

Little Malvern & Welland Parish Council

Minutes of the Parish Council Meeting held on Monday 15th September 2025

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@wellandparishnoticeboard

Present

Cllrs. Mr P Riordan (Chair), Dr A Davis, Mrs V Nelson, Ms R Sampson and Mrs M Sumner.

In Attendance

County Cllr. Mr T Wells, Lucy Bird (CALC), Mr D Sharp (Clerk) and 5 members of the public.

117/25 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:

Concerns were raised over the blocking of a PRow on the Steam Rally land. Clerk to report.

Following discussions about this years Steam Rally event, Cllr. Davis was to try to arrange a meeting with organisers to review and suggest amendments for next year.

Lucy Bird from CALC addressed the meeting about her role at CALC supporting parish councils with 'Health and Wellbeing' projects. This centred around how to engage with communities, data collection, delivering services and funding opportunities.

118/25 Apologies

To consider acceptance of apologies for absence from Councillors: Cllrs. Mr M Davies, Mr P Hancock, Mr P Henderson-Brown and Mr M Whaley(accepted). Also County Cllr. M Victory and District Cllr. Mrs C Wild.

119/25 Interests

i. Councillors Declarations of Disclosable Pecuniary Interests, Other Disclosable Interests and Non Registrable Interests regarding items on the agenda: Cllr. Davis declared an ODI on planning application M/25/01365/HP 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. Davis was granted a dispensation to discuss but not vote on planning application M/25/01365/HP. This dispensation would last until the next ordinary election.

120/25 Planning

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

Application No	At	Details
M/25/01350/HP	Hazeldene Marlbank Road	Proposed single storey rear extension and alterations to finishing materials
M/25/01365/HP	Willow Cottage, Woodside Lane	Side and rear extensions to existing dwelling, replacement garage and outbuilding.
M/25/00545/OUT	Land at Lime Grove	Outline application for the proposed erection of 4 no. bungalows as self or custom build homes.
M/25/01439/HED	Tinkers View Farm Brotheridge Green Ln	Removal of 5 metres of hedgerow

The following responses were agreed:

M/25/01350/HP - "The Parish Council has no objection to the application."

M/25/01365/HP - "The Parish Council has no objection to the application."

M/25/00545/OUT – additional information received – The Parish Council response is appended to these minutes.

M/25/01439/HED – late application - "The Parish Council has no objection to the application but would ask that some mitigation measures are put in place to compensate for the loss of the hedgerow and that care is taken not to damage the adjoining mature tree."

"All Planning application comments included the following postscript qualifier:

Notwithstanding the above, we would ask that the LPA ensures that the policies contained in the Welland Neighbourhood Plan are considered in their decision making on this application and apply conditions, if an application is approved and as appropriate, that reference these policies (including the Welland Neighbourhood Plan Design Guide and Code, e.g. for the choice of boundary treatments, materials and colours used."

ii. Decisions notified:

M/25/00513/HP – Hook Bank Cottage – Approved

121/25 Minutes

To consider for adoption the minutes of the Parish Council Meeting held on 18th August: These were accepted as an accurate record and they were signed by the Chair.

122/25 Progress reports and matters arising from these minutes

Clerk to prepare a plan of benches in the parish.

123/25 Community Development Coordinator

To Receive Report: Barbara Stevens' report had been circulated prior to the meeting. The Wednesday Zest 4 Life lunch scheme was proving popular as was the 'Welland against Food Waste' every Sunday at 10am when surplus M&S food was distributed.

More gym equipment was being investigated along with the possible installation of weather sails to provide a shelter. A quiz was arranged for 27th September.

In the future a multi generational drama workshop was planned, as was a wine tasting event and a further festive quiz in December.

124/25 Reports by District and County Councillors and other Representatives

County Cllr. Tom Wells reported that he was still trying to get permission for the 'on demand' bus service to stop at the Mobile Home Park on Hook Bank.

He had discovered that the monitoring of Danemoor Crossroads had only surveyed the number of vehicles and no film footage had been taken.

Some complaints had been received about the road patching between Danemoor Cross and Hanley Swan.

He was pleased to report that the road surfacing of Spring Meadow Close was finished and the road may soon be adopted by WCC. Unfortunately the Bovis estate roads had not yet been completed to standard.

Finally WCC had adopted a policy that flags would be removed from lamp posts if they were considered to be in a dangerous position.

125/25 Neighbourhood Plan

To receive assessment report on current usage: This was deferred to the next meeting.

126/25 Working Party and other reports and recommendations**i. Projects:**

a) Update on Footpaths Projects: The work on the path across Castlemorton Common had commenced and it was agreed to allocate a further £1,000 to the project to tarmac the car park adjacent to the road.

There were still some legal requirements to be finalised for the permissive path near Marlbank Farm.

b) To review quotations and consider progressing with pump track and fitness track scheme: This was put on hold due to S106 funds potentially being diverted to Legacy Schemes. Once a clear picture of what funds were available a decision would be made.

ii. Biodiversity

a) Review of ongoing projects: There was a Welland Family Environment Day planned for 2nd November. Further bulb planting and turf laying was scheduled thanks to funding from Natural Networks.

Some concerns raised over the revised grass cutting schedule not being followed.

127/25 Correspondence

To consider the responses to the following correspondence previously circulated:

FROM	SUBJECT
CALC	Updates/Training/Pay Scales
NALC	Events and Bulletins
MHDC	August Malvern Hills Business e-Bulletin
Malvern Hills National Landscape	Annual Review 2024/25 and Meeting 12/09
Misc.	Livestock on Common and Cattle Grids
ONH	Planning Seminar 24/09
CALC	Health and Wellbeing Newsletter
WCC Highways	A449 Closure
Resident	Footpaths Improvements
Clerk to MHDC	Future S106 Projects
Malvern Dowders	Orchard Visit
WCC	Road Closure Gilvers Lane
PKF Littlejohn	Closure of Audit
Misc	Hedge Laying
CDC	August Report
MHDC	S106 and Legacy Funding
Cllr. Davies	Review of Rights of Way Improvement Plan
Resident	Village Green Ownership (i)

(i) – It was not thought to be necessary to take ownership of the section currently owned by WCC who would always retain the first 2m from the highway. Similarly as the area was not privately owned there was no necessity to designate as village green status. Its status in the Neighbourhood Plan was considered sufficient.

128/25 Finance

To consider payment of invoices presented:

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

From/Due To	Date	Amount	Details
J Moore	19/08	£320.00	Lengthman Duties (August)
Ellis Dawe & Son Ltd.	08/09	£346.41	Holly Cottage Field Shelter
PKF Littlejohn	15/09	£504.00	External Audit
Broadleaf Tree Care	01/09	£960.00	Grass Cutting 17/08 and 01/09
The Helping Hand Company	01/09	£360.91	School Litter Pickers
Barbara Stephens	08/09	£950.00	Community Development Co-Ordinator
Solopress	09/09	£160.31	Newsletter Printing
E Hardman	15/09	£200.00	Handyman (£200 Gross)
D Sharp	15/09	£649.40	Clerk's Fee (40 hrs @ SCP 28. £811.60 Gross)
TOTAL		£4,451.03	

Accounts Summary

Reserves Lloyds B/F	£3,058.23		Main Account B/F	£27,246.35
Interest	£1.69	£3,059.92	MHDC CDC Funding	£5,500.00
			MHDC Ward Budget (C Wild)	£500.00
Saver Account	£42,200.59		WCC Lengthman	£320.00
Interest	£66.05	£42,266.64		
			Airband	-£15.00
Event Account	£4,523.90		Service Charge	-£4.25
Charges	-£4.25	£4,519.65	September Payments	-£4,451.03
Total C/F		£49,846.21	Main Account C/F	£29,096.07

129/25 Any other matters for report or for future consideration

To confirm consideration of climate change actions: The Parish Council confirmed it had considered climate change actions during its decision making process.

Clerk to update parish hall plaque of Parish Council Chairs.

Speed Watch team to arrange a session.

Clerk to review Parish Council policies.

130/25 Date of the next meeting

The next Parish Council Meeting will be held Monday 20th October 2025 in Welland Parish Hall at 7.30pm. The November meeting will be held on 10th November rather than 17th November.

There being no further business the meeting closed at 9:40 pm

Parish Council response to M25/00545/OUT

Little Malvern and Welland Parish Council would request that decision makers consider the following for M/25/00545/OUT Land At (Os 7951 4035) Rear Of Lime Grove Welland:

- In correspondence dated 25/11/2024, MHDC's Ciaran Power acknowledged the Parish Council's concerns about the weight given to the Neighbourhood Plan for the PIP application for this site and assured us that appropriate and consistent consideration would be given to NDP Policies in future decisions and that our Neighbourhood Plan would be properly considered when determining applications in the future.

- Many of our previous comments still apply.

- In the context of the new evidence provided:

- The site is outside the adopted NP development boundary; it is therefore still in conflict with NP policy DB1.

- The BNG Assessment report contains some errors and is outdated.- on pp13-14: The site *is* within the AONB as well as in the AONB Nature Recovery Plan area.

The BNG does appear to deliver the 20% BNG required for sites in the MHNL - see the MHNL's new Management Plan JN2425.268 Malvern Hills National Landscape Management Plan 2025-2030 . NB the WNP policy B1 requires the MHNL Management Plan and its NRS to be complied with.

- The April reptile report referred to the need for reptile mitigation with the retention and enhancement of grassland north of the site (due to presence of slow worms). The amended June report has moved that mitigation area to the south of the development site. It may be helpful for planning officers to note that slow worms have been sighted in surveys on the LWS at Welland Cemetery immediately south to this area, and therefore the suggested enhancements and protections of this area (rather than on the north side) as a mitigation site for reptiles may be more beneficial (although an appropriate ecologist would need to confirm this). However, this is likely to also be dependent on opportunities for connectivity to the open countryside via appropriate wildlife corridors.

The Parish Council would be grateful if (ecologist approved) conditions for such to be applied to the development on this site as a whole, including at the reserved matters stage, and should therefore ensure that final designs and layout, boundary treatments, and hard surfaces (road/paths) and their materials are consistent to achieve such connectivity as is needed in addition to a condition that the mitigation area itself is delivered as recommended (and protected from future development) .

- It may also be relevant for planning officers to note that the adjacent LWS Welland Cemetery has been identified as being a site with an extensive number of waxcap and other fungi species. This is being professionally assessed in October 2025 and may be significant and include at least one red listed species *Porpolomopsis calyptriformis* (pink ballerina waxcap).

- The redactions regarding bats in the Feb 2025 Ecological Appraisal report have still not been explained..

- The further landscape assessment report is welcomed. However if all four of the proposed self/custom build housing are built out as 4 bedroom market housing, this would not be consistent with the evidenced need in our WNP, albeit not in conflict with our policies (as the development is for less than 5 dwellings). The indicative heights appear to be 6-7m, but as these are illustrative only, the final massing and heights of all four properties are currently undefined and comparisons with neighbouring properties are hard to assess. The planning statement suggests that the Welland Design and Access Guide would only be considered at reserved matters stage and that their submitted Design and Access Statement makes no reference at all to our NP, Design Policy (Policy D1) and Design and Access Statement. The parish council suggests some of these are pertinent to a consideration of an outline planning permission.

- Notwithstanding the above, we would ask that the LPA ensures that the policies contained in the Welland Neighbourhood Plan are considered in their decision making on this application and apply conditions, if an application is approved and as appropriate, that reference these policies (including the Welland Neighbourhood Plan Design Guide and Code, e.g. for the choice of boundary treatments, materials and colours used) in addition to the conditions regarding reptile mitigation noted above.