

MINUTES OF THE PARISH COUNCIL MEETING
HELD ON
MONDAY 13th April 2026
AT CHADDESLEY CORBETT VILLAGE HALL
AT 7:00 pm

Attending: Chairman Cllr M Page, Cllrs J Wright, P Rowberry, D Thomas, Mrs D Newbould, Mrs C Finnegan, S Walker and Mrs S Smith, Clerk Mrs R Jefferies. County/District Cllr M Hart..

1. **APOLOGIES:** - Cllrs G Hogan and H Grove.
2. **Police Report: Nothing to Report**
3. **PUBLIC QUESTION TIME – None**
4. A) DECLARATIONS OF INTEREST – DPI’s or ODI’s – **NONE**
B) DISPENSATIONS – As previously agreed - **NONE**
C) REQUESTS FOR NEW DISPENSATIONS – **NONE**
5. **Minutes**
Approval of Minutes of Parish Council meeting held on Monday 2nd March 2026 – **Approved**
6. **Planning**
 - 6.1.1 26/0129/S73 - Dorhall , Woodrow Lane, Dorhall, Chaddesley Corbett, - Variation of condition 12 (approved plans) attached to approved planning application 22/0816/FUL- **Concerns were sent via email, prior to the meeting:**
The proposed property looks very similar to that approved in previous applications (21/0159 and 22/0816). The Planning Officer’s report at the time concluded that the balcony at the rear would not offer a view into the neighbour’s garden, but I think that should be re-visited. There’s also a large area of full height windows at the rear ground floor. Even though it’s at the rear, Planners should seek assurances that suitable glazing materials or window coverings would be installed to minimise light pollution. There’s no indication of external lighting; again, any approval should require external lighting to be consistent with NPPF para 198 (c). The policy adopted by Norfolk County Council appears to address this; it states that:
“In order to minimise light pollution, we recommend that any outdoor lights associated with this proposed development should be:
 - 1) *fully shielded (enclosed in full cut-off flat glass fitments)*
 - 2) *directed downwards (mounted horizontally to the ground and not tilted upwards)*
 - 3) *switched on only when needed (no dusk to dawn lamps)*
 - 4) *white light low-energy lamps (LED) and not orange or pink sodium sources”*I noticed that the previous applications mentioned the use of concrete roof tiles. The current application just says ‘tiles’ – to be consistent with the Neighbourhood Plan’s Design Guide, they should use clay tiles or possibly slate.
 - 6.1.2 26/0239/LBC - Bumblebee Barn , Bromsgrove Road, Chaddesley Corbett, Worcestershire,- Proposed replacement of windows and doors – **No objection, if the conservation officer happy we are happy.**

- 6.1.3 25/0902/HOU - Chadsmorton , Mustow Green, Kidderminster, Worcestershire, Construction of an attached double garage (retrospective). – **Would like a condition that this would never be used as a residential property.**
- 6.1.4 25/0952/OUT Land at Deloraine, Woodrow Lane, Dorhall DY10 4QG - for the demolition of two dwellings and construction of up to four dwellings -
The following was sent via email prior to the meeting:
The applicant should withdraw their application and submit a properly set out outline application for the reduced number of properties. There are aspects of layout in our Design Guidelines that a new outline application could address.
In the event that this does not happen, here are some thoughts/reactions:
Yes, there is support for infill in both the local plan and Chaddesley’s Neighbourhood Plan. Looking at the details in those policies, I note that:
In both cases, the policies support infill only where it addresses identified local needs.
Chaddesley’s Policy H3 clarifies that “Infill is defined as a development of a small gap with one or two dwellings in an otherwise built-up frontage, and which adjoins existing built form. At this location there is no ‘otherwise built-up frontage’. The demolition of the 2 properties would create a completely blank canvas.
Point 8 of Policy H3 stipulates that “Developments are located within walking distance of local facilities and bus routes...”
Point 10 further requires that “Developments respond positively to the design guidelines set out in Chaddesley Corbett Parish Design Guide and summarised in the Design Policies D1, D2, D3 and D4.”
The Planning Officer’s report of October 15 2025 to the initial application for this location (25/0768/OUT) points out that:
The site does not meet the criteria in The National Design Guide for closeness to local facilities
The Neighbourhood Plan already includes allocations to meet identified needs
Para 4.15 of the report stated “Your Officers similarly do not regard the scheme as representing limiting infilling within a village, which is permitted at Policy DM.22(e) and Para 154(e) of the NPPF, as the site does not form part of a village settlement recognised within the local plan, nor is the site enclosed by existing built development.”
Para 5.1 also states that “To summarise, local plan policy is clear that residential development outside of settlement boundaries is only permitted in a very limited number of circumstances, these being: rural exception sites, rural workers dwellings and replacement dwellings
- 6.1.5 25/0801/FUL – **noted that access would be taken via the entry to Rowberry’s Nursery. Concerns had been raised regarding the potential use of Fold Lane for access; however, it was confirmed that Fold Lane would not be used for this purpose..**
- 6.1.6 26/0271/FUL - Drollis Farm , Bournes Green Road, Chaddesley Corbett, Worcestershire, - Demolition of existing dwelling, residential annexe, outbuildings and barn, and erection of a replacement self build dwelling – **Cllr D Newbould raised concerns regarding the proposed dwelling, noting its executive scale and questioning whether, in the absence of any clear justification for expansion, it may have a detrimental impact on the openness and rural character of the countryside setting. Further concern was expressed in relation to the extensive use of glazing and the potential for increased light spill from the property, which could result in light pollution. It was also noted that the site is in close proximity to public footpaths, and members felt it would be**

important for the applicant to demonstrate how the proposal would provide a wider benefit to the parish. Notwithstanding these concerns, some members expressed support for the proposal, subject to the Conservation Officer being satisfied with the points raised.

6.2 **Planning Approvals/Rejections from WFDC**

6.2.1 25/0269/PNR Appeal decision - Appeal Ref: 6002543 'Land opposite Vicarage Cottage', off Barrowhill Lane, Drayton, Worcs DY9 0BL – **Dismissed**

Cllr D Thomas commented that, if you look at the Planning Inspector's report, it does raise Class Q applications and members should read the content of the Inspector's report on Class Q applications and be more critical, as it is often more construction than conversion.

6.2.2 26/0049/PNR - Proposed change of use of an agricultural building to 1no. dwelling Bradford House Droitwich Road Hartlebury - **PRIOR APPROVAL GIVEN**

7 **Councillor's Reports**

7.1 District Councillors/County Council Reports.

Cllr Marcus Hart reported: We have been dealing with the usual routine casework, reporting litter and fly tipping on the main A roads and along the country lanes and continue to monitor all enforcement issues.

We have reported a fridge and other items fly tipped along Harvington Hall Lane over the bank holiday weekend for removal.

Full report is on our website.

7.1.2 New reports WCC:

I have received a complaint regarding speeding at Lower Chaddesley and have had a request for a VAS in this location and have asked WCC to investigate.

I have received a complaint regarding construction parking obstructing the pavement and visibility at Bluntington Cottage by the Bluntington Crossroads. I have asked the police to pay attention to this.

I have received a complaint regarding minor obstructions on the highway along Woodrow and these have been reported for removal.

Severn Trent will be beginning their work on Curslow Lane later this month. The water leak at Harvington was fixed over the Easter Bank holiday weekend.

Full report is on our website.

7.2 Councillors' Reports

7.2.1 Cllr J Wright reported that a concern had been brought to his attention regarding the Teepee at The Swan. He asked that Cllrs remain supportive of parishioners who wish to contribute ideas and raise matters relating to the village.

It was noted that the council would only be able to formally consider and comment on the matter should it come forward as a planning application in the future, at which stage any objections or expressions of support could be properly raised.

7.2.2 Cllr D Thomas asked whether any members had information regarding the unlit pole in Chaddesley and whether it may relate to the substation. It was noted by some Cllrs that the pole was believed to be a decommissioned light pole.

7.3 **Clerk's Report**

7.3.1 Correspondence received from residents regarding parking concerns at the entrance to Malvern View off Briar Hill. This has been raised with County Councillor Marcus Hart to investigate potential safety concerns similar to those previously identified at the junction by The Green.

Antisocial behaviour reported on the loading bay adjacent to Briar Hill, including littering, smashed glass and vehicles congregating in the area. This has been reported to the local police team and they have been asked to monitor the area during patrols.

Residents have also queried the reinstatement of the gate near the field access, which previously acted as a deterrent to antisocial behaviour. This query has been raised with the relevant parties and an update has been requested.

The Council has asked if a letter to Chris Rowberry could be written to make him aware of the Gate situation.

- 7.3.2 A huge thank you to Ken Ling and his helpers for renovating the bench in the burial ground. It looks wonderful, he has done an amazing job!

8. CHADDESLEY CORBETT MATTERS FOR DISCUSSION OR DECISION

- 8.1 LNRS Working group update – **Cllr S Smith reported that on 16th March Freda, Rachel, Tanja and Sue met with three school classes to plant wildflower seeds and yellow rattle seedlings in the Community Orchard. The classes also visited the allotments and met with plot holders. A further session is planned for July.**

- 8.2 Community ideas – **Cllr D Newbould suggested exploring a grant opportunity through Severn Trent to support ongoing parish enhancement works. It was also proposed that this be included in the newsletter and annual parish newsletter to invite parishioners' views and ideas for future projects. It was further agreed, subject to the necessary permissions, to install a bench in recognition of Geoff Vernon as the longest serving Parish Councillor, at a cost of £500.**

- 8.3 Newsletter review. – **Approved**

- 8.4 Badger Fencing update. – **Quotes are being sought for lion manure and associated transportation costs as a potential trial deterrent measure to assess whether this may help improve the current badger situation.**

- 8.5 The Great Tommy Sleep Out fundraiser – **This has now passed.**

- 8.6 Review of the Clerk's Salary following completion of the CiLCA Qualification. – **Cllr D Thomas presented the recommendation arising from the Finance Committee meeting, based on the National Job Evaluation Scheme. Members resolved to approve the recommendation.**

- 8.7 To consider Arboriculturist quotes to do an annual report for trees on our land.- **Cllrs considered arboriculturist quotations for an annual report covering the council's trees and a proposed 4–5 year management timeline. The cheapest quotation was approved. It was also agreed that the clerk would liaise with the arboriculturist regarding a suitable location for a tree planting proposal.**

- 8.8 Insurance Renewal for review – **Cllrs reviewed the insurance renewal and resolved to renew with Zurich on a three year agreement at the quoted premium.**

- 8.9 Grant Application – Chaddesley Amateur Theatrical Society (CATS) Production of The Pirates of Penzance. Request of £2000. – **Approved with payment to be made at a later date.**

- 8.10 An opportunity for Councillors to request an item of information to be considered for the next agenda. –
- 8.11 Cllr P Rowberry raised concerns of the parking at the junction of the crescent at Briar Hill. Speeding on Briar hill.
Grass verge spread all over the footpath where lorries were parking by Red cross house near Harvington Hall Lane.
All of the above will be reported by the clerk.
- 8.11 **Maintenance Works** – Report on ongoing maintenance works.- Don Robins has returned to work at the burial ground.

9. Financial Report

- 9.1 A schedule of payments and receipts were signed for March 2026 – **Approved**

Name	Payment	Amount
Sovereign	Play equipment Maintenance	£47.99
Lyca Mobile	Phone Contract	£5.00
Nest	Pension	£81.78
D Robbins	Burial Ground	£145.00
LLOYDS BANK	Service Charge	£4.25
Post Office	Stamps	£13.60
Amazon	Litter Pickers	£19.98
Lloyds Bank	Service Charge	£5.51
Receipts		
Allotment Holders	Allotment Rent	£302.00
WCC	Lengthsman Scheme	£247.50
WCC	Waste bin	£2,138.04
D Memorials	Burial Ground	£39.00

- 9.2 Bank Reconciliation for the end of March 2026 – **Approved**
10. Date of next meeting and Annual Parish meeting, Monday 11th May 2026, starting at 7PM.