

## HARVINGTON PARISH COUNCIL.

### Minutes of the Ordinary Parish Council meeting held in Harvington Village Hall on Wednesday January 10th, 2024 at 7.45 pm.

**Present:** Cllrs. Mr. Salter, Chairman, Mrs. Allison, Mr. Baugh, Mr. Redman, Mr. Colebrook, Ms. Smith, Mr. Jones and Mrs. Ball. **In attendance:** Mr. Barbour (Newsletter Editor, 2 parishioners and Clerk, Mrs. Holland.

**81.** **Apologies and reason for non-attendance:** Cllr. Mr. Herdman (Reason accepted by Council) and District Cllr. Mr. Thomas.

**82.** **Interests/Dispensations declared:** Cllr. Mr. Colebrook submitted a dispensation request to be allowed to remain in the meeting and participate in any vote or further vote in relation to Planning Applications adjacent to his property. Permission granted until May 2028.

**83.** **County Cllr ;Dist. Cllr. and Police reports:** Report received from District Cllr. Mr. Thomas circulated to members.

**84.** **Minutes:** Proposed by Cllr. Mr. Baugh, seconded by Cllr. Mr. Jones and **resolved** by all those present that the Minutes of the Ordinary Meeting held on the 13.12.23 be adopted. Duly signed by the Chairman.

**Public Question Time:** Meeting suspended at 7.50pm, reconvening at 7.55pm. Notes appended to these minutes.

**85.** **Planning Matters:** W/23/02501/OUT Land at (OS 056 4892)Crest Hill, Harvington.  
**Proposal:** Outline planning application for the erection of up to 38 dwellings and associated works, with all matters reserved for future determination except for access  
**Comments:** The Parish Council strongly objects to the application for the following reasons:  
**Neighbourhood Plan and South Worcestershire Development Policies (SWDP):** The applicants' representatives informed residents of the Parish that the outline planning application is only being submitted because the current South Worcestershire Development Plan housing supply is out of date and so is the Harvington Neighbourhood Plan.  
Harvington Parish Council (HPC) believes that the current Harvington Neighbourhood Plan (HNP), made in September 2019, still holds due weight with any planning application until September 2024, and is not out of date. Therefore, the Parish Council (PC) seeks clarification that its understanding of the status of the HNP is correct and if so, the planning application should be refused as its in breach of many of the HNP policies specifically as the application is outside the village development boundary.  
The PC also points to other issues regarding this application as follows:  
1. Review of the Neighbourhood Plan and SWDP.  
2. The approval of this application would have a severe de-motivating impact on the village residents if developers were free to rush through large scale housing plans that subvert both HNP, its current review of that plan, and the imminent approval of the SWDP that has a sufficient 7-year housing supply.  
3. Despite the applicants' representatives being advised that there is an emerging

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SWDP at examination stage and that the HNP is also under review as well as the housing demand in the village has already been met within the current neighbourhood plan allocation, the applicants still submitted an outline application, (except for access), against the PC wishes, concerns and objections.

**Previous Planning applications on this site (Ref W/15/02114/OU):** At the planning appeal for housing on this same site, the appeal was dismissed on the grounds that the proposed development would harm the setting of the Grade 1 Listed St James the Great Church; fail to preserve the character of the Harvington Conservation Area and be at odds with the nucleated settlement pattern of the village harming its landscape character.

The proposal closes the green open space between Crest Hill and the Conservation area of Anchor Lane, and completely obscures the orchard area from public view.

The applicant's proposal to suggest planting trees at the top end of the site adjacent to Cleeve Hill Gardens will somehow shield the view of the conservation area shows little understanding of the Planning Appeal notification and the HNP regarding views for this location (as set out on p 33, V6 map11 and p35, HNP refers).

**Site Access, Transport and Sustainability:** The access junction at Cleeve Hill Gardens lies within the main thoroughfare through the Village. Crest Hill is of great concern. This junction is not discussed adequately in the applicants' transport statement which contains data not related to the site or the dangerous nature of this junction.

Cleeve Hill Gardens access road was only built to serve 5 of the 9-home development and has limited on road parking for visiting vehicles. It's not wide enough or safe enough as an entrance to a large new housing estate.

Should the application for access at this point be approved, the number of vehicles through Cleeve Hill Gardens will increase dramatically and have a detrimental effect on the traffic flows through the village. It adds to pollution, congestion, danger to pedestrians, cyclists, horse riders and other road users. It is estimated that the increase in car ownership, extra deliveries, service vehicles and visitors will raise traffic congestion by 141 movements per day. This is on top of the existing Crest Hill movements where speeding is a major concern.

This level of vehicle movement is not credible for the environment as the proposed development is situated at the extreme end of the Village and not convenient to shops, employment, further education, basic health care, and other facilities by foot. The sloping nature of the site is not helpful for persons with health, elderly, or mobility issues. The footways along Crest Hill and Station Road, leading to the main centre of the Village, are narrow and pose a danger for people with mobility issues and for wheelchair and pushchair use.

Another factor regarding access through Cleeve Hill Gardens and Crest Hill, is the poor visibility splays at the junction. The visibility for a large housing development should be set at 90 metres in both directions. However, measurement at the time of the Cleeve Hill Gardens development show that the visibility splays are considerably less. There is a dip in the road, prior to the descent on Crest Hill, that hides traffic coming into the Village and the PC have had reports of near misses at this junction with Cleeve Hill Gardens.

The PC contest the data in the applicant's transport report which the PC believes is not locally based, nor enough care and concern has been taken seriously, especially when data has the Village Post Office, (which closed several years ago), and other

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data sets are referred to outside Village locations.

### **Commuter travel to and from the Harvington and surrounding villages of**

**the Lenches:** The PC do not see any serious data within the transport strategy that takes account of this main commuter corridor through Harvington. The employment opportunities for new residents within the parish are small and regardless of the increase in home working most people must commute to work thus increasing the transport problems at this location and carbon cost to the development.

**Drainage:** The PC is concerned that, on all the supplied plans, although Bromley Close is shown, the area occupied by the Cleeve View Gardens existing development is blank, which limits the ability of the Parish Council to examine in detail and comment.

It is noted that the sewage drainage run from Cleeve View Gardens, (9 properties), is to be incorporated into a re-routed drainage system. From the information supplied, it is not clear how, in particular the existing pumped mains serving part of that site, and the remaining gravity system run is to be accommodated, as there are no detailed plans supplied specifically showing the linked systems.

Severn Trent are the responsible authority under an Agreement related to the proposed sewage system serving the site, to examine the effect of the increased volume of foul water waste, to ensure the design copes with the flows, and the ability of the main transfer pumping station to collect the sewage from the extended area of Crest Hill and handle the increased volume of waste to be pumped to the sewage treatment works.

**Storm Water Disposal:** Due to the reported geology of this site, which is mainly clay overlying Mercia Mudstone, with the low permeability of the soil structure, disposal of surface water to soakaways will not be feasible. This means that all storm water will have to be discharged via balancing ponds, to the brook at the lowest easterly point of the site.

The existing grassed sloping area, in the main, currently retains and controls the rainwater landing on the surface. Should the houses be erected with their impermeable footprint, surrounding hard standing and roads, this would mean the sloping site becomes less able to absorb the rainwater, potentially adding greatly to the flow entering the ditch and culverts on the eastern edge of the site and subsequently the River Avon. The Parish Council are concerned that, even with balancing ponds, this will increase the total volume of water that the brook/ditches and river will have to cope with, to the overall detriment of the environment.

Again, it is of concern that the effect of existing perforated drain, serving Cleeve View Gardens, which runs all the way along the eastern boundary of the site does not appear to be referenced anywhere in the proposals. This has the potential, over time, to affect the surface water level along the site boundary line.

**Flooding:** It is recognised that the area at the bottom of the slope, along the eastern boundary has always been of a saturated, boggy nature. Previous reports advise that the easternmost part of the site is in Flood Zone 3 and has a high risk of fluvial flooding, and a low risk of surface water flooding.

Several reports have been produced, over the years, related to proposed development of this site, resulting in the design flood level risk being set at 29.10 m AOD. The Drainage Strategy Plan, (reference M44131 JNP 92 XX DR C 2000) supplied by JNP Group, Consulting Engineers, shows the location of properties and the 29.10m line.

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The Parish Council expresses their concern regarding the group of properties proposed to be built adjacent to this line, near to the eastern boundary discharge point. It appears that their rear garden and outbuildings boundary exactly match this theoretical flood-risk line. The Parish Council are concerned at the likely continued saturated nature of this area, where it is accepted that, (from available reports), the water table is less than 1m below ground level.

The Parish Council advice that this land is subject to flooding and is not a satisfactory location for domestic housing that will increase this danger and is a material factor to refuse the proposed planning application. (refer also to p37 policy EH6 HNP).

**Noise and Commercial Activity:** The PC have very serious concerns of detriment that will be caused to future occupiers of the proposed residential units due to noise and industrial activity. As this site is situated to the entrance and exit to the village the application has not considered the commercial premises and the traffic noise that surrounds the proposed residential units. This includes significantly high levels of traffic noise from the A46, the Evesham Road and Crest Hill. In addition, the industrial units based on the former railway station premises, the agriculture and maintenance depot situated at the junction of Anchor Lane South with Evesham Road plus, the new home/work base retail units at the bottom of Crest Hill, (under construction adjacent to Oak Tree Farm), make this site unsuitable for residential development.

**Housing Needs:** The Housing Needs are set out clearly in the SWDP that this site should be rules out for potential allocation, (ref SHELAA, SWDP review 2022), and fresh housing allocations have been made within the HNP. There are no further allocation requirements for Harvington.

**Rural Setting, Hedging and Heritage:** The site forms an important rural location at the entrance to the village and should be protected from housing encroachment and over development. Its main feature is the natural slopping gradient from the plateau level of the main village. Any buildings on the proposed development site would destroy that rural setting to the village.

Crest Hill has an established roadside hedgerow which is in excess of 30m in length and would be under threat of removal under the proposed development. The PC would wish this hedgerow to remain as part of the rural setting of the village and forms a natural wind break and requests that any application be refused permission for its removal.

The applicants ecological and appraisal document is of concern as it indicates that the site is of low life existence when in fact parts of the applicant's report have been redacted and so does not give due weight to the wildlife experienced by the local population.

The site at present commands good views and a good example of rewilding of the natural environment and forms part of a boundary to an ancient pathway through the village.

Aerial photographic information seems to note archaeological remains of some earlier settlement possible belonging to the pre-historic trading routes through the village. Specifically, the proposed development is in breach of the HNP environmental and heritage protection (p18- 34, section 4.2 policy EH1 to E5 refers).

**Conclusion:** Harvington Parish Council have considered the residents opinions. Many people took part in the HNP preparation over a 3-year consultation exercise

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attending public meetings, focus groups, local surveys, and overwhelming voted to agree, in a village referendum, that the HNP is the correct policies that shape the future of the village.

The Parish Council requests that Wychavon District Council (WDC) take note of those voices who are fed up with constant speculative housing developments specifically at the northeast entrance to the village.

In conclusion the Parish Council at its meeting of 10th January 2024 seeks that this planning application be refused.

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**Clerk report:**

- a) **Highways Officer** has visited 'lower' Village Street - from the junction with Hughes Lane to the junction with Grange Lane, following report from resident at the December meeting and raised work orders for repair.
- b) **Grit bin, Orchard Place:** Highways have reported that there has never been a bin authorised at this site. They can only guess that one was obtained either legitimately or not and the Highways Team had been refilling it when empty. Following an audit by the Winter Maintenance Team it was found not to be one of highways so has been removed as no permit had been issued. It won't be returned by Highways. The Parish Council could always apply to have a green/Parish grit bin as long as there's some private ground it can be placed on then the Parish purchase the bin and pay for any refill.
- c) **An Expression of Interest** has been submitted for £25,000 towards the refurbishment of the Play area from the Wychavon Rural Fund.
- d) **Two Shires Greenway** – Newsletter circulated to members. AGM will be held at the Salford Priors Memorial Hall at 7:15pm, 24<sup>th</sup> January 2024. and other papers to be sent out.
- e) **Worcestershire CALC** has contacted Worcestershire County Council re the absence of the County Cllr and lack of contact. The County Council have reviewed this, in relation to divisional fund applications. If the relevant Parish Councils complete the request form a relevant Officer will seek to get it authorised. If any Parish has highways-related issues, please contact Highways and Transport Liaison Engineer, or Head of Highways and Transport Liaison.
- f) **Training:** A number of Councillors have training booked via Zoom over the next couple of weeks. Worcestershire CALC will be sending the link by email to individuals 24 hours prior to the meeting and on the day.
- g) **Pothole, Oak Tree Road:** Reported online to the Highways authority.
- h) **Wychavon Rural Fund:** Expression of Interest Form submitted towards refurbishment costs to the Playing Field area.
- i) **Welcome Booklet** – Information booklet on the Village, updated every 2 years is due this year. As the cost of this is allocated out of reserves there was no need for a grant application to be submitted.

**87.**

**Cllr's report:** Neighbourhood Plan Working Group. Cllr. Ms Smith reported that the Group had held a meeting and members have been assigned areas to modify the Plan adopted in September 2019. She also explained that the Parish Council had agreed, following advice from Planning Officers at Wychavon District Council, to adopt option 2 in regard to the revision of the Neighbourhood Plan i.e. Modification to the text of 2-3 policies i.e. Cycleway; First Homes; Housing Needs requirement.

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	Once the South Worcestershire Plan has been ratified any changes will be updated.
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<b>88.</b>	<b><u>Council Matters:</u></b>
88.1	<u>Telephone Kiosk:</u> Maintenance concerns. Cllrs. Mrs. Allison and Mr. Baugh reported that the Box has become a place to dump books that are not in a good condition. The interior needs to be modified as some of the shelves are very damp. Cllrs. Mrs. Allison, Mr. Baugh and Mr. Redman to arrange a meeting onsite to look at the issues and report back to the Council at the February Meeting.
88.2	<u>Bench Bus Stop:</u> Request for temporary seating whilst bus services diverted discussed. As the site in question belongs to another authority and permission would be required the works would likely be completed before permissions granted.

<b>89.</b>	<b><u>Financial Matters:</u></b>
89.1	<b>Resolved</b> to approve the following: a) Schedule of payments and expenses. b) Summary of Accounts to 02.01.24. c) To vire from Kings Coronation Fund to Litter Bins £150; Contingency to VAT £700; to Xmas Tree £20 and to Jubilee Orchard assets £50.
89.2	<u>Precept requirement for 2024-25:</u> Following discussion it was proposed by Cllr. Mr. Colebrook, seconded by Cllr. Mrs. Allison and <b>resolved</b> by all that the budget requirement for 2024-25 would be £40,555.00 resulting in an increase of a Band D charge for households of 0.5%.

<b>90.</b>	<b><u>Meeting dates for the following meetings confirmed:</u></b> a) <u>Play Refurbishment Group:</u> To be arranged. b) <u>Finance &amp; General Purposes Group:</u> January 29 <sup>th</sup> ; February 26 <sup>th</sup> and March 18 <sup>th</sup> in the Green Room, Harvington Village Hall.
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<b>Meeting closed at 8.50pm.</b>
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**Signed by the Chairman: .....Dated: 14<sup>th</sup> February 2024.**

### **Public Question Time:**

*Crest Hill Planning Application: Resident submitted the following comments: Clarification required regarding the land as it was unsuitable on appeal. No 5 year land supply creates windfall development to come forward. Tilted balance - not engaged, although it was said this had been applied for by another resident.*

*Roadworks, Village Street: Requested that Highways be asked to repair damage to the grass verge along Village Street. Wychavon District Council to be asked to clear gullies in the same area after works completed.*

#### **Payments for authorisation -January 24**

Ref:	Payee	Details	Net	VAT	TOTAL
	Clerk salary and expenses	January 24.	845.53	0.00	<b>845.53</b>
	HMRC	NI +Tax	228.93	0.00	<b>228.93</b>
	Limebridge Rural Services Ltd	Install equipment Orchard & Playing Field.	260.00	52.00	<b>312.00</b>

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	Harvington Cricket Club	Grant towards outdoor furniture.	750.00	0.00	<b>750.00</b>
	Harvington First Brownies	Grant towards activity.	147.00	0.00	<b>147.00</b>
	Worcestershire County Council	Streetlight maintenance – 3 <sup>rd</sup> quarter.	474.80	0.00	<b>474.80</b>
	<b>TOTAL</b>		<b>2706.26</b>	<b>52.00</b>	<b>2758.06</b>

	<b>Payments already paid on behalf of the Council</b>				
P23-93	Wychavon District Council	Annual charge Hughes Lane Bin.	183.74	37.75	<b>220.49</b>
P23-95	Giff Gaff	Monthly mobile sim	5.00	1.00	<b>6.00</b>
			<b>188.74</b>	<b>38.75</b>	<b>226.49</b>
	<b>Contractor Work -December 23.</b>				
	Amenity Contract	Mowing Highway verges.	99.00	19.80	<b>118.80</b>
		Supplying Christmas tree.	720.00	144.00	<b>864.00</b>
			<b>819.00</b>	<b>163.80</b>	<b>982.80</b>

### AC Summary.

<b>Harvington Parish Council 2023-24</b>			
	<u>Budget 2023/24</u>	<u>Receipts/ Payments</u>	<u>Variance</u>
<b>Receipts</b>			
Precept inc WDC Grant	<b>40176.00</b>	40176.00	
WDC Coronation Fund	<b>0.00</b>	380.00	
WCC Amenity	<b>780.00</b>	889.01	
VAT - Recoverable	<b>2900.00</b>	3881.91	
Wayleave payment	<b>42.00</b>	42.02	
WCC - Lengthsman - March 23	<b>0.00</b>	145.55	
WCC - Lengthsman	<b>2120.00</b>	1487.50	
<b>Total</b>	<b>46018.00</b>	<b>47001.99</b>	
<b>Payments</b>			
Staff costs inc HMRC and NI	<b>10384.00</b>	8362.74	2021.26
Clerical/Admin Expenses	<b>700.00</b>	456.72	243.28
Training	<b>300.00</b>	160.00	140.00
Subscriptions	<b>1125.00</b>	1119.30	5.70
PC Insurance	<b>1035.50</b>	1035.43	0.07
Audit Fees	<b>550.00</b>	515.00	35.00
Grant/Donation.	<b>3000.00</b>	286.49	2713.51
Village Newsletter	<b>2250.00</b>	1646.15	603.85
Website	<b>250.00</b>	228.00	22.00
Contract Maintenance PF	<b>2000.00</b>	1326.00	674.00
Play Insp: + Asset Maint PF	<b>800.00</b>	618.03	181.97
Contract maintenance JO	<b>1081.00</b>	400.00	681.00
Ann. Inspect+ Assets JO, Lease	<b>800.00</b>	816.50	<b>-16.50</b>
Planters	<b>2200.00</b>	1856.00	344.00
Street Lighting	<b>2706.00</b>	949.60	1756.40
Litter/Dog bins	<b>450.00</b>	534.72	<b>-84.72</b>

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Xmas Tree	<b>700.00</b>	720.00	<b>-20.00</b>
Projects BT Kiosk	<b>300.00</b>	58.80	241.20
Lengthsman (PC Contribution)	<b>1000.00</b>	454.45	545.55
Maintenance assets	<b>2694.00</b>	1777.50	916.50
Amenity Contract+ Trees	<b>6000.00</b>	5249.00	751.00
Contingency	<b>2014.50</b>	1669.54	344.96
VAT recoverable (Actual)	<b>2900.00</b>	3525.10	<b>-625.10</b>
CLG Project	<b>500.00</b>	0.00	500.00
Kings Coronation	<b>680.00</b>	530.00	150.00
Transfer to reserves	<b>0.00</b>	30243.04	0.00
Defibrillator	<b>500.00</b>	172.00	328.00
Annual Event (PC Feb 23)	<b>1603.00</b>	1602.82	0.18
	<b>48523.00</b>	<b>66312.93</b>	<b>12453.11</b>
WCC PL (2023-24)	2,223.95	1862.55	361.40
WDC - F.Allev	1103.75	202.00	901.75
WDC - NP Grant	1563.12	0.00	1563.12
WDC CIL	0.00	0.00	0.00
<b>TOTAL</b>	<b>53413.82</b>	<b>68377.48</b>	<b>15279.38</b>

Treasurers Account: 01.04.23	44107.07	
Income received	47001.99	
Minus payments	-	
	68377.48	
<b>Total</b>	<b>22731.58</b>	
<b>02.01.24</b>	<b>22731.58</b>	
Less unrepresented payments	0.00	
	<b>22731.58</b>	
Less grant allocations	361.40	WCC P/L
	901.75	Fl. Allev.
Plus	1563.12	WDC NP
<b>Sub total</b>	<b>19905.31</b>	
<b>Business A/C:</b>	<b>68899.16</b>	
<b>Total in A/C</b>	<b>91630.74</b>	