

# **Little Malvern & Welland Parish Council**

Minutes of the Annual Parish Council Meeting held on Monday 12<sup>th</sup> May 2025

<https://www.littlemalvernandwelland-pc.gov.uk>

@wellandparishnoticeboard

## **Present**

Cllrs. Mr P Riordan (Chair), Mr M Davies, Dr A Davis, Mr P Hancock, Mr P Henderson Brown, Mrs V Nelson, Ms R Sampson and Mr M Whaley.

## **In Attendance**

County Cllr. Mr T Wells, District Cllr. Ms C Wild, Mr D Sharp (Clerk) and 3 members of the public.

## **59/25 Election of Chair and Vice Chair**

Cllr. Paul Riordan was unanimously elected as Chair and duly completed his acceptance of office.  
Cllr. Mark Whaley was unanimously elected as Vice Chair.

## **60/25 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.

## **61/25 Apologies**

**To consider acceptance of apologies for absence from Councillors:** Cllr. Mrs M Sumner (Accepted). Also County Cllr. Malcolm Victory.

## **62/25 Interests**

- i. Councillors Declarations of Disclosable Pecuniary Interests, Other Disclosable Interests and Non Registable 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.

## **63/25 Planning**

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

| Application No | At   | Details  |
|----------------|--|--|
| M/25/00545/OUT | Land At (Os 7951 4035)<br>Rear Of Lime Grove | Outline application for the proposed erection of 4 no. bungalows as self or custom build homes |

The following response was agreed:

“The Parish Council would request that the decision makers consider the following:

- While it is acknowledged that the site has permission in principal for some development it is the case that the site is outside the adopted Welland Neighbourhood Plan (WNP) development boundary. It is therefore in conflict with NP policy DB1.
- The Biodiversity Net Gain Assessment report contains some errors and is outdated.

Including:

- on pp13-14: The site IS within the AONB (Malvern Hills Natural Landscape) as well as in the AONB Nature Recovery Plan area.
- the MHNL Management Plan has now been published JN2425.268 Malvern Hills National Landscape Management Plan 2025-2030 and expects a BNG of at least 20% for sites in the NL. The Neighbourhood Plan policy B1 requires the MHNL Management Plan and its NRS to be complied with.
- The need for reptile mitigation with the retention and enhancement of grassland north of the site (due to presence of slow worms) is noted.
- The Statutory Biometric Calculation tool seems to imply they are increasing hedgerow and habitat units by more than 20% but the biodiversity reports do not support that conclusion
- Redaction of the bat related sections of the biodiversity report invalidates the report as a whole.
- Although the planning statement has considered the WNP's visual assessments in line with policy LC1; it would be reasonable to request further landscape and visual assessments of the impact of the specific housing proposals that come forward to ensure the massing, height etc and their cumulative impact is appropriately considered.
- The proposed houses are of a size and type that reasonably reflect the local housing needs assessment set out in the WNP.

- The planning statement suggests that the Welland Design and Access Guide would only be considered at reserved matters stage and the submitted Design and Access Statement makes no

reference at all to the WNP Design Policy (Policy D1). These are matters that are pertinent and material to a consideration of this outline planning permission and cannot be dismissed for consideration only at the piecemeal reserved matters stage. Decision makers should consider the WNP design policies and guidance when determining this application.”

## **ii. Decisions notified:**

M/25/00358/PIP – The Lovells, Garrett Bank - Approved

### **64/25 Minutes**

**To consider for adoption the minutes of the Parish Council meeting held on 14<sup>th</sup> April:** These were accepted as an accurate record and they were signed by the Chair.

### **65/25 Progress reports and matters arising from these minutes**

Following the refusal of planning application M/25/00247/TC for a mobile phone mast off Hook Bank it was understood that the applicant, Atlas Tower Group, were consulting with MHDC and were expected to submit a revised application. In the mean time it was agreed to invite the planning portfolio holder to the next meeting to clarify the decision making process.

**Further to suggestions made to the Parish Council; satellite phone systems were still in their infancy and no provider was interested in utilising the church steeple.**

### **66/25 Community Development Coordinator**

Barbara Stevens' report had been circulated. She reported that there had been a screening of the Young Filmmakers project, the food waste scheme giving away free M&S products on Sundays was gaining popularity, the zest for life cafe was being well attended and the outdoor gym sessions were a success.

### **67/25 Reports by District and County Councillors and other Representatives**

**County Cllr. Tom Wells** reported on the County Council elections that took place on Thursday 1<sup>st</sup> May. The Reform Party are the majority group but they do not hold overall control. The first meeting is due next week. Plans for a new Unitary Authority are ongoing although the area covered is still to be decided.

**District Cllr. Christine Wild** reported that the Annual Meeting of MHDC was to be held tomorrow.

### **68/25 Working Groups**

**To consider the make up of the following working groups:** The following were elected:

- i. Communications – Cllrs. Davies, Davis, Hancock, Nelson and Sampson.
- ii. Events – Cllrs. Davies, Henderson-Brown, Riordan, Sumner and Whaley.
- iii. Highways and Footpaths – Cllrs. Davies, Hancock, Sumner and Whaley.
- iv. Finance – Cllrs. Davies, Davis and Hancock.
- v. Projects – All Cllrs.
- vi. Biodiversity & Climate Change – Cllrs. Riordan and Sampson.

Cllr. Nelson left the meeting.

### **69/25 Working Party & Other Reports & Recommendations**

#### **i. Projects:**

**a) To approve additional expenditure to car parks:** excavation of the parish hall car park had identified there was no sub base so more stone was required. There had also been the discovery of a disused septic tank that required filling. The additional expenditure was approved.

**b) To review management of car parks:** It was agreed to install 'no overnight parking' signs on the parish hall car park and to liaise with the primary school to utilise Spitalfields rather than the parish hall car park.

**c) To consider draft contracts for footpath improvements:** The contract for the scheme linking Pippin Drive to Drake Street was approved.

There was a delay in the improvement of the track across Castlemorton Common due to the presence of an additional badger set. It was expected that further ecological costs would be incurred.

**d) Giffard Drive Play Areas and Pump Track: To review public consultations and progression with schemes:** It was agreed to put the Play Area scheme on hold due to several resident objections and the review at a later date.

The Clerk was to start the procurement process for both the pump track and the walking track around the football pitch. This would initially involve registering on the government 'Find a Tender' site.

Furthermore the Clerk was to ask CALC if there were any local companies who could undertake risk assessments. Also if there was advice on how to manage public car parks.

**e) Biodiversity Projects: To review future funding:** Cllr. Whaley was to liaise with Sue Haywood and bring any recommended schemes to the Council for consideration.

## ii. Climate Change:

**To review draft biodiversity statement:** Several changes were agreed and the statement was adopted. In future the parish council agendas would include an item to confirm that the biodiversity statement had been considered during the decision making process.

**iii. Events: Update on Summer Program:** The summer bash was to take place on 22<sup>nd</sup> June and plans were at an advanced stage.

## 70/25 Community Legacy Fund

**Update on proposals for applications:** Expressions of interest were to be submitted for the improvement to lighting and the installation of AV equipment by the Parish Hall Committee. Welland Juniors FC were to submit one for improvements to the pavilion hot water system.

## 71/25 Correspondence

To consider the responses to the following correspondence previously circulated:

| FROM                   | SUBJECT                                       |
|------------------------|---|
| CALC                   | Updates/Training/Pay Scales                   |
| NALC                   | Events and Bulletins                          |
| MHDC                   | March Business e-Bulletin                     |
| Resident               | Parking                                       |
| Parish Online          | Newsletter                                    |
| Community Developer    | Newsletter                                    |
| Planning Services      | SWDPR Hearings                                |
| Ross Tudge             | Spitalfields Track Quote                      |
| Misc.                  | Blandford Close Bin (i)                       |
| Zurich                 | Insurance Schedule                            |
| County Cllr. M Victory | Report  |
| Malvern Town Council   | First Bus Meeting 02/06 Or 23/06. 6:30pm (ii) |
| Resident               | Spitalfields Fence                            |
| MHDC                   | Footpath Project 2 Agreement                  |
| CALC                   | Annual Subscription and Info.                 |
| Resident               | Crow disturbance The Avenue (iii)             |
| Misc.                  | Hedgerow removal (iv)                         |

(i) – Options for a new bin were to be reviewed.

(ii) – Cllr. Davies was able to attend on 2<sup>nd</sup> June.

(iii) – Finley Reynolds, the Natural Networks Officer at Worcestershire Wildlife Trust was to be consulted over residents complaints over noise from birds.

(iv) – The removal of hedging and the disturbance to nesting birds had been reported to RSPB, Defra, MHDC Landscape Officer and the Rural Crime Officer.

## 72/25 Finance

### To consider payment of invoices presented:

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

| From/Due To             | Date  | Amount            | Details                                      |
|-------------------------|-------|-------------------|--|
| J Moore                 | 26/04 | £160.00           | Lengthman Duties (April)                     |
| Barbara Stephens        | 06/05 | £927.25           | Community Development Co-Ordinator           |
| Smart Cut Ltd           | 22/04 | £964.12           | Spitalfield Fertilise                        |
| Worcestershire CALC     | 01/04 | £1,188.92         | Annual Subscription                          |
| JRB Enterprises         | 16/04 | £285.12           | Dog Bags                                     |
| Parish Online           | 29/04 | £378.00           | Website Hosting                              |
| Zurich Town & Parish    | 19/04 | £1,706.23         | Annual Insurance Premium                     |
| Broadleaf Tree Care     | --    | £1,440.00         | 3 x Grass Cutting (@£480 per cut)            |
| Steve Maund             | 11/05 | £285.00           | Grass Cutting                                |
| Solopress               | 07/05 | £109.58           | Newsletter Printing                          |
| Dean Martin Contractors | 11/05 | £9,840.00         | Rosebud Meadow Footpath                      |
| Dean Martin Contractors | 11/05 | £23,608.80        | Parish Hall Car Park                         |
| Dean Martin Contractors | 11/05 | £13,044.00        | Spitalfields Car Park                        |
| E Hardman               | 12/05 | £200.00           | Handyman (£200 Gross)                        |
| D Sharp                 | 12/05 | £629.20           | Clerk's Fee (40 hrs @ SCP 28. £786.40 Gross) |
| <b>TOTAL</b>            |       | <b>£54,766.22</b> |  |

### Accounts Summary

|                            |                   |                   |                         |                   |
|----------------------------|-------------------|-------------------|-------------------------|-------------------|
| <b>Reserves Lloyds B/F</b> | <b>£3,050.42</b>  |                   | <b>Main Account B/F</b> | <b>£35,855.93</b> |
| Interest                   | £2.09             | <b>£3,052.51</b>  | MHDC S106 Grant         | £9,020.00         |
| <b>Saver Account</b>       | <b>£51,850.38</b> |                   |                         |                   |
| Interest                   | £85.60            | <b>£51,935.98</b> | Service Charge          | -£4.25            |
| <b>Event Account</b>       | <b>£3,736.09</b>  |                   |                         |                   |
| Charges                    | -£4.25            | <b>£3,731.84</b>  | May Payments            | -£54766.22        |
|                            |                   |                   |                         |                   |
| <b>Total C/F</b>           |                   | <b>£58,720.33</b> | <b>Main Account C/F</b> | <b>-£9,894.54</b> |

The invoice to Dean Martin Contractors for £23,608.80 was not to be paid until the precept had been received.

### 73/25 Any other matters for report or for future consideration

The creation of a Parish Youth Committee was to be investigated by Cllr. Henderson-Brown.

The two vacancies on the Parish Council were to be advertised.

The Neighbourhood Plan Review was to be an agenda item next month.

### 74/25 Date of the next meeting

The next Parish Council Meeting will be held Monday 16<sup>th</sup> June 2025 in Welland Parish Hall at 7.30pm.

There being no further business the meeting closed at 10:15 pm