

GREAT WITLEY PARISH COUNCIL

MINUTES of the meeting held in the Village Hall on Wednesday 15 July at 8.00pm pursuant to notice

Chair: Cllr R Perkins

Present: Cllrs: Nigel Drew; Geoff Goodman; David Pangbourne; Oliver Marshall; and Sam Sebesta

County Cllr Ken Pollock
District Cllr Paul Cumming

Apologies: Cllr Claire Dermietzel

Minutes: Laura Drew (Clerk)

In Attendance: 30 members of the public

1. Apologies

Received from Cllr. Claire Dermietzel and Cllr. David Pangbourne.

2. Declaration of interest

None

3. Minutes

Minutes of 20 May 2015. Minor amendment to include Cllr Goodman as at agenda point 6.

4. Parish Council Vacancies

- a. Outstanding vacancy for Great Witley ward, to be filled by co-option process. Closing date 17 July 2015.
- b. Election requested for Hillhampton ward vacancy. Closing date of 7 August 2015. If more than one applicant then would go through to full contested election process. Estimated total cost to include a potential second election process in 2015 of £2000.

5. Progress Reports & Local Issues

- a. District Councillor – Paul Cummings – (see report attached)
- b. County Councillor – Ken Pollock – (see report attached)

6. Communication

a. Website

It was agreed a priority to upload all necessary information to the new website www.greatwitleyandhillhampton.org. as soon as possible.

b. Noticeboards

It was **agreed** to replace the noticeboard at The Glebe with option 3c (Woodcraft). This included a header board. Also, that Cllr. Drew would repair & tidy the noticeboard located at Hillhampton.

7. Planning

a. Neighbourhood Plan

It was **agreed** that working party be set up to consider and develop a Neighbourhood Plan. Also that Cllrs Drew; Dermietzel; and Marshall to be involved in working party. Members of public were invited to be involved; and should contact members to express their interest.

District Cllr Cummings noted that a neighbourhood plan would not be able to override the South Worcestershire Development Plan.

b. Planning

15/00788/ OUT – Orchard Farm

It was **agreed** not support this application due to its access representing potential danger (narrow and located on a bend).

15/00863/OUT

It was **agreed** to support this outline application. It was noted that there had been good consideration as to situation and, that the high hedge would screen the development.

- 8. It was **agreed** that Diane Malley would be appointed to conduct the internal audit. The following payments were reviewed & ratified.

022	15.07.15	101022	C Jones L'man Jun 15	162.00
023	15.07.15	101023	L Drew - clerk's salary June	185.81
024	15.07.15	101024	Diane Malley - internal audit	75.00
Total				422.81

- 9. Correspondence

It was noted that parishioner Mr Peter Davies had written in support of the village developing a neighbourhood plan (previously not supportive).

- 10. It was noted that parish council workload had been higher than normal over recent months. It was **agreed** that the Clerk should submit invoices, for hours worked in excess of contracted 5 hours (weekly)

11. Lengthsman & footpaths

Corrective action to restore footpaths following delineation, was a work in progress.

Dates: 11 Nov 2015; and 13 Jan/ 9 Mar/ 10 May 2016.

With no further business. The meeting was closed at 10.00pm.

Signed as a true record

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Chairman

Date:.....

**Dates of Next Statutory Meeting
9 September 2015**

**All meetings begin with public question time from 8.00pm to 8.15pm
Formal business opens at 8.15pm
Committee Room or main hall, Great Witley Village Hall**

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Notes of Public Question Time

Thirty members of the public were in attendance and raised the following concerns during Public Question Time:

1. Reference to events surrounding the recent investigation. Case referred to as being sub judice. This is incorrect and should be amended.
2. 19 questions submitted to GWPC re: point 1 (above) as per email correspondence of 20 May 2015, remain unanswered.
3. Significant water flow & pooling on Martley Road. Suspected to be from broken pipe and/or the Bloors Home development.
4. Vehicles driving through the village at excessive speed. Extremely dangerous and seek assurance of forthcoming speed prevention & control.

5. Strong adverse feeling re: misleading questionnaire issued from RCA Regeneration scoping planning potential for 13 houses opposite Hundred House.
6. Enquiry as to status or potential for Neighbourhood Plan.
7. Parish footpaths in very poor state – specific reference to overgrown hedges on footpath by Dr. Johnsons house & the Worcester Road.

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Mr Andrew Stirk (AS) attended open question time forum to discuss his planning application reference:

15/00312/FUL-

Change of use from Hotel to Public House and 18 residential units, Location: Hundred House Hotel, Worcester Road, Great Witley, Worcestershire, WR6. Including the construction of a single storey garage block and a refuse/ bike store facility. Re: position of vehicular access to high way. Relaying out of car park and creation of bus stops.

- Overriding intention of application to preserve character of listed building
- Significant investment required to restore; and maintain the building, as in a run-down & neglected state.
- Poor historic financial performance of Hundred House highlighted unsustainability of previous business model, even over Christmas trading periods.
- Application to create pub in central section of the building, with residential units at the back.
- Sale of residential units to provide funds for restoration
- Understanding that village is Category 1 and the local community requires a pub.
- Applicant is also owner of the Manor Arms pub in Abberley.

AS

8. Poor management may have led to Hundred House demise under previous owners (not business model)
9. What does the pub element comprise? In current form does not seem viable (e.g. lack of toilets & kitchen facilities etc.)
10. Application appears to have been designed to fail, so as to enable further and future residential development.
11. Difficult to make decision on development due to lack of detail e.g. on plan drawings and internal layout in particular etc.
12. Questions as to suitability of apartment style residential units, in rural area. Is there demand for this?
13. 18 residential units seems excessive. Why so many?
14. Why are there two planning applications lodged for this development?
15. Praise for investment and refurbishment of the Manor Arms – fantastic success, which is popular and well frequented by local population.

- Two applications had to be submitted due to building being listed &, as per requirements.
- Outline plans contained all required information to level of detail requested at this stage. This included blocking or 'zoning' of change of use.
- Business plan and application must be viable otherwise the applications would not be favourable considered. No intention to run down pub element to make way for further development. Not in the plan.
- Intention to invest and refurbish and provide service and infrastructure that local people will want & use. Example of his other business the Manor Arms that he has developed.

AS