

## FECKENHAM PARISH COUNCIL

To Members of the Council

You are hereby summoned to attend a meeting of the Feckenham Parish Council at Feckenham Village Hall. **on Thursday 26 August at 8:30pm**, (This may be delayed due to the Special Parish meeting at 7.30pm) for transacting the following business only.

Alan Smith  
Chair of Feckenham Parish Council.

17/08/21

### AGENDA

1. APOLOGIES:
2. DECLARATIONS OF INTEREST AND DISPENSATIONS

- a) To receive declarations of interest from councillors on items on the agenda.
- b) To receive written requests for dispensations for disclosable pecuniary and non-pecuniary interests (S33 of the Localism Act 2011) which are to be with the clerk as soon as possible prior to a meeting.
- c) **TO CONSIDER GRANTING REQUESTS FOR DISPENSATION**

Councillors who have declared a Disclosable Pecuniary Interest, or an Other Disclosable Interest which falls within the terms of paragraph 12(4) (b) of the code of conduct, must leave the room for the relevant items.

***Failure to register or declare a Disclosable Pecuniary Interest may be a criminal offence.***

<p><b>The meeting will be adjourned for Public Question Time</b></p> <p>The time allocated is at the discretion of the council/chairman. Residents are invited to give their views and question the parish council on issues on this agenda or raise issues for future consideration at the discretion of the chairman. Members of the public may not take part in the parish council meeting itself. This period is not part of the formal meeting; brief notes will be appended to the minutes as an aide memoire.</p>
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3. **MINUTES:** To consider the approval of the Minutes of the meeting held on 13 July 21.
4. **COUNTY COUNCILLOR(S) REPORT:**
5. **BOROUGH COUNCILLOR(S) REPORT:**
6. **PLANNING:**

Due to the closing date for planning applications the following was entered by the delegated authority:

**21/01004/OUT. Land adjacent to Feckenham Gardens. The PC entered the following objection:**

Whilst welcoming the proposed provision of affordable housing Feckenham Parish Council objects to this application and considers the site to be inappropriate and the number of dwellings proposed excessive and disproportionate to the existing settlement. The proposed development is in the Green Belt and outside the established settlement. The number and density of the dwellings would constitute

harm to the openness and character of the green belt. A development of this size cannot be described as 'limited infilling' and cannot be justified on the grounds of genuine local housing need within the Parish. The Local Area Plan (BORLP4) states that development within the Green Belt should only occur if 'very special circumstances' can be demonstrated. No such special circumstances have been adequately demonstrated within this application. It must be appreciated that, should this application be approved, it would be seen as a precedent for further development along Astwood Lane with potential to further harm the character and openness of the Green Belt. The addition of 25 dwellings to a settlement of approximately 300 houses represents an increase of around 9% with consequent impact on local infrastructure. The village road system, a network of heavily used commuter routes, is already under strain and the potential addition of 50 cars generating a minimum of 100 further movements per day would not improve matters. It should be noted that the applicant's Transport Statement is optimistic in this respect and inaccurate when it states (3.1.3) that bus service 354 provides a twice daily service between Redditch and Droitwich Spa. In fact service 354 operates only twice weekly and is primarily a shoppers' and leisure service which is of no practical use to working people. It is also noted that the proposed vehicular entrance of the site would have a detrimental effect on the number of parking spaces available for existing properties along Astwood Lane. Many of these properties have no off-road parking. We would also question the sustainability of such a large development in a small settlement which has no medical facilities (the village surgery was closed 2 years ago), poor transport links, only one small volunteer run food outlet, an oversubscribed village school (meaning that children would have to be transported to neighbouring centres) and negligible childcare facilities. Walking and cycling cannot be considered as viable methods of daily transport with the nearest connection to worktime public transport being 3.5 miles away along heavily used narrow roads with no footpaths or cycle lanes. There is considerable local concern about the potential for flooding. The stretch of Astwood Lane bordering the site is already liable to flooding and, whilst we note and appreciate the efforts of NWWM and others to improve this aspect, we consider that this development would have a considerable detrimental impact. Attenuation measures at other sites in this area do not appear to have been particularly effective in this respect with householders on Astwood Lane reporting increased incidents since their introduction.

**Reconsulted: 20/00569/FUL. Lower Berrow Farm. The Parish Council entered the following objection  
Comment Date: Thu 29 Jul 2021**

FPC notes the revised transport arrangements suggested and considers that, If the application were to be granted, the transport arrangements proposed by the applicant (quoted below) should be made a condition to the permission in order to reduce vehicular traffic to the site to an absolute minimum.i.e.: The applicant is to provide a minibus, or other similar form of transport, to reduce vehicle movements to and from the site. There is a parking facility on site for 12 vehicles. However, attendees being 'dropped off' should be collected from 'the Lygon ' in Feckenham, taken to the venue and returned using the mini bus facility. In addition to this facility other attendees arriving by car should be directed to ' Cottage Farm ', located at Brookhouse Lane, Callow Hill, Redditch, B97 5PP, where vehicles will be securely parked inside the large steel framed barn. The Attendees will then be taken to the venue by the minibus facility."

**Comment Date: Sat 26 Jun 2021**

Feckenham Parish Council continues to object to this planning application on the grounds of poor access and roads unsuitable for the traffic that would be generated by this proposal. As previously stated, the site is only accessible by a narrow unadopted lane with restricted areas in which vehicles can pass. If the authority is minded to allow the application, the applicant should be required to fund the carriageway improvements to the section of Trickses Lane which is affected.

**21/00799/FUL | Agricultural track | Land East Of Berrowhill Lane Feckenham Worcestershire B96 6QJ.**

Feckenham Parish Council objects to this application as they are extremely concerned about the sporadic development on Berrowhill lane. There is an on-going erosion of green belt within this area of natural beauty and that this application would lead to further potential for urbanisation of this rural lane.

**A. For Council Consideration: Planning Applications. None**

B. RBC Approvals: 20/00599/FUL. Land opposite 24 Droitwich Road  
21/00831/FUL. Land at Sillins Hall.  
21/00726/FUL. 2 Turton Gardens.

C. RBC Refusals: None.

D. RBC Pending: 19/01264/FUL. Rockhill Farm.  
20/00886/FUL. The Farmhouse Barn at Rockhill Farm  
20/00569/FUL& 20/00570/LBC. Lower Berrow Farm.  
20/01164/OUT. Land at Hill Top, Webheath.  
21/01004/OUT. Land adjacent to Feckenham Gardens.

E. RBC Withdrawn: None.

F. RBC Appeals: None.

G. Planning Enforcement / Under Investigation: None.

## 7. FINANCE

### TO APPROVE PAYMENT SCHEDULE:

Chq no 1230 @ £130.00 SLCC Membership  
Chq no 1231 @ £295.00 Lengthsman. July 21  
Chq no 1232 @ £293.33 Zurich Insurance.

	Date		Date
<b><u>FPC Reconciliation for the</u></b>	01/07/2021	to	31/07/2021
<b><u>Period:</u></b>			
	Credit	Debit	Total
Current Account balance	£6,519.53		£6,519.53
Deposit Account balance	£17,636.16		£17,636.16
Cheques paid uncleared:	-£1,825.00		-£1,825.00
<b>Balance C/F</b>			<b>£22,330.69</b>
Opening Balance Deposit Account			£20,635.99
Add receipts for period			£0.17
Less payments for period			-£3,000.00
Opening Balance Current Account			£2,404.02
Add receipts for period			£6,045.00
Less uncleared cheques			-£1,825.00
Less payments for period			-£1,929.49
<b>Closing Balance</b>			<b>£22,330.69</b>
		Date:	11/08/2021

## 8. NEW AGENDA ITEMS

A. To discuss earlier planning meeting with Ruth Bamford (Head of planning at Redditch Borough Council) and decide on any further steps.

B. To discuss recent catalytic converter thefts.

## **9. CLERK'S UPDATE**

A. Schedule of Correspondence for Consideration – as emails.

B. Schedule of Tabled Correspondence Received (not already noted).

C. Schedule of Correspondence Sent (not already noted).

## **11.PROGRESS REPORTS**

A. Feckenham in Bloom.

**12. COUNCILLORS REPORTS & FUTURE AGENDA ITEMS:** Councillors may use this opportunity to report matters of information not included elsewhere on the agenda and to raise items for future agendas.

**13.DATE & VENUE OF NEXT MEETING: Thursday 23 September at 7.30pm.**