

# **Little Malvern & Welland Parish Council**

Minutes of the Annual Parish Council Meeting held on Monday 20<sup>th</sup> July 2015

<http://e-services.worcestershire.gov.uk/MyParish>

## **Present**

Cllrs. Mrs V Nelson (Chairman), Miss J Dalton, Mr M Davies, Mr J Gibb, Mr P Hancock, Mrs E Horton-Smith, Dr. J Humphries, Mrs M Purser, Mrs M Sumner.

## **In Attendance**

County Cllr. Mr T Wells, Mr D Sharp (Clerk) and twenty six members of the public.

There were no public matters discussed other than planning issues and members of the public were asked to comment on the applications as they arose.

## **78/15 Apologies**

Cllr. Mr W Guy & Mr J Mortimer (accepted). Also District Cllr. Mrs C O'Donell

## **79/15 Interests**

- i. **Councillors Declarations of Disclosable Pecuniary Interests and Other Disclosable Interests regarding items on the agenda:** Cllrs. Nelson and Sumner declared ODIs concerning planning application 14/00893/FUL, since they both lived adjacent to the site. Dispensations had been agreed at the May meeting (minute ref. 53/15iii).
- 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. (Written requests to be with the clerk at least 4 clear days prior to a meeting.):** There were none.

## **80/15 Planning:**

***i. To consider responses to the following applications:***

<b>Application No</b>	<b>From</b>	<b>Details</b>
14/00893/FUL	The Friary Group Pheasant Inn, Drake Street	Retention and refurbishment of the Pheasant Inn with continued Class A4 Use as a public house on the ground floor with apartment over, with partial demolition of flanking extensions and timber building to rear. The erection of 19 no. dwellings, access road, parking and landscaping.
15/00609/OUT	Braemer Property Developments Land adjoining Myrtle Cottage, Drake Street	Outline application with all matters except for access reserved, for a residential development for 41 no. new dwellings, of which 40% will be affordable units.
15/00716/OUT	Kler Developments Ltd Land At Lawn Farm, Drake St	Outline application for residential development of up to 50 dwellings including details of access. All other matters reserved.
15/00752/FUL	Mr John Drinkwater Lombard Tree Farm Hanley Swan	Demolition of part of existing building and erection of new steel frame fodder store
15/00828/OUT	Mrs Thomas & Mrs Radley Boundary Cottage Gloucester Rd	Outline application with access submitted for erection of one two storey dwelling house (Plot1).
15/00829/OUT	Mrs Thomas & Mrs Radley Boundary Cottage, Gloucester Rd	Outline application with access submitted for erection of one two storey dwelling house (Plot2).
15/00868/S73	Mr Cockburn Tyre Hill House Hanley Swan	New sun lounge and two storey rear extension not in accordance with Condition 2 of Planning Permission Ref 14/01606/HOU with regards to the facade of the two storey extension.

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

The following responses were agreed:

**14/00893/FUL:** 'The Parish Council reiterates its objection to this application.

The change of description and minor alterations do not alleviate the fears previously expressed. The pub in the proposed form is not sustainable and the developer has continued to omit a viability study or commercial plan for the business.

What is needed is primarily for a plan to be produced that will create a successful and sustainable business. This would include a function room, separate car parking with its own entrance, a good sized garden and living accommodation upstairs – possibly even a restaurant on the 1<sup>st</sup> floor.

Only after that has been done should any of the remaining land be allocated for housing. This application and the others previous have prioritised housing with the pub as an afterthought. That clearly is contrary to the emerging SWDP and NPPF and the Parish Council urges members and officers to reject this proposal.

The Pheasant Inn is a registered Asset of Community Value. Please treat it like one.

The Parish Council also recommends that due to the high number of houses proposed for Welland that a wide ranging Environmental Impact Assessment is undertaken as soon as possible. '

**15/00609/OUT:** 'The Parish Council recommends refusal of the application.

The density of the development is high compared to the permitted Lawn Farm development opposite. The layout is distinctly urban in design and does not reflect the rural environment in which it is set. It is unclear whether a footway is proposed for the length of the site. Without one pedestrian safety would be compromised.

There is already permission for two new access roads onto the highway for developments of 50 and 30 houses nearby and there are obvious safety issues if a further 41 houses access as well. The local infrastructure will not be able to cope with the additional homes. The local school is full, dentists, doctors etc are located either in Gt Malvern or Upton upon Severn. All in all the development is unsustainable.

However if outline permission is approved then a controlled crossing point would be required over the B4208 leading to the playing fields, village shop, village hall and primary school.

The Parish Council also recommends that due to the number of houses proposed for Welland now exceeding 150 that a wide ranging Environmental Impact Assessment is undertaken as soon as possible. '

**15/00716/OUT:** 'The Parish Council recommends refusal of the application.

The local school is full, dentists, doctors etc. are located either in Gt. Malvern or Upton upon Severn. All in all the development is unsustainable.

The proposed changes to the public rights of way are unacceptable. The new pathways are convoluted, use estate roads and do not encourage people to use them and walk straight to the village/school. There needs to be a more joined up approach with bordering developments.

The Parish Council also recommends that due to the number of houses proposed for Welland now exceeding 150 that a wide ranging Environmental Impact Assessment is undertaken as soon as possible. '

**15/00752/FUL:** Decision delegated to the Clerk in consultation with councillors following a site visit.

**15/00828/OUT:** 'The Parish Council recommends refusal of the application.

The land in question forms an important transition between Castlemorton Common and the residential houses of Gloucester Road and a property here, particularly a 2 storey dwelling with a gable end facing the common would have a detrimental effect. It is also unclear whether any trees have to be removed to facilitate the development and this requires clarification.

The Parish Council also recommends that due to the number of houses proposed for Welland now exceeding 150 that a wide ranging Environmental Impact Assessment is undertaken as soon as possible.'

**15/00829/OUT:** The Parish Council has no objection to this application.

**15/00868/S73:** The Parish Council has no objection to this application.

### **81/15 Minutes**

**To consider for adoption the minutes of the last Parish Council meeting held on 15<sup>th</sup> June:** These were accepted as an accurate record and they were signed by the Chairman.

### **82/15 Progress reports and other matters arising from these minutes**

The Clerk reported that he had written to the church supporting the investigation of a mobile phone mast and he was awaiting to hear from operators who could advise on installation.

Fibre optic broadband provision was now in the centre of Welland.

A group comprising Cllrs. Sumner, Horton-Smith and Hancock were to contact the community green space team at WCC to request help in clearing some blocked and overgrown footpaths.

### **83/15 Reports by District and County Councillors and other Representatives.**

**County Cllr. Wells** reported on progress with highways issues and distributed copies of the recent traffic surveys. S106 funding was to be sought for a controlled crossing point between the church and the village hall. He was to liaise with the primary school over the possible installation of flashing warning signs on Marlbank. He was to propose splitting the cost of approximately £3000 with the school.

The cost of 'gateways' at all four entrances to the village was approximately £3000 and he was willing to allocate £2000 from his ward budget, if the parish council covered the rest. Clerk to get full costings from JACKS and to check parish council budget.

Cllrs. Dalton, Gibb and Horton-Smith agreed to undertake a road sign audit.

**District Cllr. Davies** combined his report with **Cllr. O'Donnel's** which had been circulated previously. He confirmed that MHDC were not bidding to take Syrian refugees. There was a comprehensive review being undertaken of waste management. MHDC were still looking to make savings by sharing senior management roles with Wychaven who had put out a request for voluntary redundancies. Finally he was glad to report the introduction of superfast broadband from the Hanley exchange although those connected to the Upton exchange would have to wait until next year.

### **84/15 Committee & Working Party Reports & Recommendations**

#### **i. Neighbourhood Planning Working Group: To consider publishing the Landscape**

**Appraisal report by Carly Tinkler for consultation:** This was agreed and the report was to be available on the Neighbourhood Plan website. A hard copy was in the Library. The policies were being redrafted and would be forwarded to MHDC for comment.

#### **ii. Communications Working Group: To consider publication of parish newsletter:** This was agreed and 1000 copies were to be printed for hand delivery. It was hoped that the resident data base would allow for electronic distribution in future.

A dedicated Parish Council web site was still being investigated.

#### **iii. S106 Working Group: To consider approval of submission of S106 project to be funded by planning application 15/00716/OUT (up to 50 houses at Lawn Farm) and if required planning application 15/00609/OUT (41 dwellings at Myrtle Cottage):** Details of the proposed scheme had been circulated previously and it was agreed that they should be submitted to MHDC. (See appendix 1).

**iv. Playing Fields/Open Spaces Working Group: To review progress of Spitalfield**

**maintenance:** Sanding, slitting and shockwaving had been completed and the results were to be monitored.

The Clerk was asked to get a quotation to weedspray the school field.

Cllr. Davies and the Clerk were asked to investigate the viability of the parish council taking responsibility for the maintenance of open spaces on the two approved development schemes on Drake Street and the one on Marlbank.

Clerk to arrange for the hedge by the village shop to be cut back.

**v. Highways Working Group:** This was discussed in County Cllr. Wells' report.

**vi. Pavilion Representatives:** To consider allowing the pavilion committee to install new temporary storage on Spitalfields: An informal request had been made to allow the siting of a 20' storage container on Spitalfields. Concerns were raised over the visual effect of the unit and whether planning permission was required. However it was agreed to allow the group to continue with their investigation and to produce a comprehensive proposal for the next meeting.

**85/15 Correspondence**

The following correspondence was presented:

From	*email	Subject
CALC	*	Updates
MHDC	*	Parish Conference 5 <sup>th</sup> October
MHDC	*	Abberley Neighbourhood Area Designation Consultation
MHDC	*(i)	Road Names Lawn Farm
DCLG	*	Notes on Neighbourhood Planning
Clerk	*	Budget Spreadsheet
WCC Highways	*	Traffic Survey Results

(i) – In order to reduce confusion with similarly named properties it was agreed to recommend that 'Oldfield Drive' be changed to 'Pippin Drive'

**86/15 Finance**

**To consider payment of invoices presented:**

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

From/Due to	Date	Amount	Details
MHDC	13/05	£21.00	Event Licence
Post Office	15/05	£18.90	Stamps
Netprint	10/06	£79.14	Raffle Tickets
Newsquest	15/06	£60.74	Adverts
Funky Faces	27/06	£135.00	Face Painting
Les Willis	-	£50.00	Music
	<b>TOTAL</b>	<b>£364.78</b>	

The following payment were approved from the **Neighbourhood Plan Account**:

From/Due to	Date	Amount	Details
Royal Mail Group	-	£0.43	Postage
	<b>TOTAL</b>	<b>£0.43</b>	

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

From/Due to	Date	Amount	Details
Jeremy Moore	26/06	£236.00	Lengthman Duties (June)
Jeremy Moore	26/06	£500.00	Maintenance Old St James Churchyard
Broadleaf Tree Care	-	£345.00	Grass Cutting
Steve Maund	21/06	£160.00	Grass Cutting (June)
ARC Ground Care Ltd	03/07	£5,904.00	Spitalfields Maintenance
Anthem UK Ltd	15/06	£108.00	Internal Audit Fee
Dan Drinkwater	-	£195.00	Graveyard Maintenance
M Leach	22/06	£80.00	Engraving
Easy Flags	17/07	£78.00	2.5 yd Union Flag
JRB Enterprises	17/07	£133.80	Dog Gloves
HM Revenue & Customs	-	£338.00	PAYE (Apr- Jun)
DA Sharp	-	£175.00	Clerk's 2 <sup>nd</sup> ½ Expenses 14/15
Edwin Hardman	20/07	£72.00	Handyman (£90 gross)
DA Sharp	20/07	£378.75	Clerk's Fee (£404.08 Gross SP25 + £69.27 NDP)
	<b>TOTAL</b>	<b>£8,703.55</b>	

#### Accounts Summary

<b>Reserves Lloyds B/F</b>	£96.88	£96.88	<b>Main Account B/F</b>	£9,216.84
<b>Reserves BOI B/F</b>	£2,868.75		Groundworks UK	£2,100.00
Interest	£0.24	£2,868.99	WCC Lengthman	£236.00
<b>Fête Account</b>	£332.70		Cemetery Fee	£50.00
Fête Income	£1,916.20		Pavilion Insurance	£311.39
July Payments	-£364.78	£1,884.12	PTA Car Boot	£30.75
<b>Buildings Account</b>	£3,132.51	£3,132.51	WI Car Boot	£43.50
<b>Neighbourhood Plan Account</b>	£4,731.85		Western Power Wayleave	£8.99
July Payment	-£0.43	£4,731.42	July Payments	-£8,703.55
<b>Total C/F</b>		<b>£12,713.92</b>	<b>Main Account C/F</b>	<b>£3,293.92</b>

#### 87/15 Any other matters for report or for future consideration

Cllr. Davies had managed to demolish the sheep dip in the stream on Hancocks Lane.

The fête had raised over £1,500.

A dog show had been arranged for 22<sup>nd</sup> August.

#### 88/15 Date of the next meeting

Monday 17<sup>th</sup> August at 7.30pm was confirmed.

There being no further business the meeting concluded at 11.00 pm.

# APPENDIX 1

## Welland Open Space and Recreation Projects July 2015

Welland Parish Council have been assessing options for investing in open space and recreation amenities to support the increase in population associated with new residential development in the village.

Following the results of the 2014 Neighbourhood Development Plan Survey the Council consulted with residents at the 2015 Parish Meeting on their preferences for investment in this area.

Responding to that feedback, the Council have directed a working group to compile a schedule of projects that will fulfil the needs of the Parish as the housing stock at the heart of the village increases by at least 35% and as much as 75% by 2020.

Projects will include:-

- Enhancements to present facilities such as the football pitch, pavilion and play areas.
- Large scale additions to and enhancement of footpaths, bridlepaths and cycleways to improve public access to all areas and all amenities in the village.
- Landscape and biodiversity enhancements in existing Council owned land.

The definition of those lesser projects will be finalised towards the end of 2015 but a number of key activities have been grouped together to respond to the more urgent need for facilities and amenities identified from residents' feedback.

This major initiative will be to create additional, multi purpose, open recreation space close to the heart of the village. This may be one or several spaces depending on the availability of land for the project and the phasing of funding from S106 developer schemes and other providers.

While it is planned that there will be a wide range of facilities and amenities for all ages, some are included specifically in response to the weight of older people in the local demographic and some specifically to capitalise on the legacy of the rural lifestyle and economy.

The facilities will be owned and managed by the village with most of the management effort provided by volunteers from the community.

### **The Project Goals :-**

**To provide a space close to the heart of the Parish that will preserve and enhance the character of the place and allow residents, schoolchildren and visitors to enjoy active encounters with the typical South Worcestershire countryside, it's rich biodiversity and the legacy of the rural economy.**

**To provide recreational and sports facilities for all ages and in particular to encourage participation by older members of the community.**

**To provide a tranquil, outdoor, community meeting and entertainment space.**

## The Welland Wellbeing Project

	<p>Fruit trees for a communal orchard providing produce and a social focus.</p> <p>Small scale livestock enterprise.</p> <p>Themed, accessible walkways through typical South Worcestershire landscape.</p> <p>New and enhanced habitat creation for increasing biodiversity.</p> <p>Outdoor Gym equipment for all ages.</p> <p>Orienteering trails</p> <p>New sport facilities</p> <ul style="list-style-type: none"> <li>• Tennis Courts</li> <li>• Bowling Green</li> <li>• Climbing Wall</li> <li>• ATB trail</li> </ul> <p>Outdoor community space</p> <ul style="list-style-type: none"> <li>• Picnic tables and benches – a tranquil meeting place</li> <li>• BBQ hardware</li> <li>• Performance Space (demountable stage and lighting)</li> </ul>	
#	Project Element	Cost Estimate* £
1	Land  The purchase of c. 8 acres (3.5ha) of agricultural land close to the heart of the village @ £15k /acre	120,000
2	Access and footpaths	31,000
3	Planting and landscaping	18,000
4	Outdoor Gym Equipment, Climbing Wall, Cycle Track including installation	35,000
5	2 x Tennis Courts	80,000
6	1 x bowling green	70,000
7	Picnic Tables, Benches, BBQ's	8,000
8	Power, Water, Drainage, Sanitation	28,000
9	Demountable Stage	27,000
10	Livestock shelters	3,000
11	Maintenance Equipment – Mowers etc	30,000
12	Planning	10,000
	<b>Sum</b>	<b>460,000</b>

\*Costs are illustrative only and are subject to amendment.