



**MINUTES OF THE 112th MEETING OF MAPPLEBOROUGH GREEN PARISH COUNCIL  
Held on Monday January 9th 2023 at 7:00pm, at Ankcorn House, Birmingham Road**

**PRESENT:** Cllrs Berry, Chadwick, Lyon, Leyland and Badwal  
District Cllr Hencher-Serafin  
Becky Howes Clerk

1. Acting Chair, Cllr Berry declared the meeting open at 7pm

2. Acceptance of apologies for absence from County Cllr Kerridge, residents A Cameron and A Bicknell.

3. Declarations of Interest noted from Cllr Berry declares an interest as she is Chair of the Board of Governors at Mappleborough Green Primary School.

4. Public Forum at the Chair's discretion :

One member of the public present and Sarah Brooke-Taylor regards the results of the Housing Needs Survey.

Sarah confirmed that the survey had been distributed, returned and analysed and a copy of the results have been sent to the Parish Council. Not surprisingly owner occupier was main feedback with most people living in a three bed home, which is often found in rural communities. In terms of alternative homes, the responses received resulted in the following : one person looking for housing association, shared ownership, for a two bed house, this is calculated on the financial information given, calculating what they could actually afford. Three bungalows were requested for owner occupiers and one three bed house. Also identified two households on the housing waiting list at Stratford District Council. Total need after responses were analysed of around seven homes. What happens next is entirely up to the Parish Council to see what can be done locally to address the issues of the households in need or could look at a clustering solution with a neighbouring parish. Cllr Berry asked if the requirements could be fulfilled in the 236 development on the border with Redditch. Sarah stated that the local needs consideration is certainly a possibility, for example one three/four bed house, for the family currently on the housing waiting list and one two bed bungalow for the pensioner on the waiting list and then if there are shared ownership homes that would also fulfil the need for two bed homes with a 50% share. Now got evidence that as a community can be put forward to proposals that are coming forward. The Parish Council need to highlight during the planning application stage the Housing Needs Survey, and what the responses are. Cllr Berry stated she was concerned that responses received from the planners is that the area isn't rural and that although Planners had been informed that the HSN results were negligible, they said that doesn't matter. Sarah suggested that the Parish Council stress the needs, especially for example the bungalow, which you definitely want allocated for Stratford, Mappleborough Greens side of the development and definitely want one of the shared ownership and family homes for the need of the parish. Sarah stated that if this is fulfilled then Mappleborough Green Parish Council has considered its community. Resident Mr McLeod stated that the twenty six homes currently in the SDC side of

the development would not meet those identified requirements. Cllr Berry confirmed that there is social housing included in the twenty six homes. The discussion then ensued regards the council tax going to Redditch, schooling, special educational needs etc., and how this is or isn't going to work. Cllr Hencher-Serafin confirmed he had emailed the Case Officer regards these issues and the issue of waste bin collection if the council tax is going to Redditch, but he had not received a response. Cllr Berry stated that SDC side of the development have been designated the green open spaces but the question remains as to who maintains them and although a management committee is being put in, she questioned how long would they last! Sarah suggested getting the press or local MP involved etc... Cllr Berry confirmed the MP had visited the site and although could not comment he stated he would 'speak to the planners and ask that they carefully look at the environmental impact of this development'. Cllr Hencher-Serafin confirmed that he had stated to the Case Officer that the amount of objections and nature of them had not, it appears, been taken in to account and that at the planning committee meeting there was hardly any debate. He also stated that only three committee members came to view the site. Cllr Berry stated that after speaking at the committee meeting she was not questioned by committee members which, in her opinion, means it was a foregone conclusion and the chairman of the committee meeting actually said 'if we don't grant this, because Redditch already have, we are going to be in serious trouble'.

Cllr Berry thanked Sarah for her help and confirmed the Parish Council will use her feedback. Resident McLeod also raised concerns regards the naming of the new development and objected to the use of Mappleborough Woods, which the Parish Councillors all agreed with. The discussion ensued regards a letter to be sent to SDC regards the removal of Mappleborough and Woods from the development.

Mr McLeod also stated he was confused that the application for Toll House appears to be from Bromsgrove District Council. The discussion continued regards the ownership of the land and the planning application process and the similarities of the applicants for Mappleborough Woods (ie.RBC, English Partnership and Homes England). It was agreed that the Clerk would investigate this further and report back to the Parish Councillors.

The discussion also included response to the refusal of the proposed development at Washford Mill. Cllr Hencher-Serafin stated it had been refused because of openness in the greenbelt and loss of commercial property.

Mr McLeod also asked if the plots 3,4,5 and 6 Claybrook Drive could be protected against future development? Cllr Berry responded stating that in 2017 the Inspector at the time took those plots out, stating the unsuitability of development on them and confirmed that the plots remain owned by Home England. The only potential place for development would be the industrial area opposite The Boot.

Cllr Berry thanked Mr McLeod for his contribution.

##### 5. To Approve the Minutes of :

- 111<sup>th</sup> meeting of the Parish Council on 7th November 2022  
Proposed by Cllr Chadwick, seconded by Cllr Badwal, all agreed, signed by Cllr Berry
- Annual Parish Meeting on May 16th 2022  
Proposed by Cllr Chadwick, seconded by Cllr Lyon, all agreed, signed by Cllr Chadwick
- 17<sup>th</sup> General Annual meeting on May 30th 2022  
Proposed by Cllr Chadwick, seconded by Cllr Lyon, all agreed, signed by Cllr Berry

## 6. District & County Councillors Reports

- Clerk stated that County Cllr Kerridge sent apologies and new year best wishes and that there was nothing to report re WCC that particularly effects Mappleborough Green.
- District Cllr Hencher-Serafin stated that he was disappointed that the Mappleborough Woods development is going ahead, confirming that he had attended the Planning Committee meetings at RBC and SDC. He added that 5 District Cllrs at RBC spoke in objection but surprisingly the planning was still approved. Cllr Berry also expressed her disappointment at the poor turnout at the committee meetings. Mr McLeod added that he was told by SDC that he was unable to attend and to send comments in writing, however Cllr Berry confirmed that this did not happen. District Cllr Hencher-Serafin stated that he would request a response from SDC Democratic Services as to why a resident was refused admission, and that their statement was not read out at the meeting, as he had been informed.  
Cllr Berry also added that she is investigating the process and cost of Judicial Reviews.

## 7. Matters Arising from previous meeting(s), not otherwise dealt with (including):

- To agree next stage of Neighbourhood Development Plan – it was agreed that this item is deferred for further feedback from lead resident Ann Bicknell, Cllr Leyland to liaise on this matter and report back at the next meeting.
- Update regards ‘Mappleborough Woods’ development
  - As discussed in the public forum it was proposed by Cllr Berry, seconded by Cllr Chadwick, all agreed that a letter should be sent to Louise Koelman, Case Officer and John Careford, Head of Planning at SDC, requesting that all reference to ‘Mappleborough’ and ‘Woods’ will be removed from the development, as calling it ‘Mappleborough’ does not indicate any coalescence which it is proposed to do and the removal of ‘Woods’, because the woodland is being demolished.
  - Cllr Berry to give update regards bus service through the parish – it was confirmed that there is a bus through the village, however Cllr Berry was unable to identify a bus stop. Mr McLeod stated that according the website the bus stops outside the school, approaching Mappleborough from Studley it turns at The Dog roundabout, turning round in the garden centre and stops by the school, however this was debated.
- Update regards Eastern Gateway HGV routing ANPR feedback and reporting
  - The Clerk asked for confirmation that the email sent in error from SDC including the latest report had been deleted from devices, Cllr Badwal had previously confirmed this. Cllr Chadwick also confirmed the deletion, Cllr Lyon will do and Cllr Berry refused.  
The Clerk was requested to chase the latest report which, again, is overdue and confirmed that photos of recent incidents have also been reported accordingly.
  - Cllr Berry to report on the Amazon footpath improvements – Cllr Berry stated that according to her sources the Worcestershire side is neat and tidy however the Warwickshire side is like a bog. District Cllr Hencher-Serafin agreed he would report this to County Cllr Kerridge and report back to the Parish Council.

## 8. All other items:

- To agree and Co-opt Parish Councillor and update regards outstanding vacancy
  - Following co-option confirmation from the Clerk (regards the vacancy left by Alex Cameron) Cllr Berry proposed Annette Leyland, seconded by Cllr Lyon, all agreed, and Cllr Berry welcomed Annette to the Parish Council. The Clerk handed Cllr Leyland a pack of information, including details of dedicated Councillor emails and suggested liaising with Cllr Badwal if in difficulty.
  - With regards to the outstanding vacancy (left by Steve Coley) the Clerk informed the Parish Council of the response from SDC and the reason for their delay in the process (due to death in service), stating that as it is so close to the elections the remaining vacancy should be left to be filled in May.
  
- Parish Council Elections update and agree representative nomination
  - After a discussion it was agreed that Cllr Chadwick would act as a liaison with SDC regards election processes, especially in light of the Clerks forthcoming departure. Clerk to inform SDC of Cllr Chadwicks details, requesting that all information be copied to him and his agreement to act as returnee for completed nomination papers.
  
- To agree representative for Town & Parish Council Reference Group
  - The Clerk gave an overview of the Group and after a discussion it was agreed that this should be a role for the new Clerk, to attend and report back at meetings. The Clerk added that following the last meeting of the T&P which she was unable to attend they acted on a report she had submitted regards the request for feedback on the WCC website. It was agreed that the Council would await feedback from the new Clerk regards their input and / or attendance. The Clerk to forward to the mission statement of the group to the Parish Councillors.
  
- To discuss Civility and Respect Pledge
  - The Clerk confirmed information had been sent previously by email and updates and more information is available on the weekly WALC updates. It was briefly discussed and agreed to defer this item to a later meeting.
  
- To discuss social media policy and retrospective set up of Twitter account
  - Following the last meeting the Clerk confirmed that a Twitter account had been set-up however in order to post, a social media policy needs to be agreed, confirming that the Councillors had all received copies with their meeting papers. After a discussion regards the use of social media, including Twitter and Facebook, it was proposed by Cllr Badwal, seconded by Cllr Berry, all agreed to leave the account open at present and to defer agreement of the policy and future social media requirements until after appointing the new Clerk.

## 9. To Consider Planning Applications and Enforcement Updates (*incl.any other plans received after agenda distribution*) and to note actions required or completed :

### **APPLICATIONS RECEIVED**

22/03661/AGNOT Gattax Farm, Hardwick Lane, Outhill. Steel portal frame building

*No representation*

22/03659/ADJCON (Bromsgrove District Council Reference: 22/01584/FUL) Toll House Farm, Birmingham Road, Mappleborough Green. Demolition of existing dwelling and stable building and erection of 2 new dwellings and creation of a new access  
*As previously discussed, the Clerk to request confirmation of the applicants from SDC and also Cllr Hencher Serafin to speak to the case officer and report back.*

#### **NOTICES RECEIVED**

22/00562/OUT Washford Farm, Icknield Street. Outline application for the construction of up to 9 dwellings with all matters reserved. *Refusal*  
22/02468/FUL The Manor, Haye Lane. Demolition and replacement of two wings and the garage of the existing house with contemporary extensions to the house and a new garage/workshop. New painted finish, updated glazing and replacement of roof tiles. *Permission with Conditions*  
22/03213/FUL Studley Garden Centre, Henley Road. Erection of substation, six ultra-rapid electric vehicle chargers and associated electrical equipment. *Permission with Conditions*  
22/02905/FUL Studley Garden Centre, Henley Road. Removal of existing storage containers, retail marquee and part of retail canopies, and erection of new retail, storage and café, canopies. *Permission with Conditions*

#### **10.To note and agree actions for items of Correspondence (*incl.any other items received after agenda distribution*)**

- WALC Calling all Community Heroes info – the Clerk confirmed this has been advertised on the noticeboards, emailed to the neighbourhood group and posted on the webpage. Cllr Leyland confirmed she is attending the briefing and will report back to the Parish Council.
- WALC Cost of living support briefing – noted, no further action.

#### **11.Approval of Accounts**

- Approve statements – the Clerk distributed an overview of both accounts, balances of £32,617.05 and £5058.95 - proposed by Cllr Chadwick, seconded by Cllr Lyon, all agreed (attached to hardcopy of minutes). After a discussion it was proposed by Cllr Berry, seconded by Cllr Badwal, all agreed to move £7,500 from the current account to the general reserve for future expenditure.
- Update regards CiL expenditure – the Clerk confirmed the receipt of £2,777.70 for the Chapel Farm development and after discussion, it was agreed that a payment of £7,148.24 will be paid to Mappleborough Green Primary School as previously agreed to fund the trim and trail improvements, with the school supplying the Parish Council with a paid invoice for the works, photographic evidence and permission for images to be uploaded onto the website. The Clerk also confirmed receipt of permission email from SDC regards the remaining CiL expenditure, as discussed at the last meeting and stated that CiL can be used for noticeboards, traffic calming equipment, new bench, improving pedestrian pathways, flower troughs etc. The discussion ensued regards future expenditure, it was agreed that new Clerk can take this up and look at obtaining quotes etc..
- Update regards Website updates and storage – as below
- To agree budget – the Clerk stated that, as indicated in the past the email storage has not been sufficient and therefore extra storage had been purchased from TEEC, which will be paid for on an annual basis and agreed the Planning Application Service to be included on the website, which directly links to SDC (for £12 and £24 respectively).
- To agree precept 2023/24 – after a lengthy discussion regards cost of living and the Parish Councils bank balances, it was proposed by Cllr Berry, seconded

by Cllr Chadwick, all agreed to not increase the precept for the year 2023/24 and request the same amount as last financial year (totalled £14,852.60).

- To complete UTB form regards bank account management – after a brief discussion it was agreed to reinstate Cllrs Chadwick and Badwal as signatories, remove Cllr Berry and past Councillor Alex Cameron and to consider adding Cllr Leyland at a later date, all agreed. Cllrs Chadwick and Badwal signed the form, Clerk to action.

#### 12.To agree actions of any work around the Parish

- Fly tipping and rubbish on and around The Dog roundabout – Clerk to write to the garage and request to the Council for a schedule of litter picking in the Parish and grass cutting.
- Road signs need cleaning – Clerk to report

#### 13.Items for Future Agenda

- Issues with Village Hall hire enquiries – Cllr Berry gave a brief overview regards the number of enquiries received by the Clerk and online search results regards who to contact. The Clerk confirmed that she has requested from the Village Hall the details they want on the Parish Council website regards availability and hiring. The Clerk also stated that some online search engines guide you to Hill Crest Farm (deceased Councillor Steve Coley) as the contact for the Parish Council and has requested, a number of times that this be changed to the correct information. Cllr Badwal agreed to speak to the owners of Hill Crest Farm regards posted mail and give them the forwarding address and agree to take receipt of anything Parish Council related.

#### 14.To Note Date of Next Full Council Meeting :

Monday February 27<sup>th</sup> at 7:00pm, Ankcorn House

#### 15.*Members of the Public and non-Parish Councillors to be excused for private matters to be discussed:*

- To accept letter of resignation from the Clerk – after discussion, it was agreed to accept.
- To consider and agree Clerk vacancy process and all other related issues – after lengthy discussion it was agreed for the Clerk to advertise the vacancy in The Redditch and Alcester Standard newspapers, WALC website, Parish Council noticeboards, website and mail to the neighbourhood group.

\*\*\*Meeting closed at 9:00pm \*\*\*