

Little Malvern & Welland Parish Council

Minutes of the Annual Parish Council Meeting held on Monday 15th August 2019

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

Present

Cllrs. Mrs M Sumner (Vice Chair), Miss J Biggs, Mr M Davies, Mrs M Purser, Mr J Whitehouse.

In Attendance

Footpaths Warden, Mr J Burgin (MHDC), Mr D Sharp (Clerk) and 15 members of the public.

Before the meeting Mr Jim Burgin from MHDC briefed the Parish Council on the Conservation Area review affecting Malvern Wells and Little Malvern. He confirmed that the Parish Council's deadline for submissions was end September and the issue was to be considered at the next meeting.

A delegation of resident from the Spring Meadows estate urged the Parish Council to adopt and maintain the areas of open space in the development. The Chairman confirmed that the Parish Council had been pressing the developer to transfer ownership and in the meantime costings would be gathered for the maintenance schedule as laid out in the Management Plan.

95/19 Apologies

To consider acceptance of apologies for absence from Councillors:

Cllrs. Mr P Hancock, Dr J Mortimer, Mrs V Nelson, Mrs C O'Donnell (accepted).

96/19 Interests

i. Councillors Declarations of Disclosable Pecuniary Interests and Other Disclosable Interests regarding items on the agenda: declared an ODI concerning planning application 19/01035/FUL since she was a neighbour.

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. Sumner to discuss application 19/01035/FUL – This was agreed and would last until the next ordinary election. Cllr. Sumner also declared that she had already submitted a personal comment to MHDC regarding this application.

97/19 Planning

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

Application No	At	Details
19/01035/FUL	Pheasant Inn Drake Street	Conversion of Public House into 4no. dwellings and erection of extension to form a new Public House with access, car parking and landscaping
18/01718/FUL 18/01577/LB	Lawn Farm Drake Street	Replacement tractor store (retrospective). New secure garage building, new stables and goat pen. Renovation and restoration of curtilage listed brick barn building and new replacement workshop building. New boundary treatment. Change of use of land to garden land and agricultural land
19/00839/FUL	Hanley Hall Gilberts End	Change of use of land to garden and the erection of single storey timber framed building to provide rehabilitation and conditioning space for family member.
19/01056/FUL	Lyndhurst Gloucester Road	Variation of condition 2 on planning permission 17/00048/FUL allowed on appeal APP/J1860/W/17/3176866 (Erection of 3 dwellings) to amend design of new dwellings.
19/01088/FUL	Land At (os 7951 4017) South Of 13 Cornfield Close	Erection of a single 3 bedroom dwelling and garage including forming of new access off private drive, associated parking and landscaping.

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

The following decisions were made:

19/01035/FUL - Pheasant Inn - Drake Street:

Clerk to request an extension until after the September meeting - that would give time for a public consultation.

19/00839/FUL - Hanley Hall Gilberts End:

RESPONSE: 'The Parish Council has no objection to the application'

19/01056/FUL - Lyndhurst Gloucester Road:

RESPONSE: 'The Parish Council has no objection to the application'

19/01088/FUL Land At (os 7951 4017) South Of 13 Cornfield Close

Further deliberation was required due to the parcel of land being outside the current development boundary and within the AONB.

18/01718/FUL and 18/01577/LB - Lawn Farm - Drake Street:

RESPONSE : 'The Parish Council has no option but to object to the application as a whole. The tractor store and renovation of the brick barn are not contentious. However the change of use of land from what we believe is currently public open space to garden and agriculture does not comply with NPPF Paragraph 97:

97. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- (a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- (b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- (c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

98/19 Minutes

To consider for adoption the minutes of the Parish Council meeting held on 15th July: These were accepted as an accurate record and they were signed by the Chairman.

99/19 Progress reports and other matters arising from these minutes

The purchase and positioning of flower troughs was to be on next month's agenda.

100/19 Reports by District and County Councillors and other Representatives

District Cllr. Mick Davies reported that Holly Jones had been appointed Director of Planning, taking over from Gary Williams at the end of October.

There was a Forum planned for 21st October discussing environmental issues as part of the Community Engagement Action Plan.

Several prosecutions for littering and fly-tipping had been successful.

More work was being done on rural mobility as a result of reductions in bus services.

The 100th Syrian refugee family had been rehoused since 2016.

Locally, an appeal had been lodged against the enforcement to remove a mobile home from Rosebud Meadows.

There was no change proposed for either parish following the polling station review.

Airband were now contracted to install broadband to properties in Drake Street as part of a wider 5000 properties scheme in the County.

Finally the application to designate Byfield Lane a PRoW was progressing.

101/19 Committee, Working Party & Other Representative Reports & Recommendations**i. Neighbourhood Planning Working Group: *To consider acceptance of the fee proposal and terms of engagement for Peter Hamilton to undertake work to bring the Plan to completion:***

This was agreed following receipt of additional grant funding from Groundwork UK for £7650. A meeting of the Group with David Clarke (MHDC) and Peter Hamilton was arranged for 12th September.

ii. Communications Working Group:

The next newsletter was planned for end September, entries were requested.

iii. Playing Fields/Open Spaces Working Group:

The lid on the waste bin by the Village Stores had been removed and could not be located. Clerk to arrange replacement bin.

Clerk to get update from Wade Muggleton about cutting the village green.

iv. Orchard Working Group:

Maureen Lamb from the Group, presented a health and safety policy and risk assessment of the orchard which were approved by the council. She confirmed that a group of 20 volunteers had begun pruning and paths had been cut. Clerk to get clarification on Parish Council public liability and personal accident cover from Zurich insurance.

v. Highways Working Group:

a) Update on 'Community Speed Watch' Scheme: The Clerk had applied for inclusion and was to invite a member of the Ryall scheme to the next meeting.

b) Update on local highways projects: A post for a speed indicating device had been installed opposite the cemetery on Marlbank and it was agreed to proceed with the purchase of a second solar powered Evolis unit from Elan Cite.

102/19 WCC Community Solutions Fund**To consider for approval an application for funding to employ a part time Community Projects Liaison**

person for a year: This position was intended to address both new and currently planned projects and was welcomed and approved by the Parish Council. Slight alterations were likely to be made before submission and the Clerk was delegated to approve these and submit the final application.

103/19 Parish Council Promotions

The Powick Community Choir had been booked for 14th September. Dates of other events were to be circulated.

104/19 Correspondence**To consider responses to correspondence previously circulated:**

FROM	* email	SUBJECT
CALC	*	Updates
WCC	*	Worcestershire Roadworks Report
St James Church	*	Newsletters
Upton Safer Neighbourhood Team	*	Newsletter
WCC	*	Passenger Transport Strategy
WCC	*	Autumn Parish Conference 2019 Thursday 17 th October
MHDC	*	Malvern Solemates Walk Programme
Rural Services Network	*	Rural Conference 2019 3 rd September
MHDC	*	Parish & Town Council Forum - Monday 21 October 5.30pm

105/19 Finance**i. To consider payment of invoices presented:**

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

From/Due To	Date	Amount	Details
Steve Maund	20/05	£360.00	Grass Cutting (Paid 20/05)
J Moore (BACS)	01/08	£236.00	Lengthman Duties (July)
Broadleaf Tree Care (BACS)	-	£1,140.00	Grass Cutting (3 @ £380)
MHDC (BACS)	26/07	£72.00	Election Costs
Ellis Dawe & Sons	-	£221.36	Orchard Gates
Purser's Orchard Group	-	£1,000.00	Initial PC Grant
E Hardman	19/08	£104.00	Handyman (£130 Gross)
D Sharp (BACS)	19/08	£384.28	Clerk's Fee (£480.48 Gross SP25)
	TOTAL	£3,517.64	

Accounts Summary

Reserves Lloyds B/F	£2,974.84		Main Account B/F	£24,728.16
Interest	£0.13	£2,974.97		
Fête Account	£2,401.36		Welland Juniors (Part Year Charge)	£500.00
Fete Income	£266.00	£2,667.36	Tozers (Refund)	£110.00
Buildings Account	£804.47	£804.47	MHDC (Rubbish Collection)	-£58.11
Neighbourhood Plan Ac.	£5.65		BT (Broadband)	-£176.54
Groundwork UK	£7,650.00	£7,655.65		
Funding Account	£2,302.78	£2,302.78	August Payments	-£3,517.64
Total C/F		£16,405.23	Main Account C/F	£21,585.87

ii. To consider how to distribute Fête proceeds:

The following donations were agreed:

Welland Village Hall - £500

St James PCC - £50

Welland Pre School - £100

Midlands Air Ambulance - £100

It was further agreed to invite local groups (via the next newsletter) to apply for grants up to £100.

106/19 Any other matters for future consideration

Nothing further was discussed.

107/19 Date of next meeting

The next Parish Council Meeting was to be held on Monday 16th September 2019 at 7.30pm.

There being no further business the meeting concluded at 10.00 pm.