



Minutes of the Monthly Meeting of Grimley Parish Council

**Monday 28th September 2026, 7.30pm,
at the Grimley Peace Hall, Sinton Green**

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

Parish Councillors. Kate Auty. Pam Ayers. Matt Boyle ##. Adam Collett. Georgie Moore #. Geoff Probert. Simon Russell. Andy Sinclair. Robin Woodhouse.

Parish Clerk, Proper Officer & Responsible Financial Officer Lisa Stevens.

District Councillor for Malvern Hills Dean Clarke.

County Councillor for Worcestershire Mel Fordington #.

Residents: 0

Meeting commenced at 7.30pm. The agenda had been placed on the website and noticeboards.

88/26 Welcome and information

- a) **Points of order** (nil). Residents present are invited to refer to the notes on their seat for information.
- b) **Adjustments to facilitate public participation** (nil).
- c) **Declarations of interest.** Cllr Collett in respect of planning application M/26/01393/AGR. Cllr Probert noted for the record that he owns property adjacent to planning application M/26/01392/FUL but had no interest to declare.
- d) **Apologies**/reasons for absence from Cllrs as listed above. Apologies were received and will be added to the parish council register.

89/26 Minutes of the previous meeting

- a) **Resolved. Motion** to consider and approve. **13th July 2026** Prps: AS. Scnd: AC. Duly **approved**.

Resolved Motion to suspend Standing Orders. Recorded votes are never taken for this Motion unless an objection is indicated by a Cllr. Items raised for decision will be added to the next agenda.

90/26 Open Forum. Nil residents present.

91/26 To receive the report of the County Councillor – Mel Fordington. Our DCllr and CCllr had a meeting with Highways to go through all the outstanding issues relating to drainage and to chase progress.

92/26 To receive the report of the District Councillor – Dean Clarke.

a) **Devolution:** To note that Local Government Reorganisation (LGR) plans are being reviewed by Westminster and paused for at least 12 months for 14 areas across England, which includes Worcestershire. The Government will confirm that local elections in May 2027 will go ahead on existing council boundaries including Elections to Malvern Hills District Council.

b) **May 2027 District Elections.** Intimation was given concerning the current position of our district councillor, who has a current intention to stand again. Nominations from all candidates will likely be received by the District Council from the date stated on the notice of election up to 4pm on Thur 8 April.

c) The Ministry for Housing, Communities and Local Government (MHCLG) consulted on a **revised National Planning Policy Framework (NPPF)** from December 2025 to March 2026. On 17 August 2026, MHCLG published the revised [National Planning Policy Framework \(NPPF\)](#).

Here are some of the key changes:

- **Planning Delegation:** The new National Scheme of Delegation will alter how planning applications are decided, with councils now having less control over which applications are referred to their planning committee. This change aims to reduce the number of applications considered by planning committees and subsequent appeals. MHDC will now only have one Planning Committee consisting of 13 DCllrs, rather than a Northern and Southern Committee.

Continued overleaf

Continued 92/26 To receive the report of the District Councillor – Dean Clarke.

c) NPPF key changes continued.

- National Decision-Making Policies: The revised National Planning Policy Framework (NPPF) will apply immediately, with existing local policies that are materially inconsistent with the new national NDMPs given less weight. This means councils will need to align their local policies with the national framework to maintain their position in the planning process.
- The NPPF provides greater support for development within defined settlements. Outside settlements, it also supports certain forms of development, including the reuse of buildings, previously developed land, rural exception housing, community-led development and “limited infilling within groups of houses”. This may be relevant to linear villages and hamlets.
- The NPPF does not define “limited infilling” or a “group of houses”, so local interpretation will be important. Councils may wish to consider how genuine infill should be distinguished from the outward extension of ribbon development and how important gaps should be protected. This does not mean every gap will be suitable for housing. Design, landscape, ecology, heritage, highways, drainage and infrastructure will remain relevant. Separate policies also apply to Green Belt land.

This is in addition to the recent notice that Wychavon District Council and Malvern Hills District Council were both designated as under special measures as of Monday 15th June. The decision — taken by Secretary of State for Local Government, Steve Reed, means applications for housing schemes that will deliver more than 10 homes, or take up more than 0.5 hectares of land or 1,000 square metres across the total scheme, can bypass local authorities. Those submitting a proposal to undertake construction work will have the right to opt for analysis by the Planning Inspectorate as opposed to the shared council planning team in place to oversee, green light and reject developments in both areas.

d) Changes have also been made to **affordable housing guidelines**, with extended catchments for those on housing lists. (Note post meeting – the Clerk is due to attend training on this matter 13th October 2026).

e) Grimley Peace Hall will be allocated £4k from the DCILr **Divisional Fund**. A later Divisional fund for £10k is also hoped to be aimed at the Hall. The recent quiz night made £600 for the Hall, with other events raising £460 for charity.

f) Malvern Hills District Council is introducing **weekly food waste collections** starting 5 October 2026 for households, with full rollout expected by October 2027, and commercial food waste separation already required under 2025 legislation.

Resolved Motion to reinstate Standing Orders.

93/26 Planning and Consultations.

- a) Standing Item: To consider and arrange an extra ordinary parish council meeting for planning applications received after the date of publication of this agenda. Nil.
- b) Duly **noted**: Delegated authority to the Clerk to respond in previous month to **M/26/00962/FUL** - Land And Pond At (Os 8318 5908) Greenhill Farm Greenhill Lane Hallow - 8 holiday lodges.
- c) **M/26/01392/FUL** Old Hill, Sinton Green, WR2 6NS - general purpose agricultural building.
Resolved. Motion to comment on this application. Prps: PA. Scnd: SR. Duly **approved**.
 - i. Concerned that the information provided does not enable a full assessment of the visual impact of the proposed agricultural building within the wider landscape and the A443.
 - ii. Unable to determine the extent to which the proposed building would affect the character and appearance of the local landscape.
 - iii. Insufficient evidence to allow an informed judgement regarding the relationship between the proposed structure and the existing house, particularly in terms of scale, prominence, and visual impact.
 - iv. Request an appropriately worded planning condition to ensure that the building remains in agricultural use in perpetuity.

Continued overleaf

Continued 93/26 Planning and Consultations.

- d) **M/26/01393/AGR** Whitehouse Farm, Monkwood Green, WR2 6NX - building agricultural storage. *Cllr declarations of interest in place.* **Resolved. Motion** to support on this application. Prps: GP. Scnd: KA. Duly **approved**.
- e) **M/26/01336/PIP** Land At (Os 8194 6033) Sinton Green – proposal for up to 4 dwellings. **Resolved. Motion** to comment on this application. Prps: AC. Scnd: RW. Duly **approved**.
- i. Parish Councillors consider that the site is demonstrably not 'previously developed' (or brownfield) land. This Parish Council maintains its longstanding position that this land and land within the wider area is, and has historically been, undeveloped grassland and therefore should be assessed as greenfield land rather than brownfield land - see this Parish Council's previous response to M/25/01319/PIP on adjacent land. In the absence of evidence that the site meets the definition of previously developed land within national planning policy, the Parish Council considers that the application gives an inaccurate impression of the planning status of the site.
 - ii. This Parish Council is also not persuaded that the proposal represents sustainable development. Sinton Green is a small rural settlement with limited services and facilities. Future occupants would be reliant on private vehicle use to access many day-to-day services, employment opportunities, healthcare facilities, and a wider range of shops and amenities.
 - iii. Should the Local Planning Authority be minded to approve the application, Parish Councillors are concerned that the application places insufficient emphasis on the need for affordable housing within the parish and asks that this be addressed. This Parish Council considers that any future development within the parish should place a strong emphasis on delivering housing that responds to identified local needs rather than simply increasing the overall housing stock.
- f) **M/26/01274/HP** Elm Hill Cottage, Sinton Green, WR2 6NU - demolition of conservatory, replacement two-storey and single-storey rear extension, raised terrace and new entrance porch. **Resolved. Motion** to support on this application. Prps: KA. Scnd: GP. Duly **approved**.
- g) **M/26/00902/FUL** Salways Farm, Moseley Road, WR2 6NL – greenhouse, with updated maps corrected labelling. **Resolved. Motion** to support on this application. Prps: GP. Scnd: AS. Duly **approved**.
- h) **M/26/01151/LB** The Fold South, Sinton Green, WR2 6NP – extension plus demolition of outhouse. **Resolved. Motion** to support on this application. Prps: GP. Scnd: AC. Duly **approved**.
- i) Duly **noted**. **M/25/01062/FUL** The Old Bakery, Moseley Road, WR2 6NJ. Discharge of Conditions 13 (CEMP) and 15 (Habitat Management & Monitoring Plan) on granted planning approval M/25/01062/FUL) – approval has been given by MHDC.
- j) Duly **noted**. An update ref **M/26/00377/HP** The Old Bakery, Moseley Road, WR2 6NJ – living annex, as details no longer appear on the MHDC planning website.
Update: The application has been placed into a "stop the clock" period and is therefore not currently available to view on the public register to allow the applicant to submit a full planning application rather than proceed under a householder application. However, it has subsequently been indicated that the applicant now intends to submit revised plans under a householder application. Planning officer is awaiting further information from the applicant to enable the application to be restarted, at which point it will become visible on the public register again.
- k) Duly **noted**. Planning enforcement enquiry **M/ENF/26/0187** The Bumbles, Creation of a new entrance and laying of a concrete hardstanding. The Clerk was **instructed** to report the blocked right of way and the brambles once again to the County Cllr.

94/26 Commons and Village Greens.

a) Monkwood Green

- i. Mowing contract 2027. To follow up expression of interest from Marcus Bergin Gardening Ltd. **Cllr Collett agreed** to make contact and arrange a site visit along with fellow MWG Cllrs.
- ii. Progress strimming the Petty Whin. Project started on 5th September with one contractor in place and progressing.
- iii. Large Willow Tree adjacent the main pond South of the Fox Public House. Progress Clerk. To note that Western Power is now the National Grid. Appendix 4. The **Clerk was instructed** to go back to The National Grid and stress the importance of public safety on site and the extremely tangled nature of the line through the tree.
- iv. Ditch clearance as per 5 year plan. Update as available please.
 - Main pond towards Green Farm (MJ). Project will commence once ground is softer.
 - Blackberry Cottage to Simberton Farmhouse (BP). Project will commence once ground is softer.

b) Sinton Green

- i. Progress removal of dead birch tree by the bus stop and dead birch tree by the pond. Cllrs had previously accepted a quote for £500 from local resident. Update Cllr Woodhouse. Previous contractor has now retired. The **Clerk was instructed** to reapproach JB.
- ii. Duly **noted**. To retrospectively note permission given for Sinton Green Village Green to be used by the children's football team for practice until their winter training venue becomes available. Thank you to parents for mowing the pitch, in addition to the monthly mowing by the Lengthsman.
- iii. Horses being exercised across the children's football pitch on Village Green. Damage inspection and further action as required. Properties involved noted.

95/26 Infrastructure, services, highway matters, drainage and flooding

- a). **Litter bin A443** opposite the racetrack has been burnt out, removed by MHDC and needs replacing. The **Clerk was instructed** to obtain quotes for like for like replacement.

b). Parish drainage projects. To note updates:

- i. Highways have attended the following locations and have arranged for the drains to be cleansed within the next four weeks of 22/09/2026. Duly **noted**.
 - #121918 Gully adjacent to Church Farm, Grimley
 - #121919 Gully opposite Stable End, Grimley.
 - #121920 vicinity of Dark Lane cottage, Sinton Green
 - #121921 vicinity of the Cottage and Pabbles, Worlds End
 - #121922. Adjacent to The Sling, Sinton Green
 - #121923 opposite the pond in vicinity of Peace Hall and Ivy Cottage, Sinton Green
 - #121924 Moseley sharp corner gully
 - #121925 pipe under road and associated gully in vicinity of The Open Ditch Pub. Brick blocking the under-road pipe has not been removed as specialist equipment is required.
- ii. Duly **noted**:
 - #12703 speeding Sinton Green. An adjustment to the speed limit is not judged appropriate or necessary by Highways.

c). Hallow Nature Reserve, Camp Lane.

Option to request placement of traffic counter for £150 plus VAT, or Option to wait and assess number of visitors and volunteers attending the site. Cllr **agreed** to wait and see how visitor numbers are affected.

96/26 Reports from other Projects and Representatives

a) Grimley Peace Hall, Sinton Green

- i. Cllrs received an update from the Hall Committee.
- ii. Duly noted. The parish council website now hosts contact details and events for the Hall.
- iii. **Resolved. Motion** for storage of parish council property (non IT) at the hall in order to assist the Clerk. £15 per month. Prps: SR. Scnd: GP. Duly **approved**.

b) Church Volunteers

- i. Correspondence. No requirement to continue the project for a new hand-rail at Grimley Church, subject to future planning enquiries as necessary by the church committee. No requirement to continue the project for replacement gate provision, as the field in question does not hold livestock. The **Clerk was instructed** to approach the CCllr about the possibility of using the existing £250 grant for remedial hedging works at the church yard extension.

97/26 Finance, Policies and Administration

- a) Questionnaire distribution ref Cllr access to IT. The **Clerk was instructed** to redistribute.
- b) **Resolved. Motion for increase for mileage from 45p per mile to 55p per mile** (for the first 10,000 miles) for Clerk and Lengthsman. See July agenda for illustration of the £18 difference this would make for the Lengthsman in one year. Prps: AC. Scnd: PA. Duly **approved**.
- c) **Duly noted. The updated WCALC and NALC Clerk payscales.**
"Councils should note the new increase in pay for employees, with no need to formally agree to the pay increase as it is an existing contractual obligation".
 Pay scale 10 was: hourly rate £14.35 x 12 x 4 = £688.80. Pension contributions of £27.55 and tax then deducted.
 Pay scale 10 will be: hourly rate £14.83 x 12 x 4 = £711.84. Pension contributions of 28.47 and tax then deducted backdated from April 2026 **£138.24**.
- d) **Bank signatories.** Two cllrs to be added to the list of approving signatories. KA and AC. Prps: PA. Scnd: SR. Duly **approved**.
- e) To review payments made within the past month and to consider and Motion to approve the payment of outstanding accounts, including monthly standing orders. Appendix 1. **Resolved. Motion** to approve. Prps: KA. Scnd: PA. Duly **approved**.
- f) To receive and motion to accept latest Bank Reconciliation. **Resolved. Motion** to approve. Prps: RW. Scnd: SR. Duly **approved**.
- g) **Clerk timesheet** for inspection. Duly **approved**.
- h) **Clerk's correspondence** list for information. Appendix 2. Duly **approved**.
- i) Inspection of parish council **Annual Calendar** and actions outstanding. Duly **inspected**. Clerk to check whether a wreath is required to be ordered. [Note post meeting: BT has a wreath that the parish council can use. £30 Annual donation to be considered by Cllrs in October as a gift to the church instead.] Cllrs to check salt bins – Clerk to distribute a map of all bins.
- j) **Option for directory of local businesses** on website. No further action. Project declined.
- k) **Magazine article.** Contribution due from Cllr Collett for next month.
- l) **Website analytics noted.**
- m) **Budget for 2027/2028 will be set at the November 2026 meeting** – Cllrs to notify Clerk in advance of projects that they wish to bring to full council for consideration.
- n) **Training.** Clerk has signed up for additional audit training "Smaller Authorities Audit Appointments (SAAA) Digital AGAR Update" via WCALC. Mon 16 Nov 2026 10:00 - 11:30
- o) Duly noted. The results of the **Grimley Audit WO0063 2025/26 AGAR** External Audit have been received with no additional questions or requirements. The Notice of Conclusion of Audit has been posted on website and noticeboards. Cllrs thanked the Clerk for her diligence.

98/26 Correspondence, Dates for Diary, Items for Future Agenda - Nil.

- a) **Police priorities for Q3** – speeding and request for additional patrols in winter.

99/26 Date of next meeting Monday 26th October and 23rd November 2026 7.30pm, Monthly Meeting of the Parish Council, Grimley Peace Hall, Sinton Green. The press and public are cordially invited to attend and should note Standing Orders in advance.

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.
Tel: 01905 820956 / 07950256363 Email: parishclerk@grimley-pc.gov.uk <https://grimley-pc.gov.uk>

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.

Please take a moment read the council's privacy notice (on our website), which explains how we use and look after your information and your rights. This document is available via the website above, searching 'G' for Grimley and then selecting 'publications'.

Appendix 1 - Payments to be made this month and already made in the previous month under the Delegation Policy and Financial Regs.

46	Mr R J Poole	Monkwood Green annual mowing.		£2340.00
47	Mr S Skeys	Lengthsman worksheet received 13/09/26	July 2026.	£282.70
48	Mr S Skeys	Sinton Green Mowing.	Jul-26	Nil
55	Mr S Skeys	Lengthsman worksheet received 15/09/2026	Aug 2026.	£192.70
56	Mr S Skeys	Sinton Green Mowing	Sep-26	NIL
57	Water2Business	Standpipe adj. Green Farm. MWGreen.	Aug-26	13.62
58	Water Plus	Trough adj. Chris Betts. MWGreen.	Quarter 2	30.97
59	PKF Littlejohn LLP	Limited assurance review		252.00
60	Info Commissioners	Annual subscription.	03/09/2026	47.00
61	Mrs L Stevens	Expenses incl Homeworking Allowance	Sep-26	44.80
62	Nest Pensions			49.82
63	Mrs L Stevens	Back dated pay from April 2026		138.24
64	HMRC Shipley	EmployER Gross National Insurance Contr		44.23
65	Mrs L Stevens	Paid one month in arrears.		redacted
66	Bank PLC	Bank Account Service Charge		4.25
67	C.Betts	Full service and new carburettor of Monkwood Green strimmer. reimbursement of invoice from D.B.Butler		165.00
68	HMRC Shipley	EmployEE Tax		0.00

Appendix 2 - Clerk correspondence where NOT included in agenda items above.

Police	Annual Police Survey issue of burglaries at Grimley raised.
LG at Wychavon DC	Hallow Fields Nature Reserve – volunteers and visitors parking.
WJPS	Website maintenance and logo size adjustments
Peace Hall	Hosting events on parish council website
SWDP	WDP Review Adopted; How to stay informed on planning updates
NALC	Banking hub checklist and advisory note – no further action required
EA	River Severn Drought Order
EW from WWT	Dog waste fly tipping in public bins progress on resolution.
Grimley resident	Planting Licence for Triangular Junctions on U64010
WCC	Withdrawal of the MyParish Web Portal – no further action required
WJPS	Website analytics monthly.
MHDC	Fly tipping reported to MHDC. Layby opposite Grimley Racetrack

Appendix 3 – Nil written report from CCllr.

Appendix 4 – update on willow requiring pollarding Monkwood Green

19/08/2026. Our team is currently delivering a comprehensive, four-year programme of network cutting works designed to improve reliability and service quality. To manage this project efficiently, we are completing approximately 25% of the network each year. Locations are prioritised using survey data to ensure work is carried out where it is most needed. This data ensures that we carry out engineering work where it is most needed first. Your area has been successfully included in this upgrade scheme. The necessary work will be completed within the current four-year cycle at the earliest opportunity.

If however you have witnessed the tree touching the overhead lines, noticed any sparks, flashes, or if it has had any affect to your supply of electricity please advise. If you're able to do so from a safe distance, at least 15m away, please can you take a photo of the situation and send it in reply to this email to the address nged.info@nationalgrid.co.uk and we'll arrange for engineers to attend accordingly?

Electricity Distribution, National Grid

Faults & Emergency Number: 0800 6783 105 OR 105

General Enquires: 0800 096 3080

Clerk replied on 19/08/26. "The tree is in desperate need of pollarding in order to ensure that it does not go rotten. It is already very top heavy and brittle and residents and councillors are concerned that it will shed branches onto nearby properties (or passers by). My parish councillors have asked that this work be brought forward as soon as is possible - given that it is in full leaf. Photo attached of the cable going into the tree crown. Please arrange a site inspection as soon as may be".

No response as yet.

Thanks also due to Mr R.P for local advice and assistance.

-end of minutes-