

HONEYBOURNE PARISH COUNCIL

**Minutes of the Parish Council meeting held at Honeybourne Village Hall, Harvest Close,
Honeybourne WR11 7RH
on Tuesday 14th January 2025**

Members present: Cllrs: H Jobes (Chair) B Dubb (Vice- Chair), A Attridge, T Askew, G Clelland and A Mathias

In attendance: Parish Clerk, Linda Stanton.
County Councillor A Adams (Arrive at 8:15pm left at 8:45pm)
District Cll J Ciotti (Arrive at 7:15pm left at 8:45 pm)
2 members of public

24/482 Apologies : Cllrs C Clear (Work commitment) and S Sidwell (personal)
Apology noted and accepted by Council

24/483 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
G Clelland	Item 24/489 (a) • Payment to Limebridge Rural Service	ODI – Friend	
B Dubb	Item 24/479 (f) • Village Fete correspondence	ODI- Village fete volunteer	
H Jobes	Item 24/489 (d) • Increase of room hire fee Item 24/491 (a) • Village Hall grant	ODI – Village Hall Trustee	

24/484 To consider any dispensations.
There were none.

24/485 Open Session Participation to hear from:

- a) Members of the Public.
 - I. Resident informed council that she has raised concerns with the contractors working on the SSE solar panel site regarding the mud on the road and requested them to have the road cleaned properly.
 - II. Resident asked the Council if the lengthsman could clear the rubbish in the ditch adjacent to the Sports Field.
- b) Supporting organisations - South Worcestershire Policing Team.
Not present.
- c) Worcestershire County Councillor A. Adams (Littleton division)
The Chair welcomed Cllr Adams and asked if he wished to address the Council.
Cllr Adams advised Council that WCC cabinet leader has written to the minister of state for local government asking to postpone the County Council elections, due in May, to 2026. This is because of The English Devolution White Paper that was published by the government in December 2024.
- d) The Chair welcomed District Cllr Ciotti and asked if she wished to address the Council.
Cllr Ciotti advised Council that the Shared Prosperity Fund is now open for applications. The survey for Rural Transport has been completed, WDC will be holding a meeting in a couple to discuss the survey.
The Chair asked Cllr Ciotti to provide a written report for future meetings as residents have raised their concerns with the Chair concerning the lack of news from the District

Councillors.

Cllr Clelland requested Cllr Ciotti for her update regarding the flooding that frequently occurs on Bretforton Road further to his previous request to Cllr Robson at the November Parish Council meeting.

- d) PROW - Cllr T Askew informed Council that the group will be meeting on 26th January to plan their work for 2025.

24/486 Adoption of minutes

I. To approve adoption of the minutes of the Parish Council Meeting – 10th December 2024.

Resolved:

- I. That the minutes of the Parish Council meeting held on 10th December approved as an accurate record and signed by the Chairman.

24/487 Chairman's report. (If any)

The Chair informed Council that the Friends Of Honeybourne Station have been awarded a grant from GWR of £2700 and together with the PC's grant of £500 this will enabled them to purchase 4 planters, plants, storage unit, tools and a water trolley. They will now be able to start their project to beautify Honeybourne Railway Station.

The Chair, on behalf of the PC has delivered a Christmas Hamper to the local farmer to thank him for the work he has done on his land to alleviate the flooding at the Gate Inn crossroads.

24/488 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) Fly-tipping – Gloster Ades	Reported to WDC. I have also asked WDC if they could install CCTV along Gloster Ades to deter fly tipping. Awaiting response from WDC.
b) Basketball net	The mounting for the basketball net was damaged during the strong wind. Handyman is currently repairing the mounting.
c) Grit bins	Parish Council's grit bins in the village have been refilled.
d) Churchyard	Grounds contractor has now removed the dead trees and removed the ivy from the trees.
e) West Mercia	Upcoming drop in sessions for the Evesham Rural Team. Thursday 9th Jan, 10am – Cleeve Prior Memorial Hall Friday 10th Jan, 10am – Meon Vale, Langate Fields Friday 10th Jan – 12pm Honeybourne Village Hall Wednesday 15th Jan - 10am Signpost, Broadway Wednesday 15th Jan - 2pm Beckford, The Old Post Office Thursday 16th Jan -10am Bredon Village Hall Saturday 18th – 10am Strensham Village Hall Saturday 18th - 1pm Eckington Village Hall Saturday 18th - 2.30pm Sedgeberrow Village Hall Sunday 19th – 10am Badsey outside Spa Sunday 19th Jan – 9am – Offenham Main Street outside Post Office Thursday 23rd Jan – 10am Cleeve Prior Memorial Hall. Information is published on PC's Facebook and website.
f) Drainage Issue on Bretforton Road	Reported to WCC that the culvert seems to be blocked causing flooding on the road every time it rains. The flooding takes days to subside and is icy when freezing.
g) Sewage leak at field adjacent to Maple Close	Reported to River Trust and Severn Trent. Severn Trent has located the site and have clear the blockage. Resident confirmed that it has been cleared.
Resolved:	
I. That the report was noted.	

24/489 Correspondence & Circulations Received

a) HPC Chairman's message	Chairman's Round up of 2024
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(Circulated to members)	
b) WDC Chairman (Circulated to members)	Christmas wishes.
c) MP Nigel Huddleston (Circulated to members)	Round up of 2024 and Christmas greetings
d) Temporary Road Closure (Circulated to members)	<p>WORCESTERSHIRE COUNTY COUNCIL PUBLIC NOTICE Road Traffic Regulation Act 1984 (C2049 Stratford Road, Honeybourne) (Temporary Closure) Order 2025 Proposed Order: to close that part of C2049 Stratford Road from its junction with C2274 Mickleton Road to its junction with C2114 Chapel Road. Reason: Bridgeworks inspection by National Rail. Exemptions: to permit access to any land or premises fronting the highway affected where there is no other form of access; and to allow the works to be undertaken. Alternative route: C2049 Stratford Road (part), C2006 Station Road, C2006 Buckle Street, C2114 Pebworth Road, C2114 Front Street, C2114 Chapel Road, C2049 Stratford Road (part) and vice versa. Maximum duration: 18 Months. Anticipated duration: 1 day Commencing: 16 January 2025 Thomas Pollock Head of Commercial Law (Legal & Governance) County Hall Spetchley Road Worcester</p>
e) Wychavon Parish Games	Annual General Meeting will take place at the Civic Centre, Queen Elizabeth Drive, Pershore on Wednesday 22nd January, starting at 7.30pm.
f) Honeybourne Village Fete	The village fete will be on 19 th July 2025. The Chair of the village fete has advised that the fete will be held on the 3 rd Saturday in July in the future years.
g) West Mercia Monthly Bulletin (Circulated to members)	January Fraud & Scam Bulletin
h) West Mercia Police Community Charter (Circulated to members)	Parish Priorities (January – March)
Resolved:	
i) That the correspondence be noted.	

24/490 Finance

a) To approve the schedule of payment for November including invoices to be paid and invoices paid as a matter of urgency

Invoice no	Cheque no	Supplier	Description	Net £	Vat £	Gross £
800560869	Direct Debit	British Gas	Pavilion power and heating	66.04	3.30	69.34
V022780142609	Direct Debit	EE	PC mobile phone	5.83	1.17	7.00
2132814-0	Direct Debit	Sky Business	Pavilion phone line (22 nd Dec 24 – 21 st Jan 25)	26.95	5.39	32.34
INV07760743	Direct Debit	Water Plus	Pavilion water	9.67	-	9.67
446	BACS	DTH Churchyard Services	Gravedigging plot 64 18 th Dec 2024	100.00	-	100.00
451	BACS	DTH Churchyard Services	Gravedigging plot 66 30 th Dec 2024	100.00	-	100.00
SAJ-uk/2024/02194	BACS	Elan City	Extended warranty for 2 units of VAS	464.52	92.90	557.42
Min: 24/476	BACS	Friends of Honeybourne Station	Community Grant – approved by council on 10 th Sept 2024	500.00	-	500.00
IV02209463	BAC	SSE Energy Supply	Unmetered street lighting 15 th Sept to 14 th December 2024.	61.85	12.37	74.22
SI-10182	BACS	Security 4 Systems	Monthly IT support	72.00	-	72.00

SIN 134881	BACS	Fairview	Heavy duty angle bracket For pavilion kitchen cabinet	2.70	0.54	3.24
December	BACS	J Hyde	Lengthsman work	89.85	-	89.85
December	BACS	J Hyde	Handyman work	133.25	-	133.25
9409	BACS	Worcestershire CALC	Clerk training – Finance	35.00	7.00	42.00
Tax month 10	BACS	Worcestershire Pension	Pension	789.46	-	789.46
Tax month 10	BACS	Staff salary	Staff salary	2312.21	-	2312.21
Tax month 10	BACS	HMRC	HMRC (ending 5 th Feb 2025)	792.11	-	792.11
3278	BACS	Limebridge Rural Services	Removal of ivy from trees in churchyard Hedge cutting allotment – roadside Cemetery hedge cutting	515.00	103.00	618.00
clp 0376180	BACS	Wychavon District Council	Annual cleanse and emptying of dog bin twice a week. Bin located adjacent to Zebra crossing on Station Road	94.06	18.81	112.87
GB241217-LA6406261-1	BACS	The Cartridge People Ltd	HP415X Black toner cartridge 2500 sheets of A4 paper	144.08	28.81	172.89
Equal Pre- paid debit card						
Invoice	Date	Supplier	Description	Net £	Vat £	Gross £
IEN2024068221676	26 th Dec 2024	Adobe Creative	Software Subscription	16.64	3.33	19.97
301-0055456-1478667	18 th Dec 2024	M & S	Thank you hamper for Farmer Ted	55.00	-	55.00
Resolved: 5 for and 1 abstention.						

b) To approve Bank Reconciliation for November

Honeybourne Parish Council

31 December 2024 (2024-2025)

Prepared by:

Date:

Name and Role (Clerk/RFO etc)

Approved by:

Date:

Name and Role (RFO/Chair of Finance etc)

A	Bank Reconciliation at 31/12/2024	184,283.02
	Cash in Hand 01/04/2024	116,266.34
	ADD Receipts 01/04/2024 - 31/12/2024	
	SUBTRACT Payments 01/04/2024 - 31/12/2024	300,549.36
	Cash in Hand 31/12/2024 (per Cash Book)	149,341.89

			151,207.47
	Cash in hand per Bank Statements		
	Petty Cash	30/12/2024	0.00
	Lloyds Business Bank Instant	30/12/2024	145,980.66
	Lloyds Treasurers Account	30/12/2024	4,944.87
	Prepaid Debit Card Equals	30/12/2024	281.94
			151,207.47
	Less unrepresented payments		151,207.47
	Plus unrepresented receipts		
B	Adjusted Bank Balance		151,207.47
	A = B Checks out OK		
Resolved: That the bank reconciliation for December be approved.			

c) To approve precept for 2025/2026. (Appendix 1 page 508)

Resolved:

- I. The 2025-26 Budget Requirement for Honeybourne Parish Council is £101,650.00. The precept will be £96,177. The council tax Band D contribution will be £116.88 for the year.
- II. The Proper Officer of the Council will sign the budget requirement on behalf of the Council for submission to WDC.

d) For Noting- There will be an increase of £1.00 to £12.00 per hour for the hire of the meeting room for Council meetings from January 2025.

Cllr H Jobes, having declared his interest for this item left the room at 8pm before discussion and voting took place. The Vice- Chair chaired the item.

Resolved:

It was noted that the hire of the meeting room will be £12.00 an hour from January 2025.

Following the discussion and voting Cllr H Jobes rejoined the meeting at 8:03pm.

24/491 Committee & 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 no reports.

24/492 Environment & Community Wellbeing.

- a) Village Hall Grant for Children's Christmas party- due to poor take up for the Children's Party, the Village Hall Trustees has to cancel the event but they would like PC's approval to use the money to help towards the cost of an over 60's meal which they know from past experience tends to be overbooked.

Cllr H Jobes, having declared his interest in for this item he left the room at 8:05pm before discussion and voting took place. The Vice- Char will chair the item.

Resolved:

- I. To approve for Village Hall Trustees to use the grant toward the cost of an over 60's meal.

Following the discussion and voting Cllr H Jobs rejoined the meeting at 8:10pm.

- b) Footpath to the Leys - Clerk has been advised by the WCC Senior PROW Area Officer that the surfacing project would likely need to be in two separate parts – the western section closer to the play area and an area to tip stone and vehicular access. It would be quite a large and costly project overall which may need to go out to tender so this would extend the process. WCC has not received any complaints directly concerning the condition of this footpath, which is one of the main factors determining how / which projects they will prioritise with their limited budgets and officer resources. WCC would have to be fully involved in the process and consultation for the works. Any works have to be to WCC's specification for PROW. Spreading a few centimetres of gravel or hardcore would not be permissible. If people have complaints concerning the condition of the footpath, they should contact WCC.

Resolved:

- i) Clerk to write to Public Rights of Way Operations Manager and the Footpath Officer to ask if the project can be revived.
- ii) Clerk to put a link on the PC Facebook page to allow direct reporting to WCC on any issues with footpaths.

24/493 Planning

- a) Members to respond to planning applications – There were no applications
- b) Notification of Planning Appeal – There were no planning appeals
- c) Members to note planning decision – There were no planning decisions.

24/494 Members are reminded to notify the Clerk of any items for discussion at the next Council meeting by 31st December 2024.

24/495 In accordance with the Public Bodies(Admission to Meetings) Act 1960, s1(2), there will be a resolution that the public and the press be excluded from the meeting to allow for discussion of confidential matters relating to items for which the publication would be prejudicial to the public interest.

- i) Consider correspondence from County Cllr to the Chair on legal matters.
- ii) Churchyard findings
- iii) Kerbstone in Honeybourne Cemetery

Resolved:

To exclude the public and the press be excluded from the meeting to allow discussion of confidential matters.

At this point the public left the meeting before discussion took place.

24/496 Date of next meeting.

Next Parish Council Meeting, 14th January 2025, 7:15pm at Honeybourne Village Hall.

The meeting concluded at 9:15pm

Signed:
Chairman, Honeybourne Parish Council

Date:
11th February 2025

Council Members: H Jobs (Chairman), Bal Dubb (Vice- Chair), A Attridge, T Askew, C Clear, G Clelland, A Mathias and S Sidwell

Honeybourne Parish Council BUDGET REQUIREMENT

Please specify total budget requirement (grant + precept) for
the financial year **2025-2026**

Grant £5473.00
+Precept £ 96,177.00 (whole pounds only)
=Budget Requirement £ 101,650.00

Signature Lindastanton
Print name in capitals Linda Stanton
Office Honeybourne Parish Council
Date 15th January 2025

ARE THESE DETAILS CORRECT? _____
If not, please amend.

Name of bank/building society _____
Sort code _____
Account number _____
Account name _____



Honeybourne Parish Council

Prepared by: _____ Date: _____

Name and Role (Clerk/RFO etc)

Approved by: _____ Date: _____

Name and Role (RFO/Chair of Finance etc)

	Bank Reconciliation at 31/01/2025			
	Cash in Hand 01/04/2024			184,283.02
	ADD			
	Receipts 01/04/2024 - 31/01/2025			117,062.56
				301,345.58
	SUBTRACT			
	Payments 01/04/2024 - 31/01/2025			155,362.45
A	Cash in Hand 31/01/2025 (per Cash Book)			145,983.13
	Cash in hand per Bank Statements			
	Petty Cash	31/01/2025	0.00	
	Lloyds Business Bank Instant	31/01/2025	136,664.63	
	Lloyds Treasurers Account	31/01/2025	9,075.02	
	Prepaid Debit Card Equals	31/01/2025	243.48	
				145,983.13
	Less unrepresented payments			
				145,983.13
	Plus unrepresented receipts			
B	Adjusted Bank Balance			145,983.13
	A = B Checks out OK			

HONEYBOURNE PARISH COUNCIL

**Minutes of the Parish Council Environment meeting held at Honeybourne Village Hall,
Harvest Close, Honeybourne, WR117RH
on Thursday 30th January 2025**

Members present: Cllrs: S Sidwell, A Attridge, C Clear, G Clelland and H Jobes

In attendance: Parish Clerk, Linda Stanton.

EC-035 To receive nominations for Environment Committee Chair.

Cllr Sidwell asked members of the committee if anyone would like to be considered for the position of Committee Chair.
Members nominated Cllr Sidwell to be chair.

EC-036 Election of Committee Chairman.

Resolved:

That Cllr S Sidwell be elected to the position of Committee Chairman.

EC- 037 To receive and note any council member’s apology for absence.

There were no apologies.

EC-038 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.

Cllr	Item	Interest
A Attridge	EC- 047 Request from Honeybourne Hawk to use the Sports Field for 2 tournaments in August and use of Leys Playing Field for practice in the summer	ODI - Relative

Cllr Attridge will provide clarification regarding the request from Honeybourne Hawks but he will not take part in the debate and vote.

EC- 039 To consider any dispensations.

There were none.

EC-040 Open Session – Participation to hear from members of the public

There were none.

EC-041 To approve the previous minutes.

Resolved :

- I. That the minutes of the Environment Committee Meeting held on 1st February 2024 be approved as an accurate record and signed by the Chairman.

EC- 042 To consider and to make recommendations to Full Council for Sports Field Improvement drainage work. Report attached (Appendix 1 – pages 19-20).

The Chair asked the Clerk to explain the details in the report to the members.

Resolved:

- I. That the committee in principle will recommend to Full Council to proceed with the proposed work but the committee would ask Cllr Askew to explain the work to Full Council.
- II. Clerk to ask the contractor to mark out the area for the proposed work.

EC- 043 To consider and recommend to Full Council to ask the leader of the PROW Group if their volunteers can remove the hawthorn plants in the Wildflower Meadow.

Cllr Clelland suggested to advertise for more volunteers in the village news to assist and the volunteers may want to join the PROW group.

Resolved:

- I. To recommend to Full Council to ask PROW leader if the group can remove the hawthorn plants in the Wildflower Meadow.
- II. To recommend to Full Council to advertise for more volunteers to help with the removal of the hawthorn plants.

EC-044 For noting (Information only)

- I. 2025/2026 annual inspection for play equipment and outdoor gym has been booked for March 2025.
- II. All repairs from the 2024/2025 annual inspection have been carried out.

EC-045 To consider advertising the availability of the pavilion for small meetings.

Resolved:

- I. To recommend to Full Council to advertise the pavilion for small meetings.

EC- 046 Junior Football Club request to use the Sports Field

The Chair of the Council was approached by the Chair of a neighbouring football club to use Sports Field. Members to consider recommending to Full Council that the Chair and the Clerk to meet the club to get further information.

While the committee appreciates the enquiry, they believe it's not the right time for another team to use the field during the improvement work. They are happy for the meeting to proceed but request the Chair to explain that no additional teams will play on the field while the grass is growing.

Resolved:

- I. To recommend to Full Council to allow the Chair of the Council and the Clerk to meet with the Chair of the neighbouring football club to get further details on the use of the Sports Field.
- II. To recommend to Full Council that while the field improvement is taking place no further teams can use the field.

EC-047 To consider a request from Honeybourne Hawks to use the Sports Field and Pavilion for 2 tournaments in August 2025 and to use the Leys for practice in the summer.

Members to note that their licence is only for the football season from 7th September 2024 – 19th May 2025. To consider should they be allowed the additional use and whether any fees should be levied. The purpose of charging a fee is that previously residents have challenged the Council when football clubs have enjoyed free use of the facilities.

Councillor Attridge informed the committee that Honeybourne Hawks need to host tournaments to attract new players to the club, thereby ensuring its longevity. He requested that the committee consider charging a fee only for the duration of the tournament.

Resolved:

- I. To recommend to Full Council to charge £10 to use of the pavilion for the 2 tournaments in August. No charge will be made for the use of the field.
- II. Any other tournaments outside the football season will be charged £5 per tournament.
- III. Honeybourne Hawks have to give adequate notice to the Clerk before any additional tournaments are confirmed.
- IV. The Leys can be used for practice during the summer months.

EC-048 To agree a date for next meeting.

No date has been set for the next meeting.

Meeting concluded : 8:00pm

Members of the Environment Committee
Cllrs S Sidwell (Chair) A Attridge, C Clear, G Clelland and H Jobes.

DRAFT

Appendix 1 – EC 042

Report on further improvements to sports field

1.0 Purpose of report

To propose actions to continue improvements to the sports field.

2.0 Introduction

In October 2013 a report was published by Total Turf solutions on the condition of the sports field and suggested improvements. Other than general maintenance, weedkilling and topping up drainage trenches the recommendations in the report were not implemented.

Council considered a report on the sports field at its meeting in January 2022. The report considered the installation of a cricket mat and improvements to the sports field. The report recommended setting up a working group to consider improvements. Subsequently an Environment group has been established, which includes matters relative to the sports field.

3.0 Current position

Since the report in 2022 improvements to the sports field have been implemented. These include;-

2023/24	Application of selective weed control Scarify the pitches in 2 directions using Koro FTM fitted with scarification rotor Applied 160 tonnes of approved medium/fine sand Vertidrain/Verti-quake to carry out deep aeration and decompaction Dragmat or brush to integrate sand Applied pre-seeder fertiliser at 35g/m ²
2024/25	Same process was carried out as above.

A significant phase of these improvements has been thorough scarification and spiking of the whole area. There is no doubt that these works have improved the playing surface, they have not addressed improvements to the drainage, which was a key component of the Total turf solutions report in 2013.

A meeting took place in August between the Parish Clerk, Councillor Askew and Arc ground care, who have been carrying out work to improve the field. The conclusion to the meeting was that there is no need to continue with scarification and spiking but to address improvements to the drainage. The soil is heavy clay and holds surface water in periods of heavy rain.

Arc are suggesting that drainage is improved by adding gravel bands to link to the existing drainage system. The recommendations and quote for carrying out works is below. It should be noted that this work would be in two phases in years 2025/26 and 2026/27.

4.0. Financial implications.

Following the 2022 report Council agreed to include £25k for improvements
However the Council was able to use s106 and CIL monies as noted in Table 1.

Table 1

The field enhancement work in 2023 was funded by s106 open space allocation for Honeybourne.	£24,249.91
The field enhancement work in 2024 was funded by CIL monies received from WDC for Owl Homes Development.	£27,315.00

Appendix 1 – EC 042

For the first phase of the installation of gravel bands in 2025 see the quote from Arc below which is for doing half of the playing field (8,000 m²)

Quotation:

Install gravel bands @1m centres based on 8000m². This is based on doing half of the playing field in spring 2025 using £25000.00 of earmarked reserved. To cover for the transportation and the disposal of the soil to use CiL monies.

<ul style="list-style-type: none">• Gravel bands @ 1m centres, 300mm deep x 50mm wide, backfilled with 2 – 6mm gravel to 100mm of the surface and topped off with sports sand.• Overseed the area• Apply fertilizer to the area• Stockpile the arisings on site	£24,750.00
<ul style="list-style-type: none">• Transportation cost for material and machinery	£ 575.00
<ul style="list-style-type: none">• To dispose 260t of soil stockpiled off site	£ 4550.00
Total	£29,875.00

The Council will use £25000.00 of earmarked reserve which was allocated for the field improvement. The remainder will come from CIL monies which are remaining in our budget. This would comply with WDC's requirement to use CIL for infrastructure improvements.

Should Council agree to the recommendation to install gravel bands to assist the drainage over a two year period, consideration can be given to ongoing financial requirements for years 2027/28 onwards.

5.0. Procurement.

ARC are a specialist contractor who have completed all the work so far to a satisfactory standard. They are an experienced contractor for whom we have excellent references. They have completed similar drainage works at B'ham City's training ground last year. As such it would not be sensible to try to find alternative suppliers to continue this improvement work. In fact finding any other contractor prepared to quote has proved very difficult. As the time window for completing the work is limited a resolution needs to be passed at February's PC meeting.

6.0. Recommendations

That Council agrees to the recommendations in Arc's report to install gravel bands to the sports field in two phases in financial years 2025/26 & 2026/27. There is currently no financial provision for 2026/27.

PLANNING APPROVAL NOTICE

TOWN AND COUNTRY PLANNING ACT 1990

Approval - Change of use

Application No: W/24/02247/CU

Parish: Honeybourne

Agents Address:

██████████
Redditch Borough Council and Bromsgrove
District Council
Town Hall
Walter Stranz Square
Redditch
Worcestershire
B98 8AH

Applicants Address:

██████████
Orchard View
High Street
Honeybourne
Worcestershire
WR11 7PQ

Part I – PARTICULARS OF APPLICATION

Statutory Start Date: 25 November 2024

Location: Orchard View, High Street, Honeybourne, Evesham, WR11 7PQ

Proposal: Change of use of highway land to residential curtilage associated with the dwelling 'Orchard View'

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 –

Site Location Plan P2115/91A - Received 19.11.24

Layout Plan P2115/90A - Received 19.11.24

Reason: To define the permission in accordance with Policy SWDP1 and SWDP2 of the South Worcestershire Development Plan and the National Planning Policy Framework.

3. 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), nothing in article 3, Schedule 2 to that order shall operate so as permit any development specified in Part 1 Class E (buildings etc incidental to the enjoyment of a dwellinghouse) and Part 2, Class A of the said schedule and no such development shall be carried out at any time without an express grant of planning permission under Part III of the Town and Country Planning Act 1990.

Reason: To preserve the rural characteristics of the area and to comply with South Worcestershire Development Plan policies SWDP1, SWDP21 and SWDP25 and the relevant aims and objectives of the National Planning Policy Framework.

NOTES TO APPLICANT

1. 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.

[REDACTED]

[REDACTED]

Head of Development Management

Date: 17 January 2025

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.**



Appeal Decision

Site visit made on 6 January 2025

by [REDACTED]

an Inspector appointed by the Secretary of State

Decision date: 15 January 2025

Appeal Ref: APP/H1840/W/24/3348214

31 Westbourne, Honeybourne, Worcestershire WR11 7PT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by [REDACTED] against the decision of Wychavon District Council.
- The application Ref is W/23/00249/OUT.
- The development proposed is erection of proposed self-build dwelling.

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The application has been made in outline form, with all matters reserved. The submitted layout plan shows the footprint of the proposed dwelling and the application form indicates that it would be single storey in scale. However, as the plan is indicative only, this shows only one way that the site could be developed. I therefore afford limited weight to the indicative plan.
3. Since the application was determined, a revised National Planning Policy Framework (the Framework) was published on 12 December 2024. However, as any policies that are material to this decision have not fundamentally changed, I am satisfied that this has not prejudiced any party. I have had regard to the latest version of the Framework in reaching my decision.

Main Issues

4. The main issues are:
 - whether the proposal makes suitable provision towards affordable housing, and
 - the effect of the proposed dwelling on the character and appearance of the streetscene and locality.

Reasons

Affordable housing

5. Policy SWDP15 of the South Worcestershire Development Plan [2016] (DP) requires all residential development, above the thresholds of SWDP 15B to contribute towards the provision of affordable housing. Threshold (vi) states that for sites of between 5-9 dwellings, a provision of 20% affordable housing units should be provided on site. The following threshold, at (v) requires, for sites of less than 5 dwellings, an off-site financial contribution be provided.

This requirement would generate the need for a financial sum to be secured through an appropriate legal mechanism, although it is noted that such a mechanism is not within the evidence.

6. The district includes Worcester and the market towns of Driotwich Spa, Evesham and Malvern, and large parts of the district are rural in character. Honeybourne is a village settlement and therefore within a more rural location away from the identified towns. The supporting text for DP policy SWDP15 explains that the district housing market suffers acute stress particularly with affordability issues in rural areas. This increases the importance of supporting the delivery and funding of affordable housing in such areas.
7. Although the Framework states that the provision of affordable housing should not be sought for residential developments that are not major developments, this excludes designated rural areas (where policies may set lower thresholds). The Council has identified that Honeybourne is within such a designated rural area, thus demonstrating that the Council's requirements are consistent with the Framework.
8. Accordingly, the proposal would conflict with LP policy SWDP15 in failing to make a financial contribution towards affordable housing.

Character and appearance

9. Westbourne Road is a residential street within a village setting. Local housing consists of a variety of forms including detached, semi-detached and single storey properties. No's 3-29 Westbourne form an irregular front building line, following a staggered line that follows the curve of the adjacent highway. The appeal site consists of the side garden of a corner plot, this is partially enclosed by landscaping with a tree and hedge boundary that follows the footpath edge. The side of the dwelling of No 31 is recessed from the highway by a significant amount, behind its relatively enclosed side garden. As such, the appeal site makes a neutral contribution to the character and appearance of the area.
10. The site is located within the built-up limits of Honeybourne. The appeal site is adjacent to and ahead of the frontage of 29 Westbourne. Development of the site would enable a new dwelling to be accommodated in a manner that would follow the staggered building line of neighbouring built form. The site is relatively generous in size and, as a result, the proposal would not appear cramped on site. The site is also of sufficient size to accommodate both the dwelling and suitable garden and parking provision. Furthermore, the size of the proposed residential plot would be commensurate with local plot sizes observed around the site.
11. Accordingly, the site could accommodate a dwelling that would be in accordance with the character and appearance of the streetscene and locality. Consequently, the proposal would comply with DP policy SWDP21 and policies H4 and H5 of the Honeybourne Neighbourhood Plan. These seek, among other matters, for development to integrate effectively with its surroundings and complement the character of the area.

Planning balance and conclusion

12. The Council cannot currently demonstrate it has a 5 year housing land supply, with a supply of around 2.78 years, which is a substantial shortfall.

13. The Framework seeks to boost the supply of housing. It highlights the important contribution small sites can make and supports development which makes efficient use of previously developed land. This proposal would make better use of land in a sustainable location within Honeybourne and contribute towards Wychavon's housing supply.
14. Its sustainable location would comply with LP policy SWDP2B for infill development within the designated development boundary of Honeybourne. However, one additional house would make little difference to the overall supply of housing, even as the shortfall in supply is significant. I attribute modest weight to this benefit. The proposal is described as a self-build project. Whilst no mechanism has been provided to secure this as such, I also attribute modest weight to this further benefit.
15. There would be some economic benefits during the construction phase when the development would provide jobs and opportunities for local companies and once occupied when future residents would support services in Honeybourne. However, given the small scale of the proposal, these benefits would be limited.
16. In contrast, the proposal would result in substantial harm to the provision of affordable housing in the area. The Framework requires planning decisions to recognise the needs of groups with specific housing requirements and provide for an appropriate mix of housing types for the local community. I have concluded that the proposal would conflict with development plan policy SWDP15 and the Framework in this respect. I give this significant weight.
17. Consequently, even though there is a shortfall in five-year supply, and paragraph 11(d) of the Framework is engaged, the adverse impacts of the development on the provision of affordable housing in the area would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. Therefore, the maximum weight that could be attached to any benefit through increasing the supply of housing would not be determinative and the presumption in favour of sustainable development does not apply.
18. For the reasons given above, the proposal would conflict with the development plan as a whole and there are no material considerations, including the Framework, that would outweigh that conflict. Therefore, the appeal is dismissed.


INSPECTOR