

Little Malvern & Welland Parish Council

Minutes of the Parish Council Meeting held on Monday 18th July 2016

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Present

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

In Attendance

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

Before the meeting Marilyn Grubb gave details of the Preschool plans to increase their outside play area. This would be considered later in the meeting.

Mrs Mary Pettit, representing the owners of the SSSi, made representation to the council for an adequate gateway onto the Guild Homes site on Drake Street to allow baling machinery access to the SSSi.

Concerns were made by several residents over planning application 16/00393/FUL which was requesting a change of use from orchard to domestic garden.

76/16 Apologies

Cllrs. Mr J Gibbs, Mr P Gillett (accepted) also District Cllr. Mrs C O'Donnell and Mrs A Brookes (Footpaths Warden)

77/16 Interests

- i. **Councillors Declarations of Disclosable Pecuniary Interests and Other Disclosable Interests regarding items on the agenda:** Cllr. Purser declared an ODI on planning application 16/00393/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. Purser to discuss planning application 16/00393/FUL:** This was agreed and the dispensation was to last until the next ordinary election.

78/16 Planning

i. To ratify the response to the following application delegated to the Clerk in consultation with the planning group:

Application No	From	Details
16/00599/OUT	Mr Mark Newey Rosanagh Upper Welland Road	Replacement of an existing workshop building with a sustainable Code 6 live/work unit to support a local small business

The following response had been made between meetings and was approved:

'The Parish Council has concerns over the scale of the proposed live/work unit. The existing dwelling and workshop are both single storey buildings and the proposed increase in height of the live/work dwelling to 2 storey would dominate the main house. It is also highly visible from the PRoW and can be seen from Marlbank Road at present which will increase during autumn/winter months. An increase in scale is therefore, also considered to be inappropriate based on its location within and impact upon open countryside.

We also have concerns over the requirement for the residential element to serve the workshop and its longer-term use. Essentially a single storey workshop would be more appropriate for its setting within open countryside and would alleviate concerns over the scale dominating the primary dwelling. We would also suggest that additional planting to screen/filter views of the workshop from the PRoW be considered.'

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

Application No	From	Details
16/00393/FUL	Mr Nigel Cartwright Church Villa Gloucester Road	Proposed bedroom, sitting room and porch extension. Alteration to fenestration, change of use of orchard to domestic garden and alterations to parking and turning.
16/00745/HOU	Mr C Williams Five Oaks, Kings Road	Addition of a bedroom and ensuite within the existing roof space and alterations to an existing fence.
16/00837/FUL	Mr Jeff Guest Drake Street	Substitution of house type for plot 2 of application 14/01338/REM
16/00872/FUL	Mr & Mrs Waller Welland Farm	Demolition of existing stable building and construction of annex building and double garage, triple carport and workshop and change of use of associated land to residential use.

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

The following responses were agreed:

16/00393/FUL - 'The Parish Council has concerns over the lost symmetry of the double frontage if the rear extension (glass fronted) is allowed to extend beyond the building line of the NE elevation. Bringing this back in line would retain visual integrity & respect the architectural merit of the building.'

16/00745/HOU, 16/00837/FUL, 16/00872/FUL – 'The Parish Council has no objection.'

79/16 Minutes

To consider for adoption the minutes of the Parish Council meeting held on 20th June: These were accepted as an accurate record and they were signed by the Chairman.

80/16 Progress reports and other matters arising from these minutes

The Clerk confirmed that he had responded to David Manning's presentation last month with a request that both Castlemorton and Birtsmorton be included in the 'door knock' scheme. He was awaiting progress.

81/16 Reports by District and County Councillors and other Representatives.

County Cllr. Tom Wells thanked everyone for their good wishes following his accident, from which he was recovering. He confirmed that WCC had allocated £12m for resurfacing minor (C) roads and he had identified sections of Giffard Drive and Welland Gardens for treatment. Work on the footways on The Avenue had been delayed until BT had completed maintenance work. He was delighted to see that the village gates and school warning sign had been installed.

He reviewed the temporary bus service between Upton and Malvern which was to cease at the end of October and hoped that the original steering group could persuade WCC to subsidise the route in future. Both he and the County Cllr. for Malvern Wells were willing to contribute £5000 each to the scheme on a temporary basis.

District Cllr. Mick Davies confirmed that the bus steering group was currently looking at a twice daily bookable service to run from November. He reported on 'Meet your Council' day when he had been joined by John Williams and had discussions with local businesses. John Raine, the chairman of MHDC, was undertaking a walk around the district on 8th 9th 10th January in aid of mental health charities. MHDC were currently adopting a similar customer services standard as Wychavon and the two councils were also in discussion whether to proceed with a joint waste collection scheme.

82/16 Committee & Working Party Reports & Recommendations

i. Neighbourhood Planning Working Group:

a. Update on progress: The latest draft had been sent for a 'health check' and would be funded by a grant of £1125 from Locality. Representatives of the group were to meet with MHDC next week for a further review.

b. *To consider applying for Locality's Early Stage Support Programme for community led housing:* This was deferred since no land was currently available for such a scheme.

ii. Communications Working Group: The newsletter and website were being used by residents and a picture gallery facility was to be added to the website for £150.

iii. S106 Projects Working Group: *To consider proceeding to a comprehensive expression of interest for S106 funds for new play equipment based on a budget of £50,000:* Three suppliers had submitted designs and consultation was to take place with the primary school tomorrow. Once a design had been finalised it was agreed to submit the application.

iv. Playing Fields/Open Spaces Working Group:

a. *To consider a request from PreSchool to install a picket fence enclosing an area adjacent to the pavilion, maintaining public access:* This was agreed but notices were to be installed confirming the area was still under council ownership.

b. *Update on discussions with Guild Homes on communal space:* This was ongoing and several queries had been raised. The Clerk had instructed Gaynor Smith Owen to act on behalf of the Parish Council.

c. *To consider conducting a survey on the drainage options for the football pitch:* It was agreed by a majority to proceed with a survey from TGMS for approximately £3000. Once completed the subsequent recommendations would be discussed before any works approved.

d. Cemetery Work: The Clerk and Cllr. Hancock were to review work to be done in the cemetery following the retirement of Dan Drinkwater due to ill health.

v. Highways Working Group:

a. *To consider financing additional road markings on Gloucester Road:* This was deferred.

b. *To consider arranging another meeting with Steam Rally organisers to discuss traffic issues:* Clerk to arrange and to also ask for a copy of the event management plan.

vi. Fête Working Group: The fête held on 25th June had been a success and raised over £1700 and the dog show had raised £500. It was hoped that both events would be held together again next year.

83/16 Correspondence

To review the following correspondence previously circulated:

From	*email	Subject
CALC	*	Updates
WCC	*	Spring Meadows Close Naming
WCC	*	Worcestershire Roadworks Report
MHDC	*	Land off Marlbank Road (known as Spitalfields), Welland - 16/00102/CHA
Clerk	*	Steam Rally
Clerk	*	Response to 16/00599/OUT
Locality	*	Building Community Housing
MHDC	*	Parish News
MHDC	*	SWDP briefing 28-07-16 at The Court Room, Guildhall, Worcester
WCC	*	Superfast Broadband
Clerk	*	Playground Quotations
MHDC	*	Planning training - Highways Matters – 25/07 6:15p.m. Council Chamber

84/16 Finance

To consider payment of invoices presented:

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

From/Due To	Date	Amount	Details
Aldine Print	07/04	£106.80	Raffle Tickets
Welland PCC	-	£750.00	Donation
Welland Parish Hall	-	£750.00	Donation
TOTAL		£1,606.80	

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

From/Due To	Date	Amount	Details
J Moore	29/06	£236.00	Lengthman Duties (June)
Broadleaf Tree Care	-	£900.00	3 x Grass Cutting
Steve Maund	12/07	£160.00	Grass Cutting
NA Priday	30/06	£264.00	Bank Cutting
JRB Enterprises	05/07	£133.80	Dog Gloves
Welland Parish Hall	23/06	£521.29	Library Costs
HM Revenue & Customs	-	£345.60	PAYE (Apr-Jun)
D Sharp	-	£175.00	Clerk's 2 nd ½ annual expenses 15/16
E Hardman	18/07	£72.00	Handyman (£90 Gross)
D Sharp	18/07	£345.60	Clerk's Fee (£412.20 Gross SP25 + £70.66 NDP)
TOTAL		£3,153.29	

Accounts Summary

Reserves Lloyds B/F	£96.88	£96.88
Reserves BOI B/F	£2,871.57	
Interest	£0.25	£2,871.82
Fête Account	£79.13	
Fete Income	£1,763.45	
Dog Show Income	£500.00	
Fete Payments	-£1,606.80	£735.78
Buildings Account	£804.47	£804.47
Neighbourhood Plan Account	£26.75	
Groundworks UK Grant	£1,125.00	£1,151.75
Total C/F		£5,660.70

Main Account B/F	£12,030.87
Pavilion Insurance	£345.36
Western Power Wayleave	£8.99
Malvern Joggers	£60.00
BT Group (DD)	-£157.78
July Payments	-£3,153.29
Main Account C/F	£9,134.15

85/16 Any other matters for report or for future consideration

The Clerk was to arrange cutting the hedge by the post office.

A group had met with the architect to view new plans for the Pheasant Inn prior to the submission of an application. Fourteen houses were planned and it was suggested that the application should stipulate the area designated for the pub, car park and grounds.

A revised plan had been drafted for the second Lawn Farm development and the full application was awaited.

The developers of the sites on Drake Street were to supply details of proposed bus shelter design to the parish council for consideration.

A review of the parish council's waste strategy was to be discussed at the next meeting.

86/16 Date of the next meeting

Monday 15th August at 7.30pm was confirmed.

There being no further business the meeting concluded at 10.30 pm.