

**Pebworth Parish Council**  
**Minutes of the Annual Council Meeting of the Parish Council held**  
**At the Village Hall, Pebworth on Monday 9<sup>th</sup> January 2023**

**Present:** Councillors: Richard Weller (Chairman), Simon Shiers, Denise Meynell, John Hyde, Sam Parkins & David Cranage

**In attendance:** District Councillor Thomas Havemann-Mart, Mrs D Bowles (Clerk)

**Also in attendance:** 4 members of the public.

<b>1.</b>	<b>Apologies Considered for Absence:</b> Cllr Pearson's apology accepted
<b>2.</b>	<b>Register of Interests:</b> <b>Disclosures of Interests:</b> Members were reminded of the need to keep their register of interests updated. Members were asked to declare any Disclosable Pecuniary or other Interests in items considered in virtual meetings and their nature. Cllr Weller declared an interest in agenda item number 6b.
<b>3.</b>	<b>Open Forum:</b> The Chairman suspended the formal meeting for the Ward Members and public participation. <b>a)</b> 4 members of the public were in attendance: - Comments were made regarding the Dorsington Rd planning application, agenda item 6b, requesting the Parish Council object to this application. It was pointed out the Conservation Officer had not been consulted despite the application being on the boundary. District Councillor Havemann-Mart to request they be consulted. <b>b)</b> District Councillor Havemann-Mart was in attendance. He advised he cannot discuss any current applications as he sits on the Planning Committee. <b>c)</b> County Councillor Adams sent his apologies with a report to follow. <b>The Chairman closed the open forum and reconvened the meeting at 19:20</b>
<b>4.</b>	<b>Ward Member's Report:</b> No major developments owing to Christmas & New Year. Warm Hubs are being set up around the Wychavon area.
<b>5.</b>	<b>Acceptance of Minutes:</b> The Minutes of the Ordinary Parish Council Meeting held on 5 <sup>th</sup> December 2022 at the Village Hall, Pebworth were considered and approved by the Council to be a true record of the meeting and were signed by the Chairman.
<b>6.</b>	<b>Planning Matters:</b> <b>Considered:</b> <b>a)</b> <b>W/22/02511/CLE</b> Location: Hawthorn House, Low Furrow Barns, Dorsington Road, Dorsington, Pebworth, Stratford Upon Avon, CV37 8AP Description of Proposal: Certificate of Lawfulness for the existing use of building as a dwellinghouse. Following consultation via email the Council responded with no comment. <b>b)</b> <b>W/22/02306/OUT</b> Location: Paddock Off, Dorsington Road, Dorsington, Pebworth Description of Proposal: Outline application for the erection of 4no. self-build dwellings (Cllr Weller declared an interest and left the room). Cllr Shiers temporarily took over as Chair. This application has been looked at in detail and discussed with residents. Cllr Cranage discussed the various options to object to this application. Members unanimously agreed to object. Cllr Cranage to draw up comments for Clerk to forward to Planning. Cllr Weller returned to the meeting. <b>c)</b> <b>W/22/02615/FUL</b> Location: Land Adj To Bramble Cottage, Dorsington Road, Dorsington, Pebworth Description of Proposal: Residential conversion of barn including replacement roof and extension, to replace approved barn conversion. Consideration was given to this application. No comment. <b>Responses to previous planning applications:</b> <b>d)</b> <b>W/22/01911/FUL</b> New Buildings Farm, Priory Lane, Broad Marston Pebworth. Pebworth Parish Council wish to raise the following points of objection on the 'New Buildings Farm Priory Lane' planning application, principally regarding Housing Mix and Design Policy, particularly comparing the application to the most recently adopted local planning document, the Pebworth Neighbourhood Development Plan (PNDP) adopted September 2019, Housing Need and Flooding and Surface Water Run Off:  1. Housing Mix.  The two class Q applications submitted earlier this year were architecturally very much in the style of

barns, delivering two single storey, 2 bedroom properties in one building, and 3 single storey properties (two 2 beds and one 3 bed) in another building. A property mix and a design very much in line with the PNDP.

The application which has now been submitted seeks to materially change that housing mix to create 5 detached, 2 storey, 5 bedroom properties. The PNDP states under P2. Housing Mix Policy that:

To be supported proposals for 3 or more homes must provide a mix of dwellings that meets local needs identified in the latest housing need assessment including provision of single storey dwellings; small family homes up to 3 bedrooms; and starter homes up to 2 bedrooms, unless it is demonstrated this is not viable.

Proposals for homes of 4 or more bedrooms will not be supported unless it is demonstrated they are necessary to meet identified local housing need.

We also wish to refer you to the reasoned justifications for this policy on pages 32/33

## 2. Design Policy.

The application refers to the proposals as being 'in keeping with the character of the area while remaining of agricultural style'.

The design within the part Q applications clearly embodied agricultural architectural references. The plans as submitted with this application, in the view of the Parish Council, are not of an agricultural style.

The PNDP refers extensively to design policy. The very strong support for this policy is outlined under the heading Local Character and Distinctiveness in the PNDP page 16, sections 2.17 and 2.18.

The relevant sections we would refer you to of the PNDP to ensure compliance, are the following sections:

### P3. 1a, 1b, 1c,

To be supported all proposals for new development and alterations must achieve high quality design; and demonstrate regard to the following criteria, unless it can be clearly shown they are not viable or deliverable:

#### 1. Local Character

- a) preserve or enhance the distinctive local character of Pebworth parish (in particular the village of Pebworth and hamlet of Broad Marston) and demonstrate that they have taken full account of the relevant

Conservation Area Appraisals;

- b) make a positive contribution to the street scene and surroundings;
- c) are of a scale, density, height and proportion that reflects the character of the area it is located in

### 3a, 3c

#### 3. Detailed Design and Materials

- a) incorporate building styles, designs and materials that are in keeping with the street scene; use traditional vernacular design features, detailing and materials found locally to maintain a similar mix. Contemporary design and innovation may be appropriate provided if it is sympathetic to the existing architecture;
- b) ensure the retention of local stone and granite kerbs to pavements and the traditional paving identified in the Conservation Area Appraisals;

### 4a, 4b

#### 4. Boundary Treatments

- a) include green space and boundary treatments that are in keeping with the character of the area and provide wildlife corridors including grass verges and planting to frontages, and structural planting incorporating native hedges to rear boundaries. Wrought iron fences, and local stone and brick walls may be appropriate within the village of Pebworth but elsewhere within the parish soft landscaping is the presiding characteristic;
- b) boundary treatments should permit the traffic of hedgehogs or similar wildlife through appropriately positioned and sized gaps;

#### **Reasoned Justifications 2.0, 3.0, 4.0.**

*2.0 As the main settlements of both Pebworth and Broad Marston are removed from major north-south routes they retain a tranquil and peaceful setting with a strong rural feel, new development should not detract from this, or introduce urbanising features.*

*3.0 Any new development should reflect and respect its context and setting and not overpower or dominate the street scene. The Pebworth Conservation Area Appraisal (2005) and the Broad Marston Conservation Area Appraisal (2005) provide excellent information on the character of the area including the layout and architectural styles in the settlements and surrounds. They also identify the attributes that are locally distinctive including: materials, detailing, boundary treatments, the natural environment and views. Therefore, applicants are expected to demonstrate how their proposals complement and enhance the qualities identified in these documents.*

*4.0 In terms of locally distinctive building materials these include blue lias stone, rich red/orange brick, Cotswold limestone and timber frames and in the case of agricultural buildings weatherboarding over timber frame, rubble stone and red brick. Roof tiles are predominantly plain red clay, in the same rich red/orange colour as the local brick, although there are also examples of thatch and blue slate. Brick is the prevalent material for chimney construction in all periods of buildings. Windows in the Conservation Areas are a mix of painted timber and wrought iron with painted timber sills, with direct glazing into stone surrounds in stone buildings.*

#### **3. Flooding and Surface Water Run-off.**

Pebworth has a history of flooding. PNDP section 5.29 page 19 states new development should reduce surface water run-off and seek betterment. This is an extensive deviation from the part q application and as such flooding and surface water run off should be a planning consideration The flood events of 1998 and 2007 are well documented in sections 5.29 to 5.35. Paragraph 5.35 states:

*All this evidence highlights the importance of considering flood risk at the design stage of development. It is critical that any development takes account of the existing extent of flooding and achieves betterment to assist in reducing the risk of flooding in the parish. Consideration should be given not only to the immediate vicinity of development to reduce surface water run-off and to mitigate against any fluvial flood risk, but also to any impact to lower lying parts of the parish and land further downstream. All new development upstream of the flooding must be limited to pre-development greenfield run off rates and where possible, seek further reductions.*

Surface water from this development could drain very quickly downhill into the flood areas shown in the Environment Agency maps in PNDP Appendix 1. These areas, mainly Broad Marston hamlet are only a few hundred yards downhill. This is also referenced in the the Design Policy within reasoned justification 8 (page 36) as below:

*The parish of Pebworth is at risk of flooding from the Noleham Brook which diverges into several watercourses throughout the parish. Numerous properties in the parish are at risk of flooding and previous flood events in 1998 and 2007 are known to have affected properties in: Elm Close, Friday Street and Broad Marston Road in Pebworth village; and many properties in the hamlet of Broad Marston. The risk and extent of flood events is intensified by surface water run-off that is exacerbated by the topography of the area. Therefore it is critical that development does not heighten any existing problems and takes the opportunity to reduce the risk of flooding by including sustainable drainage design features. It is important that any development takes opportunities to reduce surface water run-off and mitigates any fluvial flood risk on the site.*

- e) **W/22/02416/FUL** Location: Elm View, Chapel Road, Pebworth, Stratford Upon Avon, CV37 8XJ. Pebworth Parish Council wish to raise the following points of objection to the 'Elm View' planning application on the following grounds, principally regarding Housing Mix, The Development Boundary, Design Policy, flooding and surface water run-off, the conservation area and road safety:

### **1. Housing Mix.**

We note that the housing mix has been adjusted following the pre app meeting. The designs have changed from 3, 4 bed properties to 1, 4 bed and 2, 3 bed properties. The sizes of the former 4 bed properties have not reduced materially, from an internal size of 2,153 sq ft to 2,024 sq ft. The Pebworth Neighbourhood Development Plan (PNDP) adopted September 2019 states under P2. Housing Mix Policy that:

To be supported proposals for 3 or more homes must provide a mix of dwellings that meets local needs identified in the latest housing need assessment including provision of single storey dwellings; small family homes up to 3 bedrooms; and starter homes up to 2 bedrooms, unless it is demonstrated this is not viable.

Proposals for homes of 4 or more bedrooms will not be supported unless it is demonstrated they are necessary to meet identified local housing need.

We also wish to refer you to the reasoned justifications for this policy on pages 32/33

### **2. The SWDP2 Development Boundary.**

We feel that the statement made within the Planning Statement (ref 3.4) that the development boundary cannot be accurately shown on the drawings made is wrong, the line of the development boundary clearly runs through the site at an angle following the orientation of the existing bungalow. This means that not all of the three houses proposed will be within that boundary. While we do accept that the proposed alignment of the three dwellings would be consistent with the existing properties there, our primary concern on this point is that if development is allowed to take place beyond the boundary this will set a precedent which will inevitably lead to the approval of further applications outside the boundary.

### **3. Design Policy.**

The PNDP refers extensively to design policy. The very strong support for this policy is outlined under the heading Local Character and Distinctiveness in the PNDP page 16, sections 2.17 and 2.18. The Conservation Appraisal for Pebworth also refers extensively to this issue.

The relevant sections I would refer you to of the PNDP to ensure compliance, are the following sections:

#### **P3. 1a, 1b, 1c,**

To be supported all proposals for new development and alterations must achieve high quality design; and demonstrate regard to the following criteria, unless it can be clearly shown they are not viable or deliverable:

#### **1. Local Character**

- a) preserve or enhance the distinctive local character of Pebworth parish (in particular the village of Pebworth and hamlet of Broad Marston) and demonstrate that they have taken full account of the relevant Conservation Area Appraisals;
- b) make a positive contribution to the street scene and surroundings;
- c) are of a scale, density, height and proportion that reflects the character of the area it is located in

#### **2a, 2b**

## 2. Siting and Layout

- a) reflect the established plot sizes, building orientation and building line in each settlement;
- b) are sited sensitively to avoid overlooking and loss of privacy to neighbouring buildings;

Note - The orientation to the road of the existing bungalow differs to the orientation of the rest of the surrounding properties, as such we feel it is difficult to apply 2a to the proposals especially given the development boundary issue highlighted above.

### 3a, 3c

## 3. Detailed Design and Materials

- a) incorporate building styles, designs and materials that are in keeping with the street scene; use traditional vernacular design features, detailing and materials found locally to maintain a similar mix. Contemporary design and innovation may be appropriate provided it is sympathetic to the existing architecture;
- c) ensure the retention of local stone and granite kerbs to pavements and the traditional paving identified in the Conservation Area Appraisals;

### 4a, 4b

## 4. Boundary Treatments

- a) include green space and boundary treatments that are in keeping with the character of the area and provide wildlife corridors including grass verges and planting to frontages, and structural planting incorporating native hedges to rear boundaries. Wrought iron fences, and local stone and brick walls may be appropriate within the village of Pebworth but elsewhere within the parish soft landscaping is the presiding characteristic;
- b) boundary treatments should permit the traffic of hedgehogs or similar wildlife through appropriately positioned and sized gaps;

### **Reasoned Justifications 2.0, 3.0, 4.0.**

*2.0 As the main settlements of both Pebworth and Broad Marston are removed from major north-south routes they retain a tranquil and peaceful setting with a strong rural feel, new development should not detract from this, or introduce urbanising features.*

*3.0 Any new development should reflect and respect its context and setting and not overpower or dominate the street scene. The Pebworth Conservation Area Appraisal (2005) and the Broad Marston Conservation Area Appraisal (2005) provide excellent information on the character of the area including the layout and architectural styles in the settlements and surrounds. They also identify the attributes that are locally distinctive including: materials, detailing, boundary treatments, the natural environment and views. Therefore, applicants are expected to demonstrate how their proposals complement and enhance the qualities identified in these documents.*

*4.0 In terms of locally distinctive building materials these include blue lias stone, rich red/orange brick, Cotswold limestone and timber frames and in the case of agricultural buildings weatherboarding over timber frame, rubble stone and red brick. Roof tiles are predominantly plain red clay, in the same rich red/orange colour as the local brick, although there are also examples of thatch and blue slate. Brick is the prevalent material for chimney construction in all periods of buildings. Windows in the Conservation Areas are a mix of painted timber and wrought iron with painted timber sills, with direct glazing into stone surrounds in stone buildings.*

### **4. Flooding and Surface Water Run-off.**

Pebworth has a history of flooding. PNDP section 5.29 page 19 states new development should reduce surface water run-off and seek betterment. The flood events of 1998 and 2007 are well documented (with photos) in sections 5.29 to 5.35. Paragraph 5.35 states:

	<p><i>All this evidence highlights the importance of considering flood risk at the design stage of development. It is critical that any development takes account of the existing extent of flooding and achieves betterment to assist in reducing the risk of flooding in the parish. Consideration should be given not only to the immediate vicinity of development to reduce surface water run-off and to mitigate against any fluvial flood risk, but also to any impact to lower lying parts of the parish and land further downstream. All new development upstream of the flooding must be limited to pre-development greenfield run off rates and where possible, seek further reductions.</i></p> <p>Surface water from this development could drain very quickly downhill into the flood areas shown in the Environment Agency maps in PNDP Appendix 1. These areas, mainly Elm Close and Friday Street are only a few hundred yards downhill. This is also referenced in the the Design Policy within reasoned justification 8 (page 36) as below:</p> <p><i>The parish of Pebworth is at risk of flooding from the Noleham Brook which diverges into several watercourses throughout the parish. Numerous properties in the parish are at risk of flooding and previous flood events in 1998 and 2007 are known to have affected properties in: Elm Close, Friday Street and Broad Marston Road in Pebworth village; and many properties in the hamlet of Broad Marston. The risk and extent of flood events is intensified by surface water run-off that is exacerbated by the topography of the area. Therefore it is critical that development does not heighten any existing problems and takes the opportunity to reduce the risk of flooding by including sustainable drainage design features. It is important that any development takes opportunities to reduce surface water run-off and mitigates any fluvial flood risk on the site.</i></p> <p><b>5. Conservation Appraisal.</b></p> <p>It should be noted that the chapel adjacent to the site is listed in the conservation appraisal map as a “focal feature”.</p> <p><b>6. Road Safety.</b></p> <p>Parish Council have concerns that the new entrance created to dwelling number 3 is very close to the bend at the bottom of Front Street, given the slope of Front Street vehicles can often be observed taking the bend from Front Street at relatively high speed.</p> <p><b>Decisions:</b></p> <p><b>f) W/22/01667/LB</b> - Proposal: Repairs to west elevation wall and wall plate, new and replacement dormer windows, roof repairs and new roof covering Location: Broad Marston Manor, Broad Marston Road, Broad Marston, Pebworth, Stratford Upon Avon, CV37 8XY. <b>Application approved subject to conditions.</b></p>
7.	<p><b>Finance:</b></p> <p>a) Members agreed the third quarterly bank reconciliation, accounts, and budget balances.</p> <p>b) Council considered the budget and precept recommendations from the finance group and agreed a proposal put by Cllr Weller and seconded by Cllr Meynell that the precept for 23-24 to be £40,535. The proposal was unanimously agreed; Clerk to inform WDC.</p> <p>c) Council noted there have been no payments since the last meeting.</p> <p>d) Council approved all the December schedule of payments to be made by internet banking as appended to the minutes.</p>
8.	<p><b>Council &amp; Community Matters:</b></p> <p>Cllr Weller reported more anti-social behaviour, with e-mail evidence being provided. It is unknown whether the resident has reported this to the police.</p>
9.	<p><b>Pebworth in Bloom:</b></p> <p>Nothing to report.</p>
10.	<p><b>The Close &amp; Recreation Field</b></p> <p>Three tenders were received in total for the regeneration of the play equipment on The Close. All the tender information was good overall and came in on budget at £80,000. The proposals were presented to residents via social media who stated their preference. In the evaluation process Members considered the aesthetics of the equipment, the variation of pieces and the wide groups it catered for, number of activities provided and the public vote. Following a detailed discussion Members decided their preferred tenderer is Wicksteed</p>

	(this was also the preference of the residents). This is subject to the completion date and a meeting to discuss the project plan.
<b>11.</b>	<b>Cemetery:</b> Nothing to report.
<b>12.</b>	<b>Allotments:</b> Nothing to report.
<b>13.</b>	<b>Streetlighting:</b> Members noted streetlight 33 has now been installed. This completes the streetlight regeneration programme. There is still an issue with a part-night timer error on streetlight 21. Clerk will be fitting new stickers to place on all the streetlights when the weather has improved.
<b>14.</b>	<b>Highway Matters:</b> Members noted the two out of the three new VAS poles have now been installed. Clerk to query the third one on Back Lane.
<b>15.</b>	<b>Lengthsman/Handyman Matters:</b> New and outstanding Lengthsman/Handyman matters: VAS data for the month of December was much improved. This has now been moved to Honeybourne Rd. Members agreed for this to be moved every two weeks. <b>Future Tasks:</b> 1. Repair noticeboards at Town Pool Car Park and Broad Marston. Lock one half of the new noticeboard at Meon Way. 2. Clear overhang at Hill House. 3. Bollards on Front St to be re-installed and one replaced. 4. Replacement golf net has now been received and will be installed shortly.
<b>16.</b>	<b>Public Rights of Way:</b> Members noted the public bridleway by the rail bridge had been blocked which was reported to local PROW officer. This has now been removed but it is unsure who by. WCC confirmed that this was an unofficial closure (probably by the fencing contractors working along there - but no work had commenced). WCC are still trying to determine the full facts but it is likely an approved closure will take place at some time in the near future.
<b>17.</b>	<b>Matters Raised by Members:</b> The following matters were raised by Council Members for consideration for future agendas: a) New volunteer needed for organising the Parish Games 23. Clerk to advertise through the Piper/Petrus.
<b>18.</b>	<b>Date of Next Meeting:</b> Council confirmed the date of the next Ordinary Parish Council Meeting on Monday 6 <sup>th</sup> February 2023 at 7.00pm in the Village Hall, Pebworth. Dates also set were: Annual Parish meeting – Monday 24 <sup>th</sup> April. Annual Council meeting – Monday 15 <sup>th</sup> May. No Ordinary Parish Council meeting to be held in May.
<b>19.</b>	<b>Closure of Meeting:</b> The Chairman closed the meeting at 21:15 hrs

Chairman: \_\_\_\_\_ Date: \_\_\_\_\_

## FINANCE

Verified & Confirmed Account Balances as of 19<sup>th</sup> December 2022

Treasurers Account	3,095.44
Business Bank Instant	42,677.48
Total	45,772.92

## APPENDIX A

PAYMENT	PAYEE	DETAILS	TOTAL	VAT	NET
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BACS	HMRC	Clerk & P C Tax & NIC	85.00		85.00
BACS	Mrs D Bowles	Clerk's Salary & Expenses	****		****
BACS	Mr J Hyde	Lengthsman Works	132.50		132.50
BACS	WDC	Dog/litter emptying	100.34	16.72	83.62
DD	UKDMO	PWLB	2096.28		2096.28
DD	Ionos	Email	6.00	1.00	5.00
DD	Nest	Clerk's Pension	85.00		85.00
DD	Ionos	Email	6.00	1.00	5.00
DD	O2	Mobile Phone	14.74	2.46	12.28
DD	Yu Energy	Streetlight Energy	44.53	2.12	42.41
DD	Yu Energy	Streetlight Energy	209.44	9.97	199.47

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