

**FLYFORD FLAVELL, GRAFTON FLYFORD &
NORTH PIDDLER PARISH COUNCIL**

**Minutes of the Ordinary Meeting held at The Flyford's Hall
on Tuesday 15th September 2026**

Present David Waide (Chairman) Sadie Densham
 Alison Crickmore Tim Doughty,
 Richard Croxton

Linda Robinson - District and County Councillor by Zoom

Mark Broughton-Taylor attended as clerk

1. Apologies

No apologies

2. Declaration of Interest:

Non-pecuniary interests were declared as follows.

Sadie Densham – item 11i

David Waide – item 11xii

3. Public Participation:

An enquiry was made about the VAS on New Hill. The clerk replied that he was waiting delivery of a bracket to fit the machine but it should be in place in the next couple of weeks.

It was also reported that overhanging vegetation on New Hill was restricting the carriageway. Cllr Robinson undertook to report this to Highways for urgent action.

4. Car Rallies at Toast

The meeting was attended by Kiran Lahel – Licencing and Support Services Manager at Worcestershire Regulatory services

And

Chima Umunnakwe – Nuisance Team Leader Worcestershire Regulatory services attended on Zoom.

Members of the public outlined the issues that have arisen concerning the rally events that are held at Toast – Formally the Flyfords Arms.

The event has been held on every other Tuesday over the summer between 5.00 – 8.00pm and attracts up to 300 cars that are parked on the field at the back of the public house. Music and food are provided outside under the auspices of the existing licence.

Video and photographic evidence of tight parking on Old Hill and the extent of the event were displayed on the screen while the members of the public gave their accounts. There had been no contact from the organisers of the event with the general public and neighbours.

Neighbours considered that there were road safety issues associated with the event as at the beginning of the event there are too many vehicles using a restricted access on the corner of Old Hill and the A422.

It was noted that the event had impacted on the villages of Kington and Dormston and the matter had been discussed at their parish council meeting.

Cllr Robinson stated that the matter had been brought to the attention of Wychavon D C at the highest level and the matter was being monitored.

The police were unable to attend the meeting but sent an email with specific advice about reporting any dangerous driving. The email was read out at the meeting and is reproduced here:

“Unfortunately due to shift patterns and rest days there isn’t anyone available to attend the parish council meeting this evening.

As a Safer Neighbourhood Team we have been conducting additional high visibility patrols around the village and along the A422 when the Cars on Toast events have been happening, primarily to ensure safe driving to and from the events and to ensure safe parking on the roads around Toast, these will continue while the events are being held. At no point during our patrols have we witnessed dangerous driving although this would be expected when we are in a marked police car.

The roads safety team are also aware of the events and carry out additional patrols in the area where possible.

We have only received a few calls relating to parking on Old Hill while the events have been on and when we have attended although there have been a lot of cars parked on the Hill there has been no illegal parking or driveways blocked and therefore we have been unable to take any action.

As you are already aware Worcester Regulatory Services are responsible for noise issues and I see that you have already made contact with them regarding your concerns.

I would urge you to call 101 or 999 if you have any issues during the event regarding dangerous driving and a car will be sent to the village as soon as possible. In addition if any footage of the driving could be captured and sent to Operation Snap for review and enforcement this would be great.

As a SNT we are taking your concerns seriously and understand that holding these events in a small village is causing some concerns, hopefully collectively we can work on the antisocial elements of the meets and make them more acceptable for your residents.”

Officers from Regulatory Services have attended some of the events and taken recordings. Although it is generally agreed that the event causes unreasonable distress to the close neighbours the event is within legal parameters and the authorities have found no cause to take action.

Kiran explained that a licence was granted in 2024 unopposed, for opening hours between 10.00am and 1.00am 7 days a week. Councillors and residents were taken by surprise that such a licence had been granted and were completely unaware of any consultation. It is possible to ask for a review of the licence and this will be considered.

Chima outlined the law concerning statutory nuisance and explained the action that had been taken to record sound at the event. This had taken place inside a nearby neighbour's property but did not reach the levels of statutory nuisance.

It was agreed that recordings could be taken outside but the equipment available needed to be in place for a period of time and it was not safe to leave outside unattended.

Both officers were asked to clarify certain aspects of the case and law and Kiran agreed to provide further details of the licence and the process of review.

5 Vacancies

William Hewitt was proposed by David Waide for co-option to the council. William moved to Grafton Flyford about five years ago and he and his wife Helen have become involved in community life and the church. He gave a short resume of his working life but is now retired and has time to serve on the parish council.

A ballot was taken and it was unanimously agreed to co-opt William Hewitt on to the council to serve for the rest of its term. The Declaration Of Office was signed and witnessed by the clerk.

6 Approval of Minutes of Meetings held on 14th July 2026

The minutes of the meeting were approved.

Proposed: Sadie Densham

2nd: David Waide

All in favour

7. Matters Arising

None

8. Local Police and Neighbourhood Watch

There was no report from Neighbourhood Watch but it was reported that the police no longer inform the co-ordinators of crime matters. The clerk was asked to enquire about the status of Neighbourhood Watch and report to the next meeting.

7. Flyford Green and Pond

It was agreed to go ahead with the quotation from Smartcuts to resurface the Boules Court but not to erect the picket fence.

Proposed: Sadie Densham Seconded: David Waide. All in favour

It was also agreed that a memorial plaque would be provided on the side of the court in memory of David Rhodes.

The clerk had contacted the solicitors dealing with the adverse possession application for the pond and it was confirmed that this is still with the land registry.

The clerk has written to the owners of Church Mead concerning the overhanging trees.

It was confirmed the Richard Croxton is carrying out weekly checks on the play equipment.

8. District and County Councillor Reports

Cllr Robinson had provided the following written report prior to the meeting:

“Firefighters tackled fire at EnviroSort near Worcester”

On the 27th August there was a fire at EnviroSort in Norton– a site that handles Worcestershire and Herefordshire's green bins and the mixed recycling containers at the Household Recycling Centres.

A spokesperson for FCC Environment revealed that early indications suggest the fire was caused by a battery. "A small fire broke out in the tipping hall of the EnviroSort facility in the early hours of the morning while it was not operating," the spokesperson said.

EnviroSort, on Woodbury Lane, has dealt with over a million tonnes of recycling since it opened in 2009.

Applications for September 2027 school places opened on 1 September 2026

Applications for school places in Worcestershire for September 2027 opened on Tuesday 1 September 2026. Parents and carers should apply if their child is due to start school for the first time or is transferring to a Middle or High School in September 2027. The deadline for High School applications is 31 October 2026, while the deadline for Primary, First, Infant, Junior and Middle School applications is 15 January 2027. Guidance on starting school and moving on to the next stage of education is available on [the Apply for a school place page of our website](#). Families without internet access can use free computers and Wi-Fi at any Worcestershire library. Additional support is also available from schools or by contacting the School Admissions Team on 01905 822700.

New medical equipment and more volunteers to support search and rescue response across Worcestershire

Severn Area Rescue Association (SARA) have upgraded their medical equipment and expanded their volunteer base, thanks to funding provided by Worcestershire County Council's Public Health Community Grant programme. The funding has enabled the search and rescue team to purchase new medical kits, upgrade existing equipment at Kidderminster Fire Station, recruit additional volunteers, and provide further training opportunities for its existing volunteer team.

SARA provides search, water and rope rescue services across Worcestershire and has played a key role in supporting the county's response to this summer's heatwaves, most recently assisting West Midlands Fire Service and West Midlands Police during the Stourbridge fires. Volunteers have also been patrolling the River Severn, helping to raise awareness of the dangers of open water swimming during the prolonged period of hot weather.

This funding has helped provide new equipment and training opportunities that will support their work and help them continue responding when communities need them most.

To find out more about [the Public Health Community Grant programme](#) please visit the dedicated pages of our website.

Healthy Worcestershire celebrates two years of helping people feel fitter, happier and more connected

Healthy Worcestershire, the free health and wellbeing programme funded by Worcestershire County Council, is marking its second anniversary. To celebrate, a new video has been released featuring people who take part in the programme regularly.

Over the past year, more than 1,000 people have signed up to Healthy Worcestershire. Around 580 people now attend sessions on a regular basis across the county. Healthy Worcestershire offers weekly sessions to support healthier lifestyles. The sessions include gentle exercise, social activities and practical advice. There are 30 sessions in local venues across the county. There is also an online option for people who prefer to join from home or cannot travel.

The programme is helping people become more active, build confidence, make new friends and feel more connected to their communities. Hearing how it has made such a positive difference to people's lives is incredibly encouraging. The stories featured in the new video show just how much these sessions mean to those who attend, and I'm delighted to see the programme continuing to grow and support even more residents across the county."

Healthy Worcestershire is open to adults of all ages who live in Worcestershire or are registered with a Worcestershire GP. To watch the video and find your nearest venue go to [the Personal Stories pages of the Healthy Worcestershire website](#). Healthy Worcestershire is delivered by Solutions 4 Health on behalf of Worcestershire County Council's Public Health team.

Dry summer means less growth, but second verge cut still set to begin

Worcestershire County Council will begin its scheduled second verge-cutting programme shortly, helping to maintain visibility for road users, control problem weeds and keep the county's road network safe, despite the exceptionally hot and dry summer.

The Council will continue to manage roadside vegetation where required to maintain visibility and address the presence of ragwort, which must be controlled to prevent its spread. Even with reduced growth this season, targeted cutting remains an important part of maintaining safety across the network.

Where lane closures are required on the dual carriageway network, the Council will take the opportunity to carry out a range of maintenance activities at the same time. These may include litter picking, road sweeping, gully cleansing, road marking, stud replacement, carriageway patching and tree works.

Coordinating activities during planned closures helps minimise disruption for motorists while ensuring the network remains safe and well maintained.

Residents wishing to report an overgrown verge or other vegetation issues can do so on [the dedicated pages of our website](#).

Changes to the Planning Scheme of Delegation

Further to the briefing note shared with councillors in July, officers have now prepared the updated scheme of delegation note setting out the key changes arising from the Government's National Scheme of Delegation for planning decisions and the proposed local arrangements.

The relevant reports to change the current procedures will go to the September Council meetings, ahead of the new national arrangements coming into force on 31 October 2026. From that date, both councils must operate under the national scheme.

The changes mean some applications, including householder development, minor commercial development and minor residential development, will have to be delegated to officers. Other applications will continue to have a presumption of

officer delegation but may be considered for referral to Planning Committee through a gateway process where the nominated officer and nominated member agree the statutory tests are met.

Members, parish councils, and other stakeholders will still be able to make representations on applications. Ward members are encouraged to respond to statutory consultations when received, as this will be important in helping identify any Schedule 2 applications that may need to be considered through the gateway process."

In addition to the written report Cllr Robinson stated that the proposed and now paused local government reorganisation had caused low moral and difficulties retaining staff at District and County level.

11. Planning Matters - To report Developments

To Report Comment

i/. Mrs Jean Goff
Briary House Farm
North Piddle

W/26/01919/TDC5

Technical Details Consent application following Permission in Principle W/25/02427/PIP for self-build Live Work unit with associated garage and landscaping.

The following comment has been submitted:

This is the official comment of the Flyford Flavell, Grafton Flyford and North Piddle Parish Council. The parish council objects to this planning application.

The parish council support the objections made by the neighbours but understand that due to the timing of this application not all of them have had opportunity to lodge their objections by 4th September due to holiday commitments. The parish council expects to receive further representations in the next week and may add further comment if necessary in due course..

This application bears little to no relationship to application W/25/02427/PIP which it follows as a technical application. The parish council considers that the application fails because it bears so little resemblance to the previous PIP application upon which it is based.

Furthermore, following detailed discussions which Cieran Powers and Claire Bull concerning the PIP application, the parish council have been assured that any subsequent application for a live work-unit where the domestic area is less than the work area will fail on the basis that it is not lead by residential development in accordance with Order 2017 no 1309 The Town and Country Planning (Permission in Principle) (Amendment) Order 2017 laid before Parliament 19th December 2017 and SWDPR 15.

The parish council considers that previous planning application decisions have unequivocally proved that once the detail is considered, this site is unsuitable for residential development. The parish council reiterates its previous comments on the PIP application as follows:

“This site has repeatedly been shown to be an unsuitable location for development

Planning Application W/23/01395/GDPQ - Notification for Prior Approval for the proposed change of use of an Agricultural Building to a Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion – Refused.

A subsequent **APP/H1840/W/23/3333376** appeal was dismissed

Planning Application No W/19/00568/CU - Change of use of agricultural building to 2no. holiday lets – Refused.

A subsequent appeal **APP/H1840/W/19/3230274** was dismissed

The inspector noted that “Environmentally, the appellant refers to re-using a redundant building but there is no reason before me as to why the building could not be used as a barn in the future. With regard to social objectives, the contribution that future occupiers of the appeal proposal would make to local facilities would be modest.”

A clear consensus has emerged over the past few years that this is not a suitable location for development. It is not a brown field site but an agricultural barn in a grass field located in the open countryside. It does not meet the tests for sustainability as set out in the local authority’s hierarchical system; North Piddle having no band but being in the Open Countryside.

Access to the site is across a shared drive with two residential dwellings and a commercial access will have a detrimental effect on both. The barn is also in close proximity to other dwellings in a rather crowded cluster and some domestic units have been conveniently missed off the location plan.”

Further policy clarifications have been made in the SWDPR approved this year in March which tighten policy concerning live/work units and this application does not fulfil these requirements. There is no explanation of need for the unit or any business plan to justify the unit on sustainability or economic grounds.

The proposed design does not reflect the historic, agricultural nature of the existing barn and the balconies create an unacceptable invasion of privacy to the neighbouring properties.

The NPPF requires that all development makes a positive contribution to the locality. This application fails on all policy measures to comply with the NPPF and the SWDPR and therefore planning permission should be refused.

To agree comment

- ii/. Ms Gayle Rowe W/26/02023/FUL Associated with
Lower Church Farm W/25/00469/FUL
Bishampton Road
Flyford Flavell

Demolition of existing barn (approved for conversion to 2 dwellings under W/23/00962/GPDQ) and erection of alternative scheme for construction of a single self-build dwelling unit with associated parking, gardens and associated works - (Variation of conditions 2, 4 & 5 Ref. W/25/00469/FUL)

No Objection

Proposed David Waide. Seconded Alison Crickmore 5 in favour 1 abstention.

- iii/. Mr A Smith W/26/01604/FUL
Flyford Arms
Flyford Flavell

Retrospective change of use of existing delicatessen to dog grooming parlour and bicycle repair shop (Sui Generis)

Discussion took place and the clerk was asked to formulate a comment after the meeting to be agreed by email. The following comment was subsequently agreed:

The parish Council has concerns that a Sui Generis use at this property might lead to further more disruptive development on a site which is now very large for its position on the edge of a small village. The business does cause real harm to the neighbours enjoyment of their properties and careful consideration needs to be given to the development of the site. Whilst supporting local business, this cannot be at the expense of the neighbour's amenity and therefore the parish council would recommend a tighter classification for the change of use.

The neighbours have also complained about security lights that are on all night and shine directly into their houses. There does not appear to be any planning approval for these lights and the parish council suggest that a condition is attached to this application to ensure that security lights are of a suitable intensity and properly angled and do not disrupt the neighbour's properties.

iv/. Mr & Mrs Clark W/26/01871/FUL
Swallow Barn
North Piddle

The construction of a menage for private use.

v/. Unknown W/26/01799/OL

Land At Os 9797 5525, Alcester Road, Kington, Flyford Flavell
Upgrading 185m of high voltage overhead line from single phase (2
wire) to three phase (3 wire).

No objection

vi/. Mr Alan Roe W/26/01714/LB

Bankside, North Piddle Lane, North Piddle, Worcester, WR7 4PS

Take up and relay the roof covering on the west facing roof slope using
tiles salvaged from the west and east facing roof slopes. To replace the
existing roof covering on the east facing roof slope using new Redland
Rosemary clay tiles.

No objection

To Report Approvals

vii/. **Mr Kevin Grubb** W/26/01393/CLE

York House, Old Hill, Flyford Flavell, Worcester, WR7 4DA

Certification of Lawfulness for the existing use of land as domestic
garden

viii/. **Mrs Emily Lang** W/26/01187/FUL
Proposal

Retrospective change of use from agricultural land to equestrian to
include a menage.

Church Farm, Church Lane, Flyford Flavell, Worcester, WR7 4BZ

ix/. **Mr S Ellis and Mrs A Ellis** W/26/01323/HP

Proposed extensions, alterations and improvements to existing
dwelling and improved new access and parking

The Homestead, Bishampton Road, Flyford Flavell, WORCESTER,
WR7 4BU

x/. **Mr Robert & Mrs Clare Clark**

Construction of a wooden framed gazebo

Swallow Barn, Village Street, North Piddle, Worcester, WR7 4PS
W/26/01040/HP

xi/. **Mr Robert & Mrs Clare Clark** **W/26/01040/HP**

Proposal

The installation of solar panels on the roof of a detached garage.

Swallow Barn, Village Street, North Piddle, Worcester, WR7 4PS

xii/. **Appeal – 6013588** Mr & Mrs Andrew & Fiona Short

Stedefield Church Lane Flyford Flavell Worcester WR7 4BZ

Construction of a self-build 3 bedroom dwelling following approved
planning in principal application. PIP reference: W/22/02456/PIP

It was agreed that the comment previously made to Wychavon covered
the Parish Council's position and that there was no need to add any
further comment.

Updates on Planning Policy

*To report on updates to Nation Planning Policy and South Worcestershire Development
Plan*

This matter was deferred for next meeting due to time constraints.

12 Highways and Footpaths

13. Review Action Plan

The action plan was briefly reviewed and will be updated by Alison Crickmore.
Further discussion will be deferred to next meeting due to time constraints.

13. Treasurer's report

Current Account: £2,724.63

Deposit Account: £10,352.25

The chairman and clerk had met with the relationship manager from CCLA by Zoom in order to conduct a due diligence appraisal of the investment. A short report had been circulated to councillors following this meeting which indicated flat performance of the investment over the past few years. Some concerns were raised and a full discussion needs to take place at an appropriate time. The matter was deferred to next meeting.

14. Flyfords Hall

This item was deferred to next meeting

15. Communications

It was agreed that Sadie Densham and the clerk will explore the possibility of a quarterly publications.

16. Remembrance Service

Councillors agreed to present a wreath at the Remembrance Service in November.

17. Any Other Business

The clerk reported that the funeral of Robin Warner who had been the parish lengthsmen would take place at Grafton Flyford Church on 1st October at 10.00am. The funeral will be followed by a gathering at The Flyford's Hall and the clerk asked if the parish council could make a contribution towards the costs. It was agreed that up to £200 could be spent on refreshments.

A further planning application W/26/02112/FUL had been received since the agenda was published concerning the change of condition 2 for the Sandpiper project in Flyford Flavell. This seems to relate to the change of housing mix to provide subsidised affordable housing for the market. It was reported that the parish council had received no reply to its previous comments about affordable housing and it was agreed that this needed to be followed up before comment could be made on the present application. Cllr Robinson had contacted the planning officer for clarification but she is on leave at the moment. The clerk will follow this up over the next couple of weeks.

It was agreed to hold the autumn litter pick in October. Further details will be circulated.

18. Date of Next Meeting

November 24th 2026

Signed:

Date: