

Little Malvern & Welland Parish Council

Minutes of the Parish Council Meeting held on Monday 18th September 2023

<https://www.wellandparishcouncil.org.uk>

@wellandparishnoticeboard

Present

Cllrs. Mr M Davies (Chair), Dr A Davis, Mr P Hancock, Dr J Mortimer, Mrs V Nelson, Mrs M Sumner and Mr M Whaley.

In Attendance

District Cllrs. Mr J Gallagher and Ms C Wild, Mr D Sharp (Clerk) and eleven members of the public.

122/23 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: Two residents expressed concerns over the purchase of the Pheasant Inn and its future development and use.

123/23 Apologies

To consider acceptance of apologies for absence from Councillors: Mrs M Renton (accepted).

124/23 Interests

i. Councillors Declarations of Disclosable Pecuniary Interests, Other Disclosable Interests and Non Registrable Interests regarding items on the agenda: Cllr. A Davis declared an ODI on planning application M/23/01147/FUL since she lived near the property.

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: Cllr. A Davis was granted a dispensation to discuss but not vote on planning application M/23/01147/FUL. This dispensation to last until the next ordinary election.

125/23 Co-Option

To consider applications for co-option onto the Parish Council: There were none.

126/23 Planning

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

Application No	At	Details
M/23/01153/FUL	Hook Bank Cottage Hook Bank	Replacement dwelling
M/23/01147/FUL	Land At (Os 8009 4033) Woodside Lane	Conversion of an existing building to form a 3 bedroom dwelling.
M/23/00839/FUL	Land At (Os 8006 4022) Garrett Bank	Change of Use wooden building to an accommodation unit for holiday use
M/23/01072/FUL	Marlbank Inn Marlbank Road	Siting of 8no. Holiday Lodges with vehicular access, car parking and landscaping.
M/23/01086/FUL	Sunnymede Gloucester Road	Single storey house with detached garage
M/23/00148/FUL Planning Appeal	Lyndhurst Gloucester Road	Detached garage building providing single garage space for each of the two plots
M/23/01285/CLE	The Tallet, Gloucester Road	Certificate of Lawfulness Development for the existing use of first floor western gable bedroom window

The following responses were agreed:

M/23/01153/FUL - "The Parish Council has no objection to the development but would ask that special consideration is made to the visibility spay at the entrance due to its proximity to a junction. Also that the impact on biodiversity affecting the bat nesting population is given priority."

M/23/01147/FUL - "The development sits adjacent to a PRoW whose access onto Woodside Lane is blocked and should be reinstated. The development has large windows facing west towards the Malvern Hills and although not within the AONB is in close proximity and all design features (such as non reflective glass) should adhere to AONB guidelines.

However the development is outside the Development Boundary in the open countryside and is therefore contrary to Policy SWDP 2 C of the South Worcestershire Development Plan and the Parish Council therefore objects to the application."

M/23/00839/FUL - "The Parish Council objects to the application for a number of reasons. The development is outside the Development Boundary in the open countryside and is therefore contrary to Policy SWDP 2 C of the South Worcestershire Development Plan. The visibility splay at the entrance is poor. No provision for parking has been included in the area covered by the application and a lot of development has already been undertaken on land outside the application boundary and there has been no legitimate ecology impact survey. Finally the Parish Council does not consider that the building is suitable for change of use to a holiday let."

M/23/01072/FUL - "The Parish Council would have liked further information regarding certain aspects of this application. There should be a Landscape and Sensitivity assessment since the development lies within the AONB covering the density and scale of the development and its impact on the AONB. There are no elevation plans in the application (except that for the store) which would be needed to assess the impact, particularly as some of the lodges are two storey. The Parish Council also has concerns over the new access which is nearer to the brow of the hill and whether the 10 car parking spaces or the cycle and bin store are adequate for a development of this size. Finally the Application lies outside the Development Boundary in the open countryside and is therefore contrary to Policy SWDP 2 C of the South Worcestershire Development Plan and until the inadequacies in the application are resolved the Parish Council sees no mitigating circumstances to override this restriction and objects to the application in its current form."

M/23/01086/FUL - "The Parish Council has no objection to the application but requests that all AONB guidance is complied with notably the installation of non reflective PV panels."

M/23/00148/FUL - Planning Appeal – A comprehensive response objecting to the proposal was agreed and was to be submitted to the planning inspectorate.

M/23/01285/CLE - "The Parish Council has no objection to the application."

ii. Decisions notified:

M/23/00840/FUL – Arosfa, Upper Welland Road – Approved.

127/23 Minutes

To consider for adoption the minutes of the Parish Council meeting held on 21st August 2023:

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

128/23 Progress reports and matters arising from these minutes

No matters were discussed.

129/23 Reports by District and County Councillors and other Representatives

District Cllrs. Christine Wild and John Gallagher reported that MHDC had accepted that their five year land supply was not robust and might lead to some speculative planning applications.

They confirmed that MHDC were organically managing their parks and play areas and the public toilets at Upton were to have an eco. upgrade. The residents survey was now open until 15th November and there would be a crowdfunding meeting breakfast on 7th November.

130/23 Welland Steam Rally

A meeting was to be arranged with the local police team and the rally organisers to review what changes could be made next year to improve the event.

131/23 Committee, Working Party & Other Representative Reports & Recommendations

i. Neighbourhood Planning Working Group: The Regulation 16 consultation had now finished and the examination now started.

A further grant for £4,046 had now been received from Locality.

ii. Communications Working Group: A newsletter was planned for end October/November and would include an update on the Neighbourhood Plan.

It was agreed to supply book token prizes for an art competition held at the library which two councillors were to judge.

It was noted that Age UK were visiting the library occasionally to coach digital skills.

iii. Playing Fields/Open Spaces Working Group: The hedges and bank had been cut by machine. Garden Care to be contracted to cut the remainder by hand; cemetery, play area etc.

Basal growth had been removed from the tree in the village hall car park and some felled trees over the Marlbank Brook had been removed, as had a dead tree in the play area.

The climbing net in the playground and the bell weight in the gym had both been fixed.

Finally the Community and Environmental Protection Officer Team (CEPO) formerly Street Scene were to put up dog fouling posters and visit the playing fields to advise dog owners.

iv. Events Working Group: Wassail to be arranged.

v. Orchard Working Group: Pond liner had been installed and fruit was being harvested. It was also reported that a group of orchard volunteers called 'Welland weeders' had helped 8 local households by undertaking gardening tasks free of charge.

vi. Highways Working Group: New positions for a speed sign were to be investigated.

vii. Footpaths Working Group:

Cllr. Davies confirmed that he had now received all necessary training as was confirmed as the Parish Paths Warden..

viii. S106 Working Group: The clarifications for the proposed pump track design had been received. Clerk to request a possible time line.

MHDC had raised queries over whether the S106 funding could legally be used on PRoW. Clarification was awaited.

ix. Pavilion Working Group: Meeting of Management to be arranged for October. Topics for discussion will be PV panels and upgrade to kitchen.

132/23 Community Builder

Two new candidates were to be interviewed..

133/23 Parish Council Promotions

The community cinema was now showing blockbuster films on the first Friday of every month. The second Friday was a 'film club' showing less mainstream films.

Ric Sanders and Vo Fletcher were booked for 10th November; The Budapest Cafe Orchestra for 1st December and a National Theatre Live screening of The Buddy Holly Story in February.

134/23 Correspondence

To consider the responses to the following correspondence previously circulated:

FROM	SUBJECT
CALC	Updates
NALC	Events and Newsletters
Malvern Town Council	Community Engagement
John Goodwin	The Pheasant Inn
Forte Trailscapes	Pump Track
West Mercia Police	Community Walkabout with Platform Housing
MHDC	September Malvern Hills Business e-Bulletin
West Mercia Police	Charter Contracts
WCC	Road Closure Gilvers Lane 2 days between 18/10/23 and 27/10/23
District Cllr. Christine Wild	Ukraine Bulletin
Malvern Hills Trust	Notice of Election for 1 st November
Worcestershire Regulatory Service	Steam Rally TENS
Resident	Spring Meadows Close Maintenance
CALC	Area Meeting September 21 st

135/23 Finance**i. To consider payment of invoices presented:**

The following payment was made from the **Main Account** between meetings and was ratified:

From/Due To	Date	Amount	Details
Stephens Industries	24/08	£1,359.49	Orchard Pond Liner and Underlay

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

From/Due To	Date	Amount	Details
J Moore	17/08	£256.00	Lengthman Duties (August)
Broadleaf Tree Care	17/08	£480.00	Grass Cutting
Broadleaf Tree Care	30/08	£480.00	Grass Cutting
PKF Littlejohn	07/09	£504.00	External Audit Fee
Anthem Uk Ltd	30/06	£90.00	Internal Audit Fee
JMart	09/09	£25.95	Rubbish Bags/Padlock
MHDC	31/08	£100.00	Uncontested Election Charge
E Hardman	18/09	£150.00	Handyman (£150 Gross - tax coding 1251L)
D Sharp	18/09	£446.40	Clerk's Fee (40 hrs @ SCP 17. £558.00 Gross)
TOTAL		£2,532.35	

Accounts Summary

Reserves Lloyds B/F	£2,992.28	
Interest	£2.80	£2,995.08
Saver Account	£30,156.60	
Interest	£56.75	£30,213.35
Fête Account	£1,702.13	£1,702.13
Buildings Account	£6.47	£6.47
Neighbourhood Plan Ac.	£0.00	
Groundworks Grant	£4,046.00	£4,046.00
Funding Account	£1,913.95	
		£1,913.95
Total C/F		£40,876.98

Main Account B/F	£35,402.17
Cemetery Fee (Holt)	£50.00
Pre Payments	-£1,359.49
September Payments	-£2,532.35
Main Account C/F	£31,560.33

ii. To receive internal and external audit reports: These were accepted and although no action was required a discrepancy in the dates for the public to view the accounts would require notification in next years AGAR form.

136/23 Any other matters for report or for future consideration

A scheme to encourage local volunteers to help with PRow maintenance was to be investigated.

137/23 Date of the next meeting

The next Parish Council Meeting would take place on Monday 16th October 2023 at 7.30pm in Welland Village Hall.

There being no further business the meeting closed at 10:00 pm