Bournheath Parish Council

Minutes for 8th July 2026, 7.00pm, Bournheath Village Community Centre

In attendance

Parish Councillors (Cllr):	Gary Davies (Chair), Louise Colley (Vice Chair), Phil Hughes, Matthew Guest, Sophie Moir, and Maria Stepin.
District Councillors:	None
County Councillor:	Mark Dunkley
Clerk:	Ro Hardeman
Members of the public:	8
Other attendees:	Safer Neighbourhood Policing Team (2)

1. Apologies - Cllr Karen May, Simon Nock (District Cllrs)

2. Declarations of interest – three.

3. Dispensations requested – none.

4. Planning
   Applications:

Application ref	26/00508/FUL
Location	39 Parish Hill Bournheath Worcestershire B61 9JH
Proposal	Erection of 4 detached dwelling houses and associated access.
Comment submitted, as showing on the Bromsgrove planning portal	Comment Date: Fri 10 Jul 2026 Bournheath Parish Council is unanimous in its decision to object to the planning application for residential development of four additional dwellings at 39 Parish Hill. This objection is based on the following material planning considerations: 1. Inappropriate Development in the Green Belt The application site lies outside the defined Village Envelope as set out in the Bromsgrove District Plan and is therefore designated Green Belt land. Section 13 of the National Planning Policy Framework (NPPF), particularly paragraphs 137-151, provides clear protection for Green Belt land and restricts inappropriate development. Permitting this proposal would set a concerning precedent for further development beyond the village envelope, undermining the integrity of the Green Belt and eroding the rural character of Bournheath. 2. Traffic Generation and Road Safety Parish Hill has long been identified as a high-risk location due to the absence of pavements and street lighting, its narrow width, and the blind curve at the point where access to the proposed development is intended. Speeding is a persistent issue, and the road already experiences increased traffic due to neighbouring developments and diversion routes (including Perryfields and the Rocky Lane reservoir works).

	The introduction of four new dwellings could reasonably result in an additional eight vehicles, not including service vehicles, waste collection, and delivery traffic. The constrained nature of Parish Hill raises significant concerns regarding safe access, visibility, and manoeuvrability. The Parish Council, in partnership with Worcestershire County Council, is actively implementing traffic calming measures, including larger speed signage, horse rider warning signs, and renewed Community Speed Watch monitoring. A new VAS sign has also been installed to slow traffic approaching Parish Hill. Introducing a new access point on a blind bend directly conflicts with these safety efforts and increases the likelihood of accidents involving both drivers and pedestrians. 3. Flood Risk and Water Management Although the site is classified as Flood Zone 1, Bournheath has a documented history of flooding, including the major incident in 2007. North Worcestershire Water Management (NWWM) has confirmed that surface water runoff from this parcel of land has contributed to flooding of nearby properties, most recently in October 2023. NWWM also highlights that: o A culvert runs along the southern boundary of the site, with varying diameter and materials, contributing to flooding of the highway and nearby properties o Any introduction of impermeable surfaces will increase runoff and could significantly worsen off site flood risk o It is "of vital importance that no surface water from the site is disposed into the culvert." The Parish Council is working with residents, landowners, NWWM, and Worcestershire County Council on a funded project to reduce future flood incidents. However, the Council cannot control maintenance issues on private land. We therefore urge Planning Officers to apply all conditions recommended by NWWM and to consider whether the proposed development can realistically mitigate off site flood risk given the constraints of the culvert and surrounding drainage network. 4. Design, Character, and Visual Amenity Bournheath is characterised as a dispersed rural settlement with properties spaced apart and views across open agricultural land. The proposed development does not reflect the established pattern or style of existing dwellings on Parish Hill and would alter the landscape in a manner inconsistent with local character. The Planning Inspectorate decision PP/P1805/W/25/3374801 notes that, for the village, "the prevailing pattern is for built form to front the roads." The proposed layout does not follow this pattern. There are also concerns regarding loss of light and privacy for neighbouring properties. The proposed houses will block light and create overshadowing. 5. Sustainability, Ecology, and Biodiversity Bournheath has extremely limited public transport and no local amenities other than public houses. Any new development

	inevitably increases reliance on private vehicles, contrary to sustainability objectives in modern planning policy. The site also contains established wildlife habitats associated with the culvert and surrounding greenfield land. Alterations to drainage patterns and land use risk disturbing these habitats and reducing biodiversity. Bournheath Parish Council considers the proposed development to be excessive, unsustainable, and incompatible with the character of the village. The site's Green Belt status, existing traffic and safety concerns, documented flood risks, and the impact on visual amenity and biodiversity collectively form strong grounds for refusal. For these reasons, the Parish Council formally objects to the application and requests that Bromsgrove District Council refuse planning permission.

Application ref	26/00647/FUL
Location	9 Fairfield Road Bournheath Worcestershire B61 9JW
Comment submitted, as showing on the Bromsgrove planning portal	Bournheath Parish Council objects to this application on the following grounds: 1. Loss of a Building of Historical Significance The Parish Council's primary concern is the proposed removal of the former blacksmith's workshop, a building of clear historical and cultural importance to the village. This structure, historically known as The Blacksmith's, is referenced in published works including The History of the Village of Bournheath, which documents its role in the village's heritage. The building appears to have been well maintained, has not been significantly altered, and remains structurally sound. It is one of the very few surviving traditional workshops in Bournheath and contributes meaningfully to the village's historic character. We support the Conservation Officer's assessment, which states: ¿There are conservation objections to the demolition of the garage which as noted above is a non-designated heritage asset, being an example of vernacular architecture and an important feature of historic interest in the village. The building makes a positive contribution to local character and distinctiveness of Bournheath. As the proposal would result in the total loss of the NDHA, we would ask that this element of the application be removed.¿ Given this professional advice, and the building's recognised heritage value, the Parish Council strongly objects to its demolition and requests that this element of the proposal be withdrawn. 2. Impact on Neighbouring Residential Amenity The Parish Council also has concerns regarding the scale of the proposed works to the main dwelling. The size and massing of the extension appear significant and have the potential to: - Reduce natural light to neighbouring properties - Create overlooking and loss of privacy

	- Introduce an overbearing impact due to proximity and height For the reasons outlined above, particularly the unacceptable loss of a non-designated heritage asset and the potential harm to neighbouring amenity, Bournheath Parish Council objects to this application and requests that the proposal be reconsidered.

Application ref	26/00654/FUL
Location	Home Farm Mill Lane Wildmoor Worcestershire B61 0BX
Proposal	Demolition and replacement of existing dwellinghouse
Minute reference	Having reviewed the application, the council did not wish to submit a comment based on the submitted plans.

Appeals:

Application ref	26/00226/PIP
Location	Land At Doctors Hill Bournheath Worcestershire
Proposal	Erection of between 3no. and 5no. bungalows and houses
Minute reference	The Council do not wish to submit any further comment at this stage and the original objection still stands.

5. County Councillor and District Councillor Reports
   a) Worcestershire County Council - Cllr M Dunkley
      i) County Council update – no updates
      ii) Parish resident requests update
         (1) Traffic signs (speed and horse riding)
         The request from November 2024 is still outstanding as, on review by the current Highways officer, new signs were not deemed necessary. However, the request for larger signs for the village was made by the previous Highways Officer and were authorised based on their observation that some roads in Bournheath are rural, with no pavements or street lighting, therefore drivers may assume the speed limit may be higher (national limit) rather than the designated 30mph and larger signs may help reduce speeding. It was also noted, because of the volume of shrubs and trees, that the current signs are not as visible during the summer months.
         MD – to resubmit the original request for updated signs.
         (2) Flooding on Doctors Hill (The Nailers Arms)
         The work by the Drainage Team has been deferred for a month due to the volume of road closures in Dodford.
         (3) Claypit Lane reinstatement of original road width
         A further request was made to have the hedges cut after the Parish Council confirmed that the landowner is Worcestershire County Council, with tenants currently leasing the land
         MD – to resubmit the request for the hedges to be cut.
         (4) Funding request – new village noticeboards
         Following the Clerk's email request for the funding request, Cllr Dunkley stated that he will consider a request and the Clerk needs to provide quotes for the new noticeboards.
         Clerk – to research and submit quotes for two new village noticeboards,
         Cllr Dunkley also addressed the email request to refund last year's PC payment of

£,1,200 for a VAS sign, after a Highways contractor stated that VAS signs 'had been supplied for free' to at least one PC. Cllr Dunkley stated that he would not be able to refund the payment for £1,200 and reiterated that he only had funds for 1 and half VAS signs in the previous year (the assumption being that Bournheath received the 'half') and he stated that he had provided a £1,000 towards a new defibrillator (total funding £2,200, a further £500 gifted towards planters).

The Chair also took the opportunity to raise an issue that Wildmoor residents have reported. Residents reported that the bridge between Catshill and Wildmoor is being used as a urinal and have asked if the area could be cleaned.
MD – to arrange for the area beneath the bridge (Catshill/Wildmoor) to be cleaned.

b) Bromsgrove District Council, Cllr May, and Cllr Nock
Cllr May and Cllr Nock were absent due to LGA Conference in Bournemouth.

6. Approval of Minutes from 10th June 2026 – approved.

7. Chair's report
Thank you to everyone for their help and support in running the Summer Fete, from what I have seen, best one so far. My thanks to Cllr Moir for leading the event.

We had a productive meeting with the consultant who is working with the Council on the Community Play Audit & Investment Strategy. The Clerk will provide an update later in the meeting.

Have a good summer break and I look forward to seeing you all in September.

8. Reports from community associates:
a) Neighbourhood Watch Co-ordinator
The Safer Neighbourhood Policing Team (SNT) attended at the start of the meeting. There continues to be a prominent level of car thefts in Marlbrook and Catshill, predominately BMW vehicles. The force is also introducing TruCam cameras in the area which will allow the Team to conduct more speed checks. SNT was also informed of incidents of anti-social behaviour and speeding occurring at The Nailers Arms during the evening. The policing team will monitor the location.

Update from Cllr Guest, fortunately, the Parish continues to remain unaffected by an increase in car thefts in neighbouring villages. However, we have had some anti-social behaviour with perimeter fencing being damaged. The matter has been reported.
Clerk – request to email residents to remind them to be vigilant during the hotter days, especially if windows are left open overnight.

b) Village Community Centre
The regular coffee and table tennis events continue to be well attended. The recent quiz was an immense success and help raise funds for the hall.

An update on the current issues with pipes and drainage; fortunately, the insurance policy

will cover the work required to repair the drains and remove any roots. Other work underway, the new porch work is underway, and a design has been agreed. The next stage is to obtain quotes from builders.

Lease review - a solicitor has been appointed (MFG) to act on behalf of the BVCC.

c) Footpath's Warden Report
Work continues to improve the footpath off Valley Road towards Alfreds Well. Also flagged was the path from Fairfield Road to Stourbridge which requires clearing.

9. Community Project Reports
   a) Flood Prevention
   No further updates to report on. We are still waiting on updates on 39 Parish Hill culvert and if any further work will be undertaken on the scrapes behind the community centre.

   b) Playground – Community Play Audit & Investment Strategy
   A draft audit report is currently being prepared following our meeting with the district consultant. This report will outline a series of recommendations for the future of the playground. The consultant has advised that the next stage should involve community engagement, giving residents the opportunity to discuss local needs and respond to the emerging recommendations.

   The council has indicated that an engagement event or workshop could be organised to review the proposed plans. Once the draft report has been completed and reviewed, the council will determine the most appropriate format for the community engagement process.

   c) Bournheath Village Community Centre (BVCC) lease
   To be covered under agenda item 11.

   d) Bournheath Summer Fete
   2027 Fete – Cllr Moir would like to keep the event as the same weekend as The Three Counties Show. BVCC will check availability and confirm if the hall is available.

   2026 Review – the event was an enormous success, and a decision has been taken to extend the fete by ½ hour. Also, more seating will be made available by increasing the hay bale order from 30 to 40 bales (current price £7 per bale).

10. Clerk's Parish report and Finance review
   a) Lengthsman update and Councillor requests
   BDC team has informed us that the lengthsman service will be curtailed for a brief time due to staffing issues. The duration of the staffing issues is currently not known. In interim, Clerk see if we can use an approved contractor to undertake any urgent tasks.
   Clerk- to speak to local councils to see if they can provide details of other approved contractors
   Clerk – two new tasks to be added:
   i) VAS sign Fairfield Road – foliage to be cut back around the solar panel
   ii) *Speed sign at 9 Parish Hill – foliage to be cutback*

c) Authorisation of payments – approved.

d) Bank reconciliation – approved and attached as Appendix A.

e) 2026/2027 Quarter 1 finance review and to review and approve revised 2026/2027 budget
Deferred to the next meeting work while some further forecasting work is undertaken.
Clerk – to draft 2027/2028 budget for review.

f) Office correspondence – no items to report.

2) Bournheath Village Community Centre (BVCC)
Steps are now being taken to progress the matter of ownership of the centre. However, before that work can commence, it has become known, that there are two title deeds for the site are in existence. The Clerk is trying to obtain clarification around the deeds and why two sets are logged on the land registry. The Clerk has contacted BDC legal team asking for clarification on the matter. No further work will take place until we have the legal opinion of BDC.
Clerk – to follow-up request to BDC legal regarding the deeds for BVCC.

3) Reports from Parish Councillors
No items to report.

The meeting concluded at 9.02pm.

_____ Date _____

Chair, Bournheath Parish Council

Appendix A

Bournheath Parish Council
Bank Reconciliation Statement

Opening date		**01/06/2026**		
to closing date		**30/06/2026**		
	Current a/c opening balance:	**01/06/2026**	**£**	**30,441.48**
3	WCC lengthsman April		£	180.00
6	Expenses - Planters G Davies		-£	30.00
7	Expenses - Planters M Stepin		-£	34.48
8	Zurich Municpal Insurance		-£	295.29
9	BDC lengthsman - April		-£	180.00
10	Internal Audit - R Mullett		-£	200.00
11	Worcestershire Pension Fund April and May		-£	425.02
12	HMRC - April and May		-£	139.44
13	Office salary - April and May		-£	1,666.60
14	East Lodge Farm hay bales		-£	252.00
15	Chair expenses - fete entertainment		-£	50.00
16	Worcestershire Pension Fund June		-£	212.51
17	BDC lengthsman - May		-£	252.00
18	HMRC June		-£	69.72
19	Office salary - June		-£	833.30
20	Unity Trust Bank charge		-£	7.00
equ	balance C/F		**£**	**25,974.12**

Opening Balance	**as at 01/04/2026**	**£**	**22,206.36**
Add receipts for period		£	9,435.63
Less payments for period		-£	5,667.87
Equ closing balance	**30/06/2026**	**£**	**25,974.12**

Bank balance	**£**	**25,974.12**