



RIPPLE PARISH COUNCIL MEETING

Minutes of the Meeting held 3 July 2023 at 7.15pm at Ripple Parish Hall

- Present:** Cllrs. M. Peters (Chairman), M Davis, M England, P Turner, D Long, D Cllr J Owenson
Cllr Martin Allen
- Attendees:** Temporary Clerk M White, one member of public
- 03.07.23.1** The Chairman will formally ask if anyone is intending on recording or filming the meeting.
There were no requests to record or film the meeting
- 03.07.23.2** To receive comments from the public - no decisions will be made on issues raised. Any items requiring decisions will be added to the agenda for the next meeting (NB Councils cannot lawfully decide items of business that are not specified on the agenda (LGA1972 Sch 12, paras 10(2)(b) and Longfield Parish Council v Wright (1918) 88 LJ Ch 119)
- 03.07.23.3** To note apologies for absence - none
- 03.07.23.4** To receive declarations of interest for items on the agenda below (Localism Act 2011) and to confirm the meeting quorate
Cllrs England and Long declared an interest in agenda item 12b **M/22/01073/FUL** – Land at Furrow Close (OS 86374103) and Cllr Davis declared an interest in agenda item 12a **M/23/00077/FUL** – Green Street Farm, Strensham Road, Naunton and the meeting was declared quorate.
- 03.07.23.5** To confirm and agree minutes of the Parish Council Meeting held on 26th May 2023
Council **APPROVED** minutes of the meeting held on 26th May 2023
Proposed Cllr Turner **Seconded** Cllr England
- 03.07.23.6** To Receive Clerk's Report and agree actions – Clerk's report was received as per **APPENDIX 1**
- 03.07.23.6a** Council agreed that new parts should be ordered for the Defibrillator at The Bluebell, Ryall, following investigations into missing parts and credits due. Agreed to use supplier Primary Care Supplies at a cost of £165.00 plus VAT.
- 03.07.23.6b** The Clerk confirmed that following Ben Perry's resignation, an advert for the role of Lengthsman has been placed on the Parish website and Facebook page. Cllr Peters agreed to approach Alex Portch to discuss the vacancy. The position of Footpath Officer was also discussed and Cllr Peters has agreed to approach someone who may be interested in this role.
- 03.07.23.6c** Cllrs were asked to complete their Register of Interest forms and return to MHDC as soon as possible.

- 03.07.23.6d** Local Community Charter – the Clerk advised that a contract renewal has been received from the Safer Neighbourhood Team, and Council agreed on the following priorities being submitted:
- Speeding at Ryall
 - A better police presence in the town during festivals to discourage anti-social behaviour
 - Illegal parking within the Parish
- 03.07.23.7** **To receive County Councillor’s Report and agree actions – APPENDIX 2**
Cllr M Allen read his report and the following actions arose:
- 03.07.23.7a** Cllr Allen advised that a member of the public had made enquiries about the new bench. It was agreed that this still needs to be ordered.
- 03.07.23.7b** It was advised that there is still a problem with illegal parking on grass verges in Ryall, and as the land is public, this should be reported to MHDC.
- 03.07.23.8** **To receive District Councillor’s Report and agree actions**
- 03.07.23.9** **Finance, all documents circulated prior to the meeting**
- 03.07.23.9a** To approve the Bank Reconciliation and Budget Monitoring Report up to 27th June 2023. The Clerk confirmed that the variance on the Bank Reconciliation has been explained as an error in the recording of Clerk expenses in September 2022. This has been confirmed and corrected by the Clerk with Scribe and the reconciliation now balances.
- 03.07.23.9b** **Proposed** Cllr Turner **Seconded** Cllr Long
To consider and resolve to agree Payment List and payments made since the last meeting. Payment List was received as per **APPENDIX 3**
Proposed Cllr Turner **Seconded** Cllr Long
- 03.07.23.10** To review the following council procedures
- a) **Standing Orders** – Council agreed that a review and amendment of the wording in this document is required due to a high volume of references to “he” and “him”
 - b) **Financial Regulations** - agreed
 - c) **Code Of Conduct** – Council agreed that a review of this document is required due to reference to “ten known principles” and only 9 principles listed on the Code of Conduct.
 - d) **Complaints Procedure** - agreed
 - e) **Data Protection and Freedom of Information** – agreed
 - e) **Asset Register** – Council agreed that a more comprehensive review of Parish assets is conducted, in particular the bus shelters and noticeboards, before confirming values on this document. It was also noted that the document states one VAS when the Parish holds 2. Cllr Peters offered to do a full review and to



Ripple
PARISH COUNCIL

report his findings at the next meeting and proposed to agree the Asset Register.

03.07.23.11 Review working groups and agree actions.

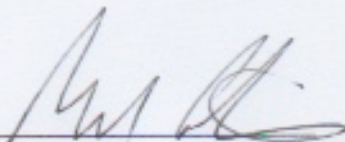
03.07.23.12 To discuss the following planning applications/appeals made since the last meeting and agree actions:

- a) M/23/00077/FUL – Green Street Farm, Strensham Road, Naunton
- b) M/22/01073/FUL – Land at Furrow Close (OS 86374103)

Following discussions regarding the progress of these applications, Cllrs D Long, P Turner and M England agreed to form working groups for the Parish Planning Applications, and the Clerk agreed to forward all email correspondence for both, Cllr Long also confirmed that she is willing to represent the Parish Council at Committee, and a report presented at the next meeting.

03.07.23.13 Date of Next Meeting: Parish Council Meeting 4th September 2023

Signed



Dated

18-9-23



APPENDIX 1

APPENDIX 1

Clerk Report 3rd July 2023

AGAR AGAR and all supporting documents have been sent to PK Littlejohn

Defibrillator The defibrillator at The Bluebell failed an inspection in May. We've since exhausted all leads regarding possible lost parts ordered via Barbara Wilson in March, and any credits due from Safelincs. The situation as it stands currently is the following:

- We can order parts from Safelincs at a cost of £ 338.08 with a lead-time of mid-August.
- We can order parts from Primary Care Supplies at a cost of £165.00 plus VAT, and a lead-time of 3 days from placement of the order.

We need to agree on which supplier we wish to use for parts and ongoing service. I would suggest we try Primary Care Supplies for the parts as they are considerably more competitive, as long as the lead-time is favorable.

Obstruction at the Ryall / A4104 junction Following a complaint lodged with WCC at the beginning of June, the Openreach box has now been repositioned and is no longer an obstruction.

Lengthsman Ben Perry sadly resigned last month, and we have an advertisement on the Parish website and on our Facebook page. I plan to ask CALC to also advertise on their website and in their newsletter. I'll also print and add to the Parish noticeboards. Please let me know of anyone who you think may be interested in the post.

Platform Housing Parking at Ryall

For those that aren't aware, this has been an issue since December 2022. Shelley raised the concerns over parking with Platform Housing. An inspection took place in March and images of the problems provided. Since then, both Shelley, and now myself have chased for a response. Having escalated the problem last month, I received what seems to be a final response from the Asset Department of PHG, and their stance is that providing extra parking is not a priority for them currently. They've promised to review the situation, and if they feel action is necessary they will get in touch. I have drafted a response, and depending on how we'd like to proceed, I'm happy to reach out to the CEO of the group. Paul Turner has suggested we add this to the SNT community charter also.

Register of Interest

We've been chased by MHDC for Councillor's ROI forms

Planning apps. Only two listed on agenda – there is also an ongoing app for the land at Holly Green, and the lad at School Lane which Martin has emailed about.



Local Policing Community Charter

We've had an email from West Mercia Police regarding the Community Charter. We need to provide contact details of preferred method and frequency of engagement, and respond to them by 14th July regarding priorities (parking at Ryall?) .

Latest News

Councillor vacancies

The bus service

Lengthsman

Anything other suggestions?

APPENDIX 2

COUNTY COUNCILLOR MARTIN ALLEN - REPORT TO RIPPLE PARISH COUNCIL JULY 2023

SPEEDING

At the last County Council meeting, my group brought forward a motion for a mandatory speed limit of 20mph around all schools. Currently those that have the flashing lights indicating a temporary reduction to 20mph at school time are not enforceable and they are only advisory.

I am sorry to say that it was heavily defeated.

ART WORK NEAR THE NEW ROUNDABOUT.

Just waiting for Maggi to come up with the more in-depth details and I can then go to WCC.

A38/A4104 ROUNDABOUT GRASS

Following the grass being killed off at the roundabout, I have had an update from the Officer i/c Mr Nick Churchill.

Dear Cllr Allen

I can confirm that as part of the Planning requirements regarding Ecology, there are three different types of grass species being sown across the site. The sprayed vegetation that existed before was a mixture of self-sewn grass and weeds. These have been reduced and when cleared, the new grass seed will be sown – subject to weather conditions.

A4104 HOLLY GREEN CROSSING

All the section Highways Section 106 funds owed to this area was spent during the project.

A4104 HOLLY GREEN CROSSING SPEED SURVEY

Two speed surveys have been undertaken following the completion of the Refuge Island.

Speed Eastbound 85th percentile was 36mph. Speed Westbound 85th percentile of 35mph.

I requested that Airband move the boxes blocking visibility coming out of the Ryall Road onto the A4104. This has now been done.

PUMPING STATION COVER – HOLLYGREEN

I reported this to WCC and asked for a section 81 notice to be sent.

The ref number is #4601.

Ripple Parish Council are advised to report the matter directly to Severn Trent and if no action is taken by them; to then report the matter to the Environment Agency.



A38 THE GROVE CROSSING

I have requested that WCC look at installing a Pedestrian Crossing on the A4104 at the Grove/Bluebell pub.

I have received the following response about this crossing:

Dear Cllr Allen,

Your request has been added to our list of requests for new infrastructure.

This central refuge crossing like Ryall maybe feasible but the road is narrow and will need widening accommodate a minimum 2.5m refuge so users feel safe crossing the A38 in two phases.

The cost of widening here and the fact the wrong kerbs are in place will make this an expensive and on a par with Ryall.

There is not much footway on the Garage side of the road and if we widened here we maybe too close to the junction to allow large vehicles to turn without hitting the islands put in.

We will leave this request on the 'accept pile' and if some funding becomes available from a development etc we can relook at its potential.

Regards

Highways.

RYALL EAST QUARY APPLICATION – Nr Ripple and Uckinghall.

I have spoken to officers at WCC, and they are still waiting for the applicant to send in more information.

At the AGM one resident asked for trees to be planted as part of the restoration process. On 27.05.23 I submitted an information request asking if a Woodland could be planted #4602. This has gone to the County Council Planning Office to be considered.

COMMUNITY BUS TO TEWKESBURY

I would like to remind everyone it is still running each Wednesday morning.

It continues to be a success.

ON DEMAND BUS

There is a new on demand bus that has been launched in our area. I have emailed you what details I have. I am very disappointed that both you and I were not consulted.

The bus will run from 7am to 7pm, Monday to Saturday. There is a flat fare of £2.50 for all journeys, with additional passengers paying £1.25, ticket bundles are available as well as concessionary cards. There is an app, anyone who cannot use an app can phone 01905 765765 and choose option 0 for assistance.



UCKINGHALL FLOODING ON ROAD

Work has now been done, the ditch has been dug out and two Verge Master's installed to warn drivers of the dugout ditch. The pipe connecting the Gullies was found to be under a hedge and cannot be accessed for repair. I have agreed with WCC that we will monitor the situation before any further action is taken. I have visited twice after two downpours and found the road and access to homes no longer holding standing water.

A reminder that in future the riparian landowners will need to keep their ditch clear and dug out. In the past the water discharged into a private pond, which has been filled in.

Also, have RPC approached the landowners to see if WCC can put a pipe through their land?

FERRY LANE PAST THE FLOOD GATE

Two residents have approached me about the flooding problems on Ferry Lane past the Flood Barrier. I have reported it, #3857. WCC have now cleared the Culvert under the road. WCC are adamant that they only own part of the road past the barrier, also they have firmly stated that they do not own the Verge either side.

WCC believe that this is an EA matter and not WCC.

I initially reported this problem on the 17.03.23. WCC have now passed this to the Land Drainage Partnership, Henry Harbord. Having had no response, I have now passed this onto Cllr David Harrison, Head of Planning and Flooding at MHDC. I fear there is nothing more I can do to help.

BOUNDARY REVIEW WCC

The consultation has had to be extended into September.

The Boundary Commission initially claimed that Croome was oversubscribed by about 1000 voters. I checked their figures and saw that they had got it wrong.

They now admit their error and there is no need for a change.

I would suggest that you put in a comment that you would prefer the Division to remain as it is.

DISTRICT COUNCIL MATTERS

PARKING ENFORCEMENT

If you do see a parking problem, I would urge you to report it on the MHDC website, look for the Report it Section.

<https://swict.malvern hills.gov.uk/cepoformsmhdc/forms/onstreetparking/main.jsp>

20222335



MHDC have made it clear, if there are lots of reports in an area in the district, more visits will be made.

PLANNING APPLICATIONS

GREEN STREET FARM M/23/00077/FUL

LAND AT FURROW CLOSE M/22/01073/FUL

I have asked for a briefing from MHDC planners about both of these.

As I may have to vote on these applications at MHDC Planning Committee, I am unable to comment or indicate how I might vote.

LORRIES PARKED OFF SCHOOL LANE AT THE OLD OIL DEPOT

I have been in contact with the Enforcement Officers at MHDC about the vehicles parked on the Old Oil Depot and I have now had this reply.

It is clear that planning permission was given in the past for Oil Storage and presumably vehicle storage onsite. MHDC are going to investigate if this current use of the land falls within the existing planning consent. Email below received from MHDC Enforcement Officer.

Dear Cllr Allen

I have discussed our conversation with my manager, Paul Clements, and would respond as follows.

The land in question is the former oil depot. The title for the land appears to indicate 3 separate parcels of land but the land parcel in question appears to have housed underground oil storage tanks (although I stand under correction on this). I have not been able to track down any relevant planning history on this site although the owner of the land has indicated that he has sought pre-application advice from the Council.

Following our conversation, I called the landowner and asked him about the additional lorries brought onto the site-he appeared to be unaware of this and undertook to find out what was happening and get back to me.

An important part of this matter relates to what the lawful use of the land is. It would appear that the land began use for the storage (and distribution) of oil in the Second World War. It has been claimed that this use continued up until the 1980's. From the aerial photography of the site, it would appear that the land has been used for an agricultural purpose (grazing land?). I have not been able to conclusively determine what Use Class an oil depot would be. The owner has suggested that this is a B8 Storage and Distribution use while my research, while inconclusive, points to either a B2 (Industrial) or sui generis (of its own type not falling into any class). This may have implications for permitted changes of use.

As noted above the land appears to have been used for agricultural purposes, possibly since the cessation of the oil depot use. There is possibly an argument to be made that the previous use has

20222336



been abandoned, however, I must stress that the concept of abandonment in the context of a use is not as simple as it might appear.

I do understand that this site is giving rise to much concern, and I do undertake to keep you informed of any significant development.

Tim Nicholson

Planning Enforcement Officer

Wycharon and Malvern Hills District Councils

I will keep chasing this issue.

Warmest Regards

Clr Martin Allen

APPENDIX 3

Payments for Approval in July

M White	Expenses	£ 55.99
CALC & NALC	Membership & subscription	£1067.21

Invoices sent for Payment in June

Date	Company	Amount	Comments
31-May	Smart Cut	£975.00	Grass cutting for the agreed areas within the Parish on 5th May, 19th May & 31/5
07-Jun	CALC	£36.00	CALC Training 2 hours Marian White includes VAT
12-Jun	Ripple Parish Hall	£551.00	Catering for the Annual Pariah Meeting 26/5
28-Jun	CALC / NALC Subscription	£1,067.21	Membership - Overdue invoice from April
03-Jul	Scribe annual subscription	£414.72	