

TENBURY TOWN COUNCIL 2021/22 MEETING TC09

Minutes of the meeting of TENBURY TOWN COUNCIL held on
Monday 20TH DECEMBER 2021 at 7.00pm held
in The Pump Rooms, off Teme Street, Tenbury Wells, WR15 8BA

PRESENT: Cllrs S. Bowkett, L. Davies, M. Davies, J. Fielder, E. Hudson [**Chair**], J. Morgan and D. Patrick.

IN ATTENDANCE: The Town Clerk, the Assistant to the Town Clerk and one member of the public.

C21.160 APOLOGIES FOR ABSENCE

Members received apologies for absence from Cllr. R. Plested and Cllr. A. Wilkinson due to illness.

C21.161 DECLARATIONS OF INTEREST

No declarations of interest were made by Members under the Code of Conduct pursuant to the Localism Act 2011, in respect of items on the agenda.

C21.162 DISPENSATIONS

The Clerk stated that there had been no requests for dispensation.

C21.163 PUBLIC PARTICIPATION

The meeting was adjourned for public question time.

Public Question Time – General

A member of the public addressed Members with regards Agenda Item C21.165 Pre-submission Consultation.

The member stated that as a neighbouring resident of the proposed development site he had contacted Malvern Hills Planning Authority and the developer with his concerns. He was informed that at this stage there was no planning application submitted, however he wanted to address the Town Council to make Members aware of his concerns.

The member of public stated that he had three main concerns.

1. His house is situated approximately 20ft below the proposed site, separated by an unstable bank, the stability of the bank being the concern.
2. Concerns over water runoff from the road, which will run alongside the development. There is already a drainage issue with run off from the field.
3. Concerns over the impact of loss of daylight due to the shadows, which will be cast from the new development. This will affect the light to his home and to his solar panels

The Member of the public stated that he believed a realignment of the houses in the development would address these issues.

The Mayor stated that he was not sure that the houses shown on the current submission would be positioned the same way in any application, which may be lodged. The Chair thanked the member of public for his time and welcomed him to stay for the remainder of the meeting.

The meeting of the Council was reconvened.



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C21.164 MINUTES

To approve and sign the minutes of the meeting of Tenbury Town Council held on 6th December 2021.

It was proposed by Cllr. J. Fielder seconded by Cllr. D. Patrick and unanimously

RESOLVED:

The minutes of the meeting of Tenbury Town Council held on 6th December 2021 were confirmed as a true and accurate account of the meeting and were duly signed by the Chair as a true and accurate record of the proceedings.

C21.165 PRE-SUBMISSION CONSULTATION

Members considered the draft application documents for 130 homes on land to the east and west of Terrills Lane, Tenbury.

The Mayor explained that Terrills Lane dissected the proposed development, which plans for houses to the east and west side of the road. The west side of the road has been included in the South Worcestershire Development Plan.

The Mayor stated that the plan appears to be based on the belief that Malvern Hills District Council Planning Authority have not met their 5-year housing land supply. If this is the situation, then the development would be based on national housing planning standards. Malvern Hills District Council have stated that there is an allocated 5.76-year housing land supply.

Members also discussed the planned access to and from the development Tenbury Business Park and agreed the plans were unclear as to how this would be implemented.

Members noted several emails from local residents expressing their concern over the proposed development.

It was proposed by Cllr. E. Hudson seconded by Cllr. Bowkett and unanimously

RESOLVED:

(i) **To request confirmation and evidence from Malvern Hills District Council of the allocated 5-year housing land supply.**

(ii) **In response to the Planning Consultants.**

Tenbury Town Council have identified that the 5-year housing land supply is a key issue in the consideration of this proposal, and further advice is being sought from the Planning Authority.

C21.166 PLANNING APPLICATIONS – MALVERN HILLS DISTRICT COUNCIL

Applications can be viewed online by following the link and searching on the application number <https://plan.malvern hills.gov.uk>

(i) **Planning Ref: 21/02005/HP Associated Ref: 21/02006/LB**

Proposed solar panels on the garage roof – The Hayloft, Sutton Court, Sutton, Tenbury Wells, WR15 8RJ



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(ii) Planning Ref: 21/02006/LB Associated Ref: 21/02005/HP

Proposed solar panels on the garage roof – The Hayloft, Sutton Court, Sutton, Tenbury Wells, WR15 8RJ

Members discussed the Listed Building and Planning Application.

It was proposed by Cllr. M. Davies seconded by Cllr. J. Fielder and unanimously

RESOLVED:

To agree to SUPPORT the associated applications Planning Ref: 21/02005/HP Associated Ref: 21/02006/LB and Planning Ref: 21/02006/LB Associated Ref: 21/02005 /HP

(iii) Planning Ref: 21/02054/FUL

Proposed extension to provide permanent accommodation to replace existing mobile classroom – Tenbury Church of England Primary Academy, Bromyard Road, Tenbury Wells, WR15 8BS

Members discussed the application and examined the plans.

It was proposed by Cllr. S. Bowkett seconded by Cllr. J. Morgan and unanimously

RESOLVED:

To agree to SUPPORT the application Planning Ref: 21/02054/FUL

C21.167 PLANNING APPLICATION – WORCESTERSHIRE COUNTY COUNCIL

The application can be viewed online by following the link and searching on the application number www.worcestershire.gov.uk/eplanning

Application Ref: 21/000039/REG3

Proposed installation of Photovoltaic cells to roof of Tenbury Wells Library – Tenbury Library, Teme Street, Tenbury Wells, WR15 8AA.

Following discussion it was proposed by Cllr. J. Fielder seconded by Cllr. J. Morgan and unanimously

RESOLVED:

To agree to SUPPORT the application - Application Ref: 21/000039/REG3

The Council agree to support the application in principle however concerns were raised over the impact on the Conservation Area.

C21.168 APPROVAL OF CREDITOR INVOICE

The schedule of outstanding invoices for payment for December 2021 was presented to Members.

It was proposed by Cllr. D. Patrick seconded by Cllr. J. Morgan and unanimously



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RESOLVED:

To approve the schedule of outstanding invoices for payment.

C21.169 DELEGATION TO TOWN CLERK

Due to the current ongoing COVID situation, Members discussed the delegation of regular Council actions to the Town Clerk.

It was proposed by Cllr. E. Hudson seconded by Cllr. M. Davies and unanimously

RESOLVED:

To agree to delegate regular Council actions to the Town Clerk until regular meetings resume or until the Council meet to fulfil the requirement to attend a meeting within 6 months or the Annual Council meeting, whichever occurs first.

C21.170 REVENUE BUDGET & PRECEPT REQUIREMENT 2022/2023

The Town Clerk presented her report on the proposed revenue estimates for 2022/23.

The projected net revenue budget amounts to £195,695 an increase of £2,715 or approximately 1.41% on the current year's budget of £192,980.

The Town Clerk stated that she had contacted Malvern Hills District Council, who confirmed that the taxbase will be revised, which will mean that the estimate Band D figure will reduce.

It was proposed by Cllr. L. Davies seconded by Cllr. D. Patrick and unanimously

RESOLVED:

- (i) To agree the proposed allocation of the Revenue Estimates to service areas set out in Appendix 'A' and section 7 of the report.
- (ii) To agree recommendations on the allocation of the Revenue Estimates.
- (iii) To agree the level of Reserves and Balances and recommended transfer between reserves.
- (iv) To agree a budget and Precept requirement for 2022/2023 of £195,695.

C21.171 EXCLUSION OF PRESS AND PUBLIC

Members agreed the exclusion of the Press and Public on the grounds that the consideration of the following items may involve the likely disclosure of confidential information (Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960.

C21.172 SALARIES

Members discussed the proposed salaries budget to be included in the 2022/2023 revenue estimates.

It was proposed by Cllr. E. Hudson seconded by Cllr. J. Morgan and unanimously

RESOLVED:

To agree the proposed salaries budget to be included in the 2022/2023 revenue estimates.



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C21.173 RE-ADMISSION OF PRESS AND PUBLIC

There being no further confidential business to consider Members agreed to readmit the press and public for the remainder of the meeting.

C21.174 COUNCILLORS' REPORTS AND ITEMS FOR FUTURE AGENDA

None

C21.175 DATE AND TIME OF NEXT MEETING

Subject to further restrictions

Monday 10th January 2022 at 7:00pm

Meeting Closed 8.10pm

Signed

Date

Draft

