

Little Malvern & Welland Parish Council

Minutes of the Parish Council Meeting held on Monday 17th October 2022

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Present

Cllrs. Mrs M Sumner (Vice Chair), Mr M Davies, Dr A Davis, Mrs M Renton, Mr M Whaley and Mr J Whitehouse.

In Attendance

County Cllr. Mr T Wells, District Cllr. Mr J Gallagher, Mr D Sharp (Clerk) and five members of the public.

124/22 Public Participation

The Council invites local residents attending the meeting to make comments and suggestions, and question the Parish Council on issues on the agenda, or raise issues for future consideration: No matters were discussed.

125/22 Apologies

To consider acceptance of apologies for absence from Councillors: Cllrs. Mr P Hancock, Dr J Mortimer and Mrs V Nelson (accepted). Also County Cllr. Mr J Satterthwaite.

126/22 Interests

i. Councillors Declarations of Disclosable Pecuniary Interests and Other Disclosable Interests regarding items on the agenda: There were none.

ii. Notification of changes to the register of interests: There were none.

iii. To consider written requests from councillors for the council to grant a dispensation for those with Disclosable Interests to take part in discussions or voting: There were none.

127/22 Planning

i. To consider responses to the following and any late submitted applications:

| Application No | At | Details |
|--------------------------------------|---|--|
| M/22/01219/FUL | The Lovells Garrett Bank | Erection of 1No. Dwelling |
| M/22/00953/HP | 59 The Avenue | Erection of two-storey side extension |
| M/22/01281/HP | Summerfield Gloucester Road | Demolition of outbuildings and rear single storey extensions. Construction of rear single storey extension, garden room, replacement annexe, home office and storage building. |
| M/22/01307/FUL | Myrtle Cottage Drake Street | Alteration to Design Approved Under Planning Permission 21/00822/FUL for Agricultural Building for General purpose but primarily for housing small Groups (2-3) of pedigree sheep. |
| M/22/01251/FUL | Tyre Hill Stables | This proposal is part retrospective to retain a reduced soil bund with added landscaping. The soil will be moved to another part of the site and graded into a small hillside to blend in with the landscape. The soil is all from within the site. |
| M/22/01241/FUL | Rosebud Meadow Camping Site | Three bedroom rural worker's dwelling as detailed in the Design and Access Statement and accompanying drawings. |
| (Late Application) M/22/01499/AGR | Land at (OS 8082 3944) Welland Court Lane | Prior notification for agricultural building |

Cllr. Davies abstained from voting due to his position as District Councillor.

The following responses were agreed:

M/22/01219/FUL – Comment: ‘The Parish Council notes that the size and scale of the development has been reduced following refusal of application 21/00547/FUL and that the large glazed windows have been designed to lessen reflection and glare. However the site still remains outside the development boundary and is contrary to Policy SWDP 2 C of the South Worcestershire Development Plan.’

M/22/00953/HP – Comment: ‘The Parish Council agrees with the comment from WCC Highways that 3 off road parking spaces are required for a 4 bed property. This matter should be addressed.’

M/22/01281/HP – Comment: ‘The Parish Council has no objection to the application.’

M/22/01307/FUL - Comment: ‘The Parish Council has no objection to the application.’

M/22/01251/FUL - Comment: 'The Parish Council has no objection to the application.'

M/22/01241/FUL – Comment: 'The Parish Council notes that the application lies outside the development boundary and within the AONB. Provision is made in the NPPF for agricultural dwellings and the Parish Council would like confirmation that the size and scale of the proposed building satisfies these regulations.

Clarity whether the mobile home, currently on site, and installed under these regulations, is to remain and if so for what purpose?'

M/22/01499/AGR - Comment: 'The Parish Council has no objection to the application.'

ii. Decisions notified.

The following decisions had been received:

M/22/00560/HP - 17 Giffard Drive - Approved

M/22/00655/PIP - Land At (Os 7980 3996), Drake Street - Approved

M/22/00794/FUL - Lake Farm Barn, Welland Court Lane - Approved

M/22/01133/CLE - Arosfa, Upper Welland Road - Approved

128/22 Minutes

To consider for adoption the minutes of the Parish Council meeting held on 15th August 2022:

These were accepted as an accurate record and they were signed by the Chairman.

129/22 Progress reports and matters arising from these minutes

The September meeting had been cancelled due to the death of HM Queen Elizabeth II.

130/22 Reports by District and County Councillors and other Representatives

County Cllr. Tom Wells reported that although the central government subsidy for the 363 bus route had been withdrawn, Worcestershire County Council had committed support at least until April 2023, when the situation would be reviewed. The Mid Tern financial plan for the County Council was being drafted and central government funding for 2023/24 was being assessed. Energy costs in schools and other services which were increasing were of concern.

District Cllr. John Gallagher reiterated the concerns over rising energy costs and expected instances of hardship to increase. MHDC had formed a department to aid those affected.

District Cllr. Mick Davies gave details of the final Boundary Commission review that would see Welland included in a two member ward with Malvern Wells, Little Malvern and Castlemorton. He reported that MHDC had concluded that they cannot currently demonstrate a 5 year land supply and that was affecting current planning applications. New figures were to be published on 1st November.

The SWDPR was due for consideration at the committee meeting on 18th October.

A temporary head of planning was in place until a new appointman was made.

A 'Shared Prosperity Fund' of £2.5M was in place and projects were being identified.

Finally he hoped the Pheasant Inn planning application would be considered in November.

131/22 Committee, Working Party & Other Representative Reports & Recommendations

i. Neighbourhood Planning Working Group: The Group had revisited the site assessment after one had been withdrawn. The single site now proposed consisted of 14 dwellings and an indicative layout was being prepared. The Regulation 15 proposal was to be submitted to the Parish Council for consideration at the next meeting. If approved it would be submitted to MHDC and examination prior to a referendum next year.

ii. Communications Working Group: A newsletter had been produced since the last meeting and work on the website was still to be done.

iii. Playing Fields/Open Spaces Working Group:

The cross trainer in the new outside gym had broken and Kompan were to repair. Several areas of the safety surface were showing signs of 'collapse'. Kompan had been contacted.

Two gym training sessions had been held and more were planned. A WhatsApp group was to be set up.

Hedges had been cut. Work on the brambles near Lime Grove was still to be done.

iv. Orchard Working Group: To consider progress with leasehold agreement: The trustees had reviewed the draft lease and were to make several proposed changes.

An autumn event was planned for November 19th 5-7pm.

A good variety of fruit was being harvested and work on the access ramp was to start shortly.

v. Highways Working Group:

County Cllr. Tom Wells to enquire over the road status of the Bovis estate and whether WCC were in a position to adopt the highway.

Concerns were ongoing over the repair work to the footways on Giffard Drive from internet installation by Airband.

vi. Footpaths Working Group: The leaflet covering four local walks was still to be printed.

vii. S106 Working Group:**a. To consider purchase of cinema equipment and review agreement with PCC for use of Church:**

This was approved with a budget increased from £8,000 to £10,720 + vat. Chair and Vice Chair to sign agreement.

b. To consider purchase of storage shed on Spitalfields: A wooden unit costing £993 was approved. Out of the original budget of £3,510, £2,104 had been spent on mobile goals. After the purchase of the shed £400 remained for shelving if required.

A legal agreement covering the S106 grant to fund new gates, a recreational field path, new noticeboard and new entrance by the shop was expected soon. Clerk to distribute electronically and seek approval before the next meeting.

132/22 Community Development Facilitator

Much of the work done had been centred around the Art Club, for which the Parish Council had received £3,517.25 grant funding from Spacehive.

133/22 Library

To receive report about proposed development of the Library service in the Village Hall and to consider increase in funding support as set out in the report: The proposal to move the library from the entrance of the village hall to the small hall was supported. It was further agreed to initially allocate £1000 to fund the hire charges that would be incurred when the library was open.

134/22 Correspondence

To consider the responses to the following correspondence previously circulated:

| FROM | SUBJECT |
|----------------------------|---|
| CALC | Updates |
| CALC | Training and Events Update |
| NALC | Chief Executive's Bulletin |
| NALC | Events |
| MHDC | July Malvern Hills Business e-Bulletin |
| CPRE | Worcestershire AGM Invitation for 29th September |
| MHDC | August SWDP Newsletter |
| Local Policing Team | Antisocial Behaviour |
| CALC | Malvern Hills Area Meeting 13 Sept |
| MHDC | Update on Housing Land Supply position |
| MHDC | Cost of living support for pensioners in Malvern Hills District |
| Clerk | Operation London Bridge |
| PKF Littlejohn | External Auditor's Report |
| Tanya Crake WCC | Highways Queries |
| MHDC | Sept SWDP Newsletter |
| MHDC | Winter Provision Mapping (please respond by 18th Oct) |
| Misc. | Gym Repairs |
| MHDC | New TPO 699 (2022) - The Old Vicarage, Welland Court Lane |
| MHDC | Malvern Hills Councils Transparency Code |
| MHDC | Polling district and polling station review |
| MHDC | SWDPR briefing, 20 October 2022 |
| County Cllr. Satterthwaite | Report |
| Clerk | Welland Library |

135/22 Finance**To consider payment of invoices presented:**

The following payments were made between meetings from the **Main Account** and were ratified:

| From/Due To | Date | Amount | Details |
|--------------------|--------------|------------------|--|
| Lee Farley | 20/09 | £296.40 | Community Development Facilitator |
| E Hardman | 20/09 | £150.00 | Handyman (£150 Gross - tax coding 1251L) |
| D Sharp | 20/09 | £414.40 | Clerk's Fee (40 hrs @ SCP 17. £518.00 Gross) |
| JRB Enterprises | 20/09 | £285.12 | Dog bags |
| Ellis Dawe | 20/09 | £1,376.42 | Orchard Entrance Materials |
| MD Projects | 27/09 | £420.00 | Gate Replacement |
| PKF Littlejohn | 27/09 | £480.00 | External Audit Fees |
| J Moore | 27/09 | £248.00 | Lengthman Duties (August) |
| | TOTAL | £2,522.34 | |

The following payments were approved from the **Main Account**:

| From/Due To | Date | Amount | Details |
|----------------------|--------------|------------------|--|
| J Moore | 27/09 | £124.00 | Lengthman Duties (September) |
| J Moore | 10/10 | £300.00 | Work at Old St James Cemetery |
| Broadleaf Tree Care | 25/09 14/10 | £1,430.00 | Grass Cutting |
| Steve Maund | 02/10 | £570.00 | Grass Cutting |
| Lee Farley | 04/10 | £624.00 | Community Development Facilitator |
| ZZ Creative | 30/09 | £350.00 | Arts Workshop Flyer Design |
| Anthem Uk Ltd | - | £90.00 | Internal Audit Fees (By Cheque) |
| Mark Watling | 28/09 | £220.00 | Tree/Hedge Cutting |
| AlfaFado | 13/10 | £27.60 | AED Batteries |
| Defib Warehouse | 13/10 | £225.50 | AED Pads |
| HM Revenue & Customs | - | £310.80 | PAYE (Jul-Sep) |
| E Hardman | 15/08 | £150.00 | Handyman (£150 Gross - tax coding 1251L) |
| D Sharp | 15/08 | £414.40 | Clerk's Fee (40 hrs @ SCP 17. £518.00 Gross) |
| | TOTAL | £4,836.30 | |

Accounts Summary

| | | | | |
|-------------------------------|------------------|------------------|--------------------------|-------------------|
| Reserves Lloyds B/F | £2,977.10 | | Main Account B/F | £34,962.18 |
| Interest | £0.26 | £2,977.36 | Pursers Orchard Group | £2,859.10 |
| Fête Account | £1,117.36 | £1,117.36 | WCC Lengthman | £496.00 |
| Buildings Account | £6.47 | £6.47 | Jacksons Family Funerals | £140.00 |
| Neighbourhood Plan Ac. | £1,716.42 | £1,716.42 | SpaceHive | £3,517.25 |
| Funding Account | £1,775.61 | £1,775.61 | MHDC Precept | £16,459.00 |
| | | | | |
| | | | ICO | -£35.00 |
| | | | BT | -£384.06 |
| | | | MHDC Waste Collection | -£59.86 |
| | | | Pre Payments | -£2,522.34 |
| | | | October Payments | -£4,836.30 |
| | | | | |
| Total C/F | | £3,492.03 | Main Account C/F | £50,595.97 |

136/22 Any other matters for report or for future consideration

No further matters were discussed.

137/22 Date of the next meeting

The next Parish Council Meeting would take place on Monday 21st November 2022 at 7.30pm in Welland Parish Hall.

There being no further business the meeting closed at 10:10pm