26 of the South Worcestershire Development Plan 2016.

18. Prior to installation, further details setting out water efficiency measures and confirming that the daily non-recycled water use per person will not exceed 110 litres per day, shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the first occupation of the development and retained thereafter.

Reason: To ensure sustainability measures are taken into account in the development in accordance with Policies SWDP 21 and SWDP 30 of the South Worcestershire Development Plan.

19. Appropriate cabling and an outside electrical socket must be supplied for each property to enable ease of installation of an electric vehicle charging point (houses with dedicated parking). The charging point must comply with BS7671. The socket should comply with BS1363, and must be provided with a locking weatherproof cover if located externally to the building. As a minimum, charge points should comply with Worcestershire County Council Design Guide which requires 7kw charging points for residential developments.

Reason: NPPF Paragraphs 105 and 110 of the NPPF state; 'If setting local parking standards for residential and non-residential development, policies should take into account the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles' and 'Applications for development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.'

20. Demolition, clearance or construction work and deliveries to and from the site in connection with the development hereby approved shall only take place between the hours of 07.30 and 18.00hrs Monday to Friday and 08.00 and 13.00hrs on a Saturday. There shall be no demolition, clearance or construction work or deliveries to and from the site on Sundays, Public or Bank Holidays.

Reason: To preserve the amenities of the locality in accord with Policy SWDP21 of the South Worcestershire Development Plan.

21. Prior to the first occupation of the development hereby permitted, details of refuse storage facilities to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse storage facilities shall be implemented prior to the first occupation of the associated development and retained thereafter.

Reason: To ensure adequate refuse storage facilities are incorporated in the development and/or ensure high quality design in accordance with policies SWDP21 and SWDP33 of the South Worcestershire Development Plan.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting, substituting, amending, extending, consolidating, replacing or modifying that Order), no additions or extensions shall be constructed on the application site following the first occupation of the development hereby permitted.

Reason: To ensure that future occupiers of the dwellings are provided with a satisfactory living environment in accordance with Policy SWDP 21 of the South Worcestershire Development Plan.

23. Temporary fencing for the protection of all retained hedges on site and trees outside the site whose Root Protection Areas fall within the site shall be erected in accordance with BS 5837:2012 (Trees in Relation to Design, Demolition and Construction) before development of any type commences, including site clearance, demolition, materials delivery, vehicular movement and erection of site huts.

Any alternative fencing type or position not strictly in accordance with BS 5837 (2012) must be agreed in writing by the local planning authority prior to the commencement of development.

This protective fencing shall remain in place until the completion of development or unless otherwise agreed in writing with the local planning authority. Nothing should be stored or placed (including soil), nor shall any ground levels altered, within the fenced area without the previous written consent of the local planning authority. There shall be no burning of any material within 10 metres of the extent of the canopy of any retained tree/hedge.

Reason: To prevent existing trees/hedges from being damaged during construction work in accordance with policy SWDSP 21 of the South Worcestershire Development Plan.

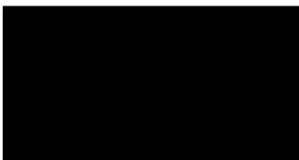
24. Prior to the first occupation of any dwelling hereby approved secure parking for cycles to comply with the Council's standards shall be provided within the curtilage of each dwelling and these facilities shall thereafter be retained for the parking of cycles only.

Reason: To comply with the Council's parking standards in accordance with Policies SWDP 4 and SWDP 21 of the South Worcestershire

### **NOTES TO APPLICANT**

1. This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service who can be contacted by email [worcestershirevehicle.crossing@ringway.co.uk](mailto:worcestershirevehicle.crossing@ringway.co.uk). The applicant is solely responsible for all costs associated with the construction of the access.

**Signed:**



**Head of Development Management**

**Date: 20 June 2024**

Note: - This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. **In particular this permission is not a Building Regulation Approval. Advice should be sought from the South Worcestershire Building Control on 01684 862223 to ascertain if approval is required under the Building Regulations for the proposed development. Failure to make a Building Regulations application, if required, prior to work commencing on site is an offence under Section 35 of the Building Act 1984 and may result in the authority taking further action.**







# HPC Minutes 9th July 2024

Final Audit Report

2024-09-15

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