



RIPPLE PARISH COUNCIL MEETING

Minutes of Ripple Parish Council meeting held on 16th August 2022 at Ripple Village Hall

Attendees: M. Peters, K Weyman, M Baum, T Armitt, D Long

Present: Clerk/RFO M Hinde, and 13 members of the public

16.08.22.1 The Chairman will formally ask if anyone is intending on recording or filming the meeting

There were no requests to film or record the meeting

16.08.22.2 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)

Resident 1 – Advised they believed that most of what people saw in the leaflet regarding the planning application to be discussed in agenda item 7 was misleading and incorrect. The resident advised that the principle of the proposal has been adopted in the local plan. The application was previously approved by Malvern Hills District Council and they can not now turn this down especially as they can not demonstrate a 5 year land supply. The resident believed this development did not provide a flood risk as it would be built in flood plain one which a good portion of the Beeches is built in. Section 106 or community infrastructure levy agreements will be applied to account for schools, transport and local facilities. It will also provide a proportion of social housing giving up to 30 families a home.

The resident did not prescribe to the fact the Ryall is a rural area as it is part of greater Upton and believed property values will drop if Upton is not a thriving town.

The resident urged the council to put aside some of the points raised in the leaflet and vote in favour of the development.

Resident 2 – Advised that they didn't think the leaflet was incorrect. They believed that the planning application had expired and so it is possible to go back to raise points that were raised in the beginning.

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The resident doesn't believe MHDC approved the application originally and believe their refusal was overturned by the planning inspectorate. They also advised that the original application was for 43 holiday chalets and the current application is for 70 houses. Since the original planning application was approved the site had been up for sale and no developer has wanted to buy it and therefore questioned the financial viability of the site. The resident also advised that since the approval of the original application by planning inspectorate there have been roughly 63 houses built in Holly Green which they assume would be adopted by the South Worcestershire Development Plan. The resident felt that a lot of people shared their views.

Resident 3 – Disagreed that the road was adequate for the development. They advised the road across it is no more than a farm entrance. The marina is privileged with a safety zone to allow vehicles to sit in the middle of the road to turn right until it is safe to turn. The resident advised there was no footpath on the left hand side going into Upton so pedestrians would have to cross the road which could be dangerous. The resident felt that the only answer would be to open the road out to give a safety zone for turning and a push button traffic light system.

Resident 4 – advised that under the original plans along the A4104 there was going to be an escape route when the main route was flooded and asked the council to check if this was on the new plan.

Resident 5 – Advised they had spoken to the fire brigade who advised that they would not be able to use the escape route so it would not be safe.

The council received an email from the planning lawyer which was read out by the chairman and stated - In connection with the extraordinary meeting of the PC called for 16 August, and having just had sight of the attached flyer doing the rounds in the community (I realise this was not published by the PC), could I ask please that when considering item 7 on the agenda, parish councillors are specifically reminded this site is a policy allocation for housing development and use in the adopted local plan, and that the proposal improves upon the previously approved access, facilitated by the recent A road carriageway raising works.

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Resident 7 – provided a letter which was handed to the Clerk and read out by the chairman which stated – that the resident shared the opinion of other residents that more congestion is not wanted in the Upton Upon Severn area. The resident felt more services would definitely be needed and that safety on the road would be a concern. The resident felt that Upton Upon Severn should be kept as a riverside town.

- 16.08.22.3 To note apologies for absence**
Apologies received from Cllr Davis
- 16.08.22.4 To receive declarations of interest for items on the agenda below (Localism Act 2011) and to confirm the meeting quorate**
Cllr Baum declared an interest in item 7 and the meeting was declared quorate.
- 16.08.22.5 To confirm and agree minutes of the Parish Council Meeting held on 11 July 2022**
Council **APPROVED** the minutes from the meeting 11 July 2022
- Proposed** Cllr Weyman **Seconded** Cllr Armitt
- 16.08.22.6 To review Litter bins and agree actions**
Cllr Weyman advised that the price for the bins had increased by £30 each. MHDC have recommended that the council use Glasdon bins.
Cllr Weyman advised that he will get a full quote to present at the next meeting. He also confirmed he had located a man regarding the fixing.
- 16.08.22.7 To discuss planning application M/22/00883/OUT Land at (Os 8585 4903) Holly Green Upton Upon Severn**
Cllr Long proposed that the council recommend refusal as they do not have enough information on the following points to make an informed decision:
- The emergency vehicle access to site had been removed from the current application as it is believed that the recent works on the A4104 alleviated the flood problem. The council believe that it is evident from recent high river levels that flooding issues remain and therefore this would need to be addressed.
- The council believe there is still no safe pedestrian and cycling route from Holly Green / Ryall to Upton without crossing the A4104. This had been

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previously agreed as a condition of the development at Furrow Close on the Ryall Road which was completed in 2018. The traffic survey carried out was carried out during Covid and reduced traffic levels and can not be relied upon. The A4104 is a dangerous road and there is no safe place for pedestrians and cyclist to cross. Council believed this is an issue and should be resolved by planning officers before permission is granted for further developments.

The Council unanimously **AGREED** with Cllr Longs proposal to recommend refusal until clarity is received on the above points.

16.08.22.7 To receive agenda items for the next meeting of the council

Bins
Crossing A4104

16.08.22.8 Date of Next Meeting : Parish Council Meeting 5th September

Meeting Close – 19:48

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