

Badsey and Aldington Parish Council

NOTICE OF MEETING,

Wednesday 18th September 2024.

There will be a Meeting of Badsey and Aldington Parish Council on Wednesday 18th September 2024 at Badsey Remembrance Hall, Horsebridge Avenue, Badsey at 7.30pm. The business to be transacted at the meeting is set out below. Draft Minutes of the meeting of 17th July 2024 can be found on the noticeboard on the wall of the Spar shop in Badsey. There will be a Public Forum between 7.30pm and 7.40pm during which members of the public may speak.

Members of the public may not take part in the Parish Council meeting itself unless the Council resolves at the meeting to accept comments on a particular item

Andrea Evans
Parish Clerk
11th September 2024.
AGENDA

1.	Apologies for Absence- David Webster, Phil Cordelle.
2.	Declarations of Interest- a. Councillors are reminded of the need to update their register of interests. b. To declare any personal interests in items on the agenda and their nature. c. To declare any prejudicial interests in items on the agenda and their (Councillor Councillors with pecuniary interests must leave the room for the relevant item(s)).
3.	Confirmation of the minutes of the Extra-Ordinary Parish Council Meeting of 19th August 2024.
4.	Police Matters:
5.	a. Progress Report on matters arising if not included in this agenda for update. To note figures for facebook and calendar including email service.
6.	District and County Councillors Forum (if any)- a. Electric Vehicle Charging Infrastructure (EVCI) Strategy for Worcestershire Consultation Exercise closing date of 24th September 2024. b. Local cycling Walking infrastructure plans (LCWIPs) Evesham Public Engagement Exercise- To note the following consultation closing date of 27th September 2024. c. Draft policy on pavement licensing-Closing date of 30th October 2024
7.	Parish Council- a. To consider the future of 'Public Forum' and its format. b. i. Allotment Agreement Review. ii. Site maintenance of PTF and what action is required including mowing, planters, re-planting of BG. c. To consider changing the parish council meeting dates to avoid DC meetings. d. It was resolved to exclude the Press & Public on the grounds that it is not in the public interest to disclose discussion on the following items which may involve the likely disclosure of confidential information (s1(2) Public Bodies (Admission of Meetings) Act 1960). To consider and agree possible response to email received regarding PC policy. (Closed session). e. To receive an update on Section 106 application for Badsey Rangers.

f. To consider ideas for future projects (to be included in November budget if required) GB.

8.

Planning:

- a. To note the minutes of the 17th July 2024 and any planning meeting minutes.
- b. To consider street names in preparation for requests received for new developments.
- c. To note the briefing on NPPF Consultation to Parish & Town Councils and agree a response, closing date of 24th September 2024.
- d. To note CIL (Community Infrastructure Levy) monies, dates due and spending requirements.
- e. To consider/note the following applications:

8a

Case No: W/24/01439/HP
Location: 59 Horsebridge Avenue, Badsey
Proposal: Two storey side extension, single storey rear extension, porch and render full exterior of property.
Parish Council Decision: No objections
Wychavon Decision:

8b

Case No: W/24/01535/HP Associated Ref: W/24/01536/LB
Location: Aldington Manor, Village Street, Aldington.
Proposal: Installation of bird guard terminals on existing chimney pots on the north and south chimney stacks.
Parish Council Decision: No objections
Wychavon Decision:

8c

Case No: W/24/01589/FUL
Location: Land Off Kingshurst Drive And To The Rear Of 66, Bretforton Road, Badsey
Proposal: Development of 21no. residential dwellings together with associated accesses, parking and landscaping as approved under planning permission reference W/22/00896/FUL - Variation to conditions 2,6,11,12,14,18,19,21,22,23,24,26,27 and 28.
Parish Council Decision: "Badsey Parish Council objects to this application for the following reasons:

 In the first instance, the Parish Council is concerned that permission W/22/00896/FUL has not been lawfully implemented and actually therefore can be varied by this application. The applicant notes in the submitted Planning Statement supporting the application that there are a number of pre-commencement conditions attached to permission which have not yet been discharged, some of which may arguably go to the heart of the permission. Given that the development has clearly been implemented, implementation has occurred before the discharge of these conditions and therefore the Parish Council cannot see how the permission has been lawfully implemented. Should this analysis be correct then the Parish Council is unclear how the application could lawfully be granted given that it concerns a variations to a permission which has not been lawfully

		<p>implemented.</p> <p>In the alternative, the Parish Council questions whether the variations proposed by the application properly fall within the scope of s73 of the Town and Country Planning Act 1990 and therefore whether this section can lawfully be relied upon to vary the permission. Whilst the Parish Council appreciates that s73 is broad in scope and there is no statutory definition of the scope of the provisions, the variations proposed are substantial and potentially propose fundamental alterations to the scheme which has been consented. It is therefore queried if an application for a new planning permission would be more appropriate (this approach would also remedy the issue noted at point 1 above).</p> <p>The Parish Council is aware of concerns from residents as to the conduct of the applicant in relation to this development and it shares those concerns. As noted above, it appears that the development has been implemented without the approval of pre-commencement conditions. This shows a potential disregard to the requirements of the planning regime and also does not appear to show concern for important aspects of the development, such as mitigation and management of biodiversity. For example, condition 24 required the submission and approval of a CEMP prior to commencement and this condition has not yet been discharged. Indeed, approval of a CEMP forms part of this application and very substantial progress has already been made to build out the scheme. This has involved the filling in of an existing pond and removal of trees without approval from WDC. The Parish Council is concerned that biodiversity implications from the loss of these habitats has not been considered and is only being considered after the event.</p> <p>It is noted that the application seeks to remove the requirement to deliver footpath link. It is not clear from the application why the link is in achievable. If there are financial reasons, it has not been explained (nor evidence produced) as to why there are viability concerns. This should be probed further before the relevant variation is approved.</p> <p>Wychavon Decision:</p>	
		f. To note the following decisions:	
8d		<p>Case No: W/24/00352/FUL</p> <p>Location: Evesham Riverside Hotel & Restaurant, The Parks, Aldington.</p> <p>Proposal: Erection of eight holiday lodges with parking and decks on the upper part of the Riverside Hotel site, with further amenity provision to be located on the lower part of the site, new access and proposed landscaping.</p> <p>Parish Council Decision: "Badsey & Aldington Parish Council objects to this application for the following reasons:</p> <p>The information that has been provided is misleading and doesn't accurately describe the nature of the existing site and the severe impacts this development would inflict the existing residents., there is no mention of other properties in any of the assess</p> <p>This is the second application for this site by the same developer, the first of which required an amended application submission. Local residents have confirmation that there were discrepancies in the application both to the site plan and application form.</p> <p>The application reference is made to the Vacant Riverside Hotel and restaurant. Within the Planning Application submitted under the heading (Existing use) when</p>	

		<p>asked to describe the current use of the site the applicant inserted C1 – Hotel.</p> <p>As per the Planning Application No. 17/01341/FUL In 2017 the Riverside Hotel was given permission to be converted into 4 dwellings. Two of the dwellings were in fact sold in July 2022 (Applestore Cottage) and August 2022 (Avon View). These make up for more than half of the Former Riverside Hotel.</p> <p>The conversion of the hotel to 4 dwellings has been implemented and is very near to completion. The consultation lists the addresses to suggest that the Pent House, Fishermans Cottage and Riverside are located on the Offenham Road and not at the location of the site, this is misleading information.</p> <p>The Application form states that the property name is The Riverside Hotel and Restaurant. Old plans of the Former Riverside Hotel building have been submitted of the entire property as The Riverside Hotel and not the 4 dwellings that are in existence. This suggests that there are not residents in situ and that no-one will be affected by holiday lodges. It states that “Visual effects are limited and generally contained to a relatively small number of receptors.” It states that the impact of the holiday park is low adding that the only impact is for walkers.</p> <p>Existing residents will be impacted by the addition of 8 caravans such as the access driveway to the properties will be through the middle of the caravan site and the private rear amenity will be boundary to the sites communal area which at any one time could consist of 8 families on average this could potentially result in upwards of 48 people using the communal amenity land. This would have an effect on private gardens. Due to the location of property gardens which back on to the River Avon, residents are unable to fence their rear garden. This application has no mention of factors that have implications for the existing residents</p> <p>The application states that “ The development will be accessed from The Parks, a paved part private, part adopted lane joining Offenham Rd to the south. It is understand from local residents that permission has not been obtained from the owners of the part private lane to the site for this to be used for access to the new Holiday Park.</p> <p>Safe pedestrian access has been suggested that it is available to the site. This is not the case. There is no pedestrian Access to the site other than a single track road with no footpath nor lighting.</p> <p>Reference to the accommodation as caravans / static caravans and not the original lodges at the beginning of the application.</p> <p>The application states that the site has an area of around 0.72 Ha / 1.85 acres, consisting of the access road, a gently sloping upper portion of the site and a sloped area leading to the river bank. This is believed to be incorrect, the entire site in total including other properties and land is 1.7 acres.</p> <p>Badsey PC have been notified/been involved in a number of enforcement issues at this site since at least January 2023 over various matters, if Wychavon DC are minded to consider approval of this application, prior to this, the enforcement officer, Seb Ash should be consulted on this application to ensure that further situations do not arise as they have done on previous applications."</p> <p>Wychavon Decision: Approved.</p>	
	8e	<p>Case No: W/24/00152/FUL</p> <p>Location: Land to the South of Broadway Brook, Twyford, Evesham.</p> <p>Proposal: Retention of earth bunds.</p> <p>Parish Council No objections.</p>	

	<p>Decision:</p> <p>Wychavon Decision: Approved.</p>
8f	<p>Case No: W/24/00627/HP</p> <p>Location: Rowan House, Willersey Road, Badsey.</p> <p>Proposal: Rear and side extension of domestic dwelling.</p> <p>Parish Council Decision: No objections.</p> <p>Wychavon Decision: Approved.</p>
8g	<p>Case No: W/24/00722/HP</p> <p>Location: Cosey Dene, Blackminster, Badsey.</p> <p>Proposal: Proposed replacement domestic garage</p> <p>Parish Council Decision: No objections.</p> <p>Wychavon Decision: Approved.</p>
8h	<p>Case No: W/24/01081/HP</p> <p>Location: The Rock, High Street, Badsey.</p> <p>Proposal: Proposed single storey infill extension</p> <p>Parish Council Decision: No objections.</p> <p>Wychavon Decision: Approved.</p>
<p>g. To note the following withdrawal:</p>	
8i	<p>Case No: W/24/00177/FUL</p> <p>Location: Siding Cottage, Pitwell Lane, Aldington.</p> <p>Proposal: Demolition of a dwelling and barn to be replaced with 2 no. dwellings.</p> <p>Parish Council Decision: "Badsey PC objects to this application as the proposed access would be onto a dangerous junction and a 60mph road."</p> <p>Wychavon Decision:</p>
<p>h. To note the following Appeal:</p>	
8j	<p>Case No: W/23/02227/OUT- APP/H1840/W/24/3346257</p> <p>Location: Land at (os 0786 4374) Bretforton Road, Badsey.</p> <p>Proposal: Outline planning application for the erection of up to 35 residential dwellings and associated infrastructure (all matters reserved except for access)</p> <p>Parish Council Decision: The objections that Badsey & Aldington Parish Council have already expressed still stand on this application, however, the PC has the following</p>

		<p>further comments to make relating to the additional information/ amendments:</p> <p>This will increase the number roads now/proposed to be joining Bret Road something would need to be done to consider calming traffic flow. The traffic survey was carried out for a 1 hour period on a Tuesday morning which does not represent a realistic measure of the massive volumes of traffic including HGV's on this major hgv route. The traffic distribution data is based on 2011 census info which cannot reflect the situation on the ground now in Badsey! Why has the 2021 census data not been relied upon?</p> <p>Despite, the figures showing that no cumulative assessment might technically be required, we have serious concerns about it not being done here given the current levels of traffic on the Bret Road and the proposed/consented schemes which will rely on access via the Bret Road.</p> <p>The flooding issue is also a cumulative problem, they are proposing to build on/paving more agricultural land, this is going to have a negative impact on the flood resistance as the drainage is being reduced dramatically. These and the surrounding fields are already a quagmire in the wetter months (inc now). We would note the surface water management strategy needs to be properly implemented and maintained.</p> <p>There is mention that current hedgerows will be retained although 3 have been taken down for site access</p> <p>We note with interest the objection from Worcestershire Children First detailing that the first school is the entry point for first schools but the school site could not expand and with the cumulative increase of all the proposed developments in Badsey the school could not cope with the numbers.</p> <p>There is no safe walking or cycle route to the catchment schools of Badsey First School, Blackminster Middle School or TDMS.</p> <p>Wychavon Decision:</p>	
9.	Finance and Administration	<ul style="list-style-type: none"> a. To RESOLVE to approve the list of cheques to be drawn this month and the statement of the balance of accounts 2024: b. To consider and approve cost for Aldington skip at a cost of £445 +VAT. c. To note VAT refund of £1845.32 d. To note AGAR decision as at 31st March 2024. 	
10.	Assets and Maintenance-	<ul style="list-style-type: none"> a. To note Badsey Rem Hall play area repairs. b. To consider a new noticeboard for Badsey Spar to include Badsey School. c. To consider Badsey Rangers' lighting request. d. To receive an update on memorial for air crash as per June Meeting. e. To re-confirm the details for Badsey Scouts Time Capsule event f. To consider being involved in ARA 'Don't be a tosser' scheme in other areas of parish. 	
11.	Health and Safety –		

	a. To consider reviewing small parish contracts.
12.	Lengthsman- a. To consider tasks for lengthsman- b. To note the resignation of lengthsman and consider short term plans organised by clerk together with future plans.
13.	To consider items for future meetings.
14.	Date of next meeting: 16th October 2024: