



DRAFT Minutes of the Extra-Ordinary Meeting of Grimley Parish Council

**Grimley
Parish Council**

**Monday 1st Sept 2025, 7.30pm
Peace Hall, Sinton Green**

Present (# indicates absent with apologies, ## indicate absent without apologies):

Parish Councillors: Adam Collett (Chair), Robin Woodhouse (Dpty). Pam Ayers, Matt Boyle #, Georgie Moore #, Geoff Probert, Simon Russell #, Andy Sinclair #, Sue Wilson.

Parish Clerk, Proper Officer & RFO Lisa Stevens

District Councillor for Malvern Hills Dean Clarke.

County Councillor for Worcestershire Mel Fordington #.

Residents: Nil.

Meeting commenced at 7.30pm.

85/25. Welcome and information provided at the beginning of each meeting

- a) **Points of order** (nil).
- b) **Adjustments to facilitate public participation** (nil).
- c) **Declarations of interest.** (nil).
- d) **Apologies**/reasons for absence from Cllrs as listed above. No resolution.

86/25. Public Open Forum - Nil questions.

87/25. Planning, Enforcement and Consultations – *the order of the applications below has been amended to better fit on an A4 sheet.*

- a) **M/25/01050/FUL Orchard View**, Walton Lane, Grimley WR2 6LR. Removal of condition 2 (occupancy restriction) of planning permission MH 271/86 (Retention of twin chalet).

Resolved. Motion to support removal of condition. Prps: SW. Scnd: RW. **Duly approved.** Unanimous.

- b) **M/25/01241/GPDQ Land At (Os 8023 5997) Monkwood Green** Hallow Notification for Prior Approval for the proposed change of use of an Agricultural Building to 2no dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion.

Resolved. Motion to note and comment as follows.

- i) This parish council continues to support previous planning decisions made by the Planning Authority for this site (20/00583/CU, M/23/00504/FUL and M/23/01374/FUL).
- ii) To the knowledge of this parish council this site has never been used for agricultural purposes.
- iii) To confirm that the Parish Council has ownership of the parcel of land (known as Monkwood Green Common, forming part of its publicly held assets) which is proposed by the applicant to serve as the access point. Any proposed change of use of Monkwood Green Common including change of access purposes will require formal written consent from the Parish Council, subject to appropriate legal, planning, and community considerations. Prps: AC. Scnd: RW. **Duly approved.** Unanimous.

88/25. Planning continued

- c) **M/25/01098/FUL Holmfield**, Sinton Green, Hallow, Worcester, WR2 6NP. Change of use of single room in property for a dog grooming business.

Resolved. Motion to support subject to the following planning conditions please.

- i) that all matters listed in Planning Statement (including Water Management Statement) by AddisonRees Planning Consultancy Ltd, page 2, paragraph 3.2 be set as a mandatory requirement within planning conditions. Namely,
 - there will only be one member of staff on site and that the number of staff vehicles parked on site be restricted to one only.
 - There will be a maximum of 6 appointments a day. Pre-booked appointments only, no 'walk-ins'.
 - The opening hours will be 9:00 to 6:00 Monday to Saturday, with no opening on Sundays or Bank Holidays.
 - That all parking (staff and customer) will be on the existing driveway only.
- ii) the clarification that one appointment equates to one dog only at any one time.
- iii) the dog grooming business operating within the residential property shall remain ancillary to the residential use and shall not be sold, leased, or otherwise disposed of separately from the residential dwelling. Furthermore, the business premises shall not be converted or used for any other commercial purpose without the prior written approval of the Local Planning Authority. This is necessary in order to protect residential amenity.
- iv) that proper industrial/commercial provision be made for disposal of all dog waste.
- v) that dogs will not be permitted to be stored/queued/waiting outside – in order to prevent noise and nuisance to neighbouring properties.
- vi) that hospitality for waiting owners NOT include provision of outdoor music, flood lights in the early evenings and that provision is made for any smoking to be well away from neighbouring properties.

Prps: PA. Scnd: AC. **Duly approved.** 4 support and 1 against.

- d) **M/25/01062/FUL Land At (Os 8154 5949), Moseley Road**, Hallow. Installation of 3 shepherd's huts for holiday let use, associated decking, footpaths, permeable track, parking and turning areas, storage barn, bin store, the creation of a new vehicular accesses from Moseley Lane (C2068) and World's End (C2069) landscaping and creation of three wildlife ponds.

Resolved. Motion to object for the following reasons

- i) The length of the new proposed driveway (Proposed Layout Plan map points 2 – 5) represents an unacceptable level of urbanisation. The drive could be shortened and the car park (map point 5) moved to map point 2.
- ii) The purpose and need for a storage barn of such size and scale is unjustified and inappropriate in the landscape and represents a permanent structure rather than a temporary one.
- iii) The plans and scales within the written application don't appear to match the scale of the site on the ground. Further site visits may be required to clarify boundaries and exact locations/size of features, ponds and infrastructure.
- iv) The southern entrance and car park (Proposed Layout Plan map point 13) is very close to a junction, on a bend and directly opposite existing properties. The proposed entrance may lead to increased congestion and obstruction on the narrow road.
- v) It is important for residential amenity that no flood lighting be permitted on this site and that this be a condition of planning.

The Clerk added the following upon advice from WCALC:

- vi) It is unclear what recreational activities will take place on site. BBQs? Children's play? Dog exercise? Fishing? What water safety precautions will be taken if children are on site? What activity restrictions will be implemented?, such as no noise after 10pm. How will these be monitored and enforced?

89/25 AOB, Correspondence, Dates for Diary, Items for Future Agenda.

Planning app received after publication of this notice: Motion to debate and decide if additional Ex-Ord meeting is required:

- i. **M/25/01102/HP Oakhall Farm**, Sinton Green, WR2 6NT –M/25/01102/HP. Proposed two and single storey rear extensions, along with new dormer to the west elevation.
No comments had been received from the public on this matter. **Resolved. Motion to support.** Prps: PA. Scnd: GP. **Duly approved.** Unanimous.

90/25 Date of next scheduled meeting. 22nd September 2025 7.30pm – Monthly PC meeting, Peace Hall, Sinton Green. The press and public are cordially invited to attend these meetings and should note Standing Orders in advance please.

Contact the parish clerk if you would like to receive agendas or minutes by email.

Parish Clerk & RFO: Mrs Lisa Stevens, 9 The Limes, Kempsey, WR5 3LG.

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Notes to minutes – Terms

- Once approved, the Motion/decision is called a “resolution”
- Resolved – Where a decision is made about a Motion.
- Duly Approved – Motions where a formal vote took place, accepting the Motion.
- Duly Accepted/Agreed – Motions where no formal vote took place but the action/recommendation within the Motion or debate is to proceed. Usually for non-financial matters or for items already agreed as part of an existing budget.
- Declined – Motion where a formal vote took place, with the Motion rejected.
- Duly Noted – Information not requiring a vote.
- Abstentions or votes against a Motion will be noted but the minutes will NOT always show individual names, unless Councillors have declared an interest and the transparency of that interest must be maintained.

Requests for this information in other languages/audio/large print will be reasonably considered.

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