

Little Malvern & Welland Parish Council

Minutes of the Parish Council Meeting held on Monday 21st February 2022

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Before the meeting there were no comments from the public

Present

Cllrs. Dr A Davis, Mrs V Nelson, Mr M Davies, Dr J Mortimer, Mrs M Sumner, Mr M Whaley, Mr J Whitehouse,

In Attendance

Seven members of the public.

15/22 Apologies

To consider acceptance of apologies for absence from Councillors: Cllrs Mr P Hancock and Mrs M Renton (accepted)

16/22 Interests

i. Councillors Declarations of Disclosable Pecuniary Interests and Other Disclosable Interests regarding items on the agenda: Cllr. Mrs Sumner declared an ODI as a neighbour to the Pheasant. Cllr Mr Davies declared an ODI as a Trustee of Pursers Orchard Group in relation to item 22/22 iv.

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: On 20th September 2021 Cllrs. Mortimer, Nelson and Sumner were granted a dispensation to talk but not to vote on planning application 21/01462/FUL (Drake Street). This dispensation was to last until the next ordinary election. Cllr Davies was granted a dispensation to talk but not to vote on matters concerning Pursers Orchard.

17/22 Co-Option

To consider applicants for co-option onto the Parish Council: No applications had been received.

18/22 Planning

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

Application No	From	Details
M/22/00079/FUL	Hillview Marlbank Road	Proposed replacement of existing bungalow with new dwelling
M/22/00008/HP	The Old Bake House Gloucester Road	Two storey side extension
21/01593/FUL	Mr J George Pheasant Inn	Conversion of existing Public House into 3 no. dwellings and erection of an extension to form a new Public House. Erection of 2 no. dwellings with Access, Car Parking and Landscaping.

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

The following responses were agreed:

M/22/00079/FUL – The Parish Council supports the application, considering the proposed scheme to be a visual improvement on the current buildings, an improvement to the quality of local building stock and visually not at odds with adjacent properties.

M/22/00008/HP - The Parish Council supports the application, considering the proposed scheme to be an improvement to the quality of local building stock and not at odds with its surroundings. The Applicant should be encouraged to maximise the built and operational energy efficiency and carbon footprint of the proposal.

21/01593/FUL – The Parish Council Comments on the application:

The Parish Council notes that the new extension is to be designated as a 'Public House' and welcomes this amendment that will ensure the future use, with retention of the pub which was a condition of previous approvals for the wider site. Noting also that the use of the original building would change to residential, the Parish Council insists on a condition that the Public House extension must be fully completed and made ready for occupation before the residential properties are occupied. While now supporting the principle of development as proposed subject to the condition above, the Parish Council maintains its concerns with the scheme based on four factors which could be alleviated by reducing the density of the development, improving the design and choice of materials of the extensions and giving careful regard to the heritage context of the scheme as a whole. The four factors are:

1. The inclusion of 5 permanent residential apartments with the requisite outside amenity space would be overdevelopment of the site given the area required to build and service and provide outdoor amenity space for the pub as proposed. Outside amenity space for permanent residential accommodation is inadequate as proposed
2. There is insufficient car parking and inadequate vehicle access available to support the proposed built development
3. The elevations of the proposed pub extension are plain and featureless and are visually inappropriate as a feature of the street scene at the centre of the village in the setting of the AONB and of a listed building. It can be inferred that natural lighting and ventilation, a key post covid feature, to the whole of the pub space would be limited to the western elevation only. Not a good environment in any season.
4. The materials proposed for finishing the extension are alien to the immediate and wider village environment and give no respect to the heritage asset that is the original Pheasant building. Indeed, the maintenance of the painted brick exterior of the original building is equally alien. The heritage value of the scheme would be greatly enhanced if the building were reverted to its original (until the 1990's) fine, red brick finish with stone features.

The Applicant should also be encouraged to maximise and demonstrate the built and operational energy efficiency and carbon footprint of the scheme.

ii. Decisions notified.

21/0204/HP – Malt House Farm - Approved

APP/J1860/W/21/3284286 - The Lovells - Appeal Dismissed

19/22 Minutes

To consider for adoption the minutes of the Parish Council meeting held on 17th January 2022:

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

20/22 Progress reports and matters arising from these minutes

08/22 iv. The public rights of way team at WCC had confirmed that the DMMO for Byefield Lane is still awaiting determination which could take some years. The order is on the public register and therefore will not be affected by the Deregulation Act cut off in 2026.

21/22 Reports by District and County Councillors and other Representatives

District Councillor Mick Davies reported that the budget and council tax were to be decided at the Council meeting on 22 Feb. The Council finances had been prudently managed and were currently sound but it was not immune from inflation and the Executive Committee had recommended a £5.00 per year increase, equivalent to less than 10p per week. If approved, the Parish Council's precept would lead to an increase of 2% or less than £1 per year for Welland band D properties. The Council would also be confirming the timeline for the SWDP Review with publication in July 2022. The SWDP team was now fully staffed to meet the timeline. The Development Management team continued with difficulty to recruit to fill gaps in Planning Officer resources and were reorganising to improve flexibility and response. MHDC grant funding and promotional efforts were still being directed towards Communities, the Environment and Businesses. Hospitality businesses were now receiving the latest Government Covid disruption grants.

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

i. Neighbourhood Planning Working Group:

Cllr Davies reported that the unexpected volume of responses to the R14 consultation had now been catalogued and work was underway to study and respond to the feedback. As reported in the Newsletter there had been widespread support for the policies in the plan but the feedback had identified, as expected, concerns with housing allocations. Work was underway to revisit the site appraisals and to complete this it was necessary to commission up to date landscape work. The cost of this work was estimated to be up to £2500 and Cllr Davies requested that the Council consider allocating this sum to the neighbourhood plan account in case it was not possible to get grant support for this work. Proposed by Cllr Davies, seconded by Cllr Nelson. Council unanimously voted in favour of the proposal.

Funding for the remaining work for Peter Hamilton leading up to regulation 15 had been received.

ii. Communications Working Group:

A newsletter had been produced and distributed. 25 responses had been received in support of a Mobile Phone Service survey and it was noted that service improvements were vital ahead of landlines being discontinued in December 2025.

There would be a leaflet drop early in March dealing with Common Knowledge, Phone Service and the Car Club.

Proposals and quotes had been sought from three providers for new Noticeboards and a playing field access next to the Post Office. This would be S106 funded so implementation would be during the summer.

lii. Playing Fields/Open Spaces Working Group:

Cllr Whitehouse reported on the potential for grant support for new goalposts on Spitalfields. The Gym was now operational. It was expected that there would be promotional activities in April when the weather was improved.

iv. Orchard Working Group:

Work continues to wide acclaim. The Pursers Orchard Group (POG), now a registered charity, was working on improving signage and interpretation with the support of a Sustainable Development Fund grant from the AONB. The POG needed to spend up to £2000 before the grant could be claimed and was short of cash flow.

Cllr Davies proposed that the POG undertook to complete the Ramp and Access work for which the Parish Council had £2859 of S106 money in reserves and that the Council should transfer that balance to the POG. That would enable the POG to prime the AONB grant and complete the access work later in the year. The Parish Council voted unanimously to authorise the transfer of £2859.10 surplus S106 funds to the POG.

v. Highways Working Group:

It was noted that work on the Marlbank Road resurfacing appeared to be completed.

The Clerk had advised WCC Highways about the impending excavation of the Giffard Drive footways and Tom Wells had also been advised.

Cllr Davies reported on last week's update from Enforcement, informed by confirmation from Bovis, that the planned work on the Lawn Farm I roadways was now approved by WCC and that Bovis' contractor would be mobilised shortly. Also, that a survey had been conducted on 17th Feb to determine what sampling was required for Lawn Farm II.

A member of the public read an email from Ruth Copland, Customer Services Director for Bovis stating that the Phase 1 work was still awaiting agreement from WCC Highways.

vi. Footpaths Working Group:

No reports or matters for recommendation.

23/22 Community Development Facilitator

Cllr Sumner commented on the CDF report dated 21 Feb.

Organisation of the Common Knowledge Community Marketplace Event on 26th March was proceeding positively with 14 groups now registered and arrangements for drop in caterers and for Harvey's@ St James to take part. Public promotion would be by leaflet drop, email and social media. It was agreed that Councillors would participate as evaluators and facilitators on the day.

Lee Farley (CDF) would be actively supporting the Jubilee event scheduled for Sunday 5th June.

Taking advantage of Lee's special skills it is proposed to engage, through schools, clubs and social media with a series of arts and performance workshops for young people culminating in a public performance event in September / October.

24/22 Boundary Commission Review

The Council resolved to make a representation to the Boundary Commission in favour of their preliminary proposal for a single member Welland ward incorporating the Parishes of Welland and Little Malvern, the parish wards of Hook and Upper Welland.

25/22 Car Club

Cllr Nelson had attended a public meeting with the organiser of Malvern Hills Car Club at which it had been concluded that a car could be stationed in Welland, accessible to neighbouring parishes.

Publicity was needed to stimulate the public demand for the service.

26/22 Queens Jubilee

The date for a celebratory event had been fixed for Sunday 5th June. The CDF was to assist in the setup of the event to be managed by a joint committee of the Parish Council, POG and the Fete Committee.

Cllr Whaley sought support for the POG centred proposal to promote a Parish wide tree planting initiative, looking to encourage landowners to plant 70 trees and to create a long-term public archive of what, where and who is involved. The initiative will be launched at the Common Knowledge event.

There was unanimous support for the idea.

27/22 Parish Council Promotions

It was noted that a ghost story Gig is planned for the evening of 26th March.

It was noted that church heating was a significant cost factor that needed a solution.

28/22 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	Online Events
Kompan	Post Installation Inspection Report
Malvern Hills AONB	A Nature Recovery Plan
MHDC	Connected Communities Themed Transport Summit - 17/02
WCC	C2054 Welland Road, Hanley Swan - Proposed extension to 30mph limit
SWDPR	Parish and Town Council Newsletter January 2022
wcc	Road Closure - Little Malvern - 17/02 - 2 days
Misc.	Platinum Jubilee Celebrations
WCC	Pharmaceutical Needs Assessment focus groups - Community Grants
Heart Start	Training Sessions
John Harris	Walks
WCC	Natural Networks Webinar- 30th March 2022, 6.30pm-8.30pm
West Mercia Police	South Worcestershire Rural Beat

29/22 Finance

The following payments were made between meetings from the main account and were ratified:

From/Due To	Date	Amount	Details
Lee Farley	30/11	£1,123.20	Community Development Facilitator
Kompan	-	£58,827.97	Gym Equipment
	TOTAL	£59,951.17	

The following payment was made between meetings from the Neighbourhood Plan account and was ratified:

From/Due To	Date	Amount	Details
Peter Hamilton	28/01	£1,125.00	Professional Fees
	TOTAL	£1,125.00	

The following payments were approved from the Main Account:

From/Due To	Date	Amount	Details
J Moore	24/01	£118.00	Lengthman Duties (January)
J Mart	03/02	£42.92	Cleaning and Maintenance Materials
SoloPress	07/02	£170.09	.. Newsletter Printing
E Hardman	17/02	£410.00	Handyman (£150 Gross - tax coding 1251L)
D Sharp	17/02	£406.20	Clerk's Fee (£507.60 - 40 hrs@ SCP 17)
	TOTAL	£1,147.21	

Accounts Summary

Reserves Lloyds B/F	£2,976.85		Main Account B/F	£154,306.17
Interest	£0.02	£2,976.87		
Fête Account	£1,232.36		M Davies Ward Budget	£166.00
Orchard Donation		£1,232.36	Cemetery Fee	£160.00
Buildings Account	£6.47	£6.47		
Neighbourhood Plan Ac.	£2,889.42			
Pre Payments	-£1,125.00	£1,764.42	Pre Payments	-£59,951.17
Funding Account	£1,864.68		February Payments	-£1,147.21
Event Income	£703.07	£2,567.75		
Total C/F		£8,547.87	Main Account C/F	£93,533.79

30/22 Any other matters for report or for future consideration

Summary of the Parish' S106 status to be considered at the next meeting.

31/22 Date of the next meeting

The next Parish Council meeting is to be held on Monday 21st March 2022 at 7.30pm in Welland Parish Hall.