

Little Malvern & Welland Parish Council

Minutes of the Parish Council Meeting held on Monday 16th September 2019

<https://www.wellandparishcouncil.org.uk>

Present

Cllrs. Mrs V Nelson(Chair), Miss J Biggs, Mr M Davies, Mr P Hancock, Mrs C O'Donnell, Mrs M Sumner,
Mr J Whitehouse.

In Attendance

County Cllr. Mr T Wells, District Cllr. Mr J Gallagher, Footpaths Warden, Barbara Wilson (Ryall Community Speed Watch), Colin Williams (Upper Welland Action Group), Mr D Sharp (Clerk) and 8 members of the public.

Before the meeting Barbara Wilson from Ryall Community Speed Watch briefed the meeting on how the scheme had been managed in Ryall for the past 2½ years.

Mr Colin Williams commented on MHDC plans to restructure the Malvern Wells/Little Malvern conservation area by subdividing it and removing certain areas.

108/19 Apologies

To consider acceptance of apologies for absence from Councillors:

Cllrs. Dr J Mortimer, Mrs M Purser (accepted).

109/19 Interests

i. Councillors Declarations of Disclosable Pecuniary Interests and Other Disclosable Interests regarding items on the agenda: Cllr. Sumner and Cllr. Nelson declared an ODIs concerning planning application 19/01035/FUL since they were neighbours to the site.

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. Nelson to discuss application 19/01035/FUL – This was agreed and would last until the next ordinary election. Cllr. Sumner had already been granted a dispensation to discuss last month.

110/19 Planning

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

Application No	At	Details
19/01035/FUL	Pheasant Inn Drake Street	Conversion of Public House into 4no. dwellings and erection of extension to form a new Public House with access, car parking and landscaping
19/01088/FUL	Land At (os 7951 4017) South Of 13 Cornfield Close	Erection of a single 3 bedroom dwelling and garage including forming of new access off private drive, associated parking and landscaping.

The following late submitted application was also considered:

19/01191/FUL	Boundary Cottage Gloucester Rd	Proposed two storey dwelling approved under Appeal Ref APP/J1860/W/18/3207345. Variation of conditions 2 and 4 and removal of condition 18 to allow alterations to building design, external materials of construction and removal of green roof element.
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Cllr. Davies abstained from voting due to his position as District Councillor

The following decisions were made:

19/01035/FUL – "Little Malvern and Welland Parish council have carefully considered this application given its importance to the community as an amenity and its strategic significance given its position right at the centre of the village.

The Parish Council acknowledges the need for the refurbishment of the original public house into four apartments in order to finance the new Pheasant Pub building and has no objection.

We also welcome and applaud the new building with its degree of innovation and striking features. We have listened to the comments of local residents and whilst there is some concern around the possible appropriateness of, and deterioration of, the wooden cladding we trust that this can be constructed with quality materials which will weather gracefully.

The majority of those who contacted either us or have put their thoughts on the planning portal have been extremely positive about the design. The new public house building lies opposite St James's Church a listed building, but is being built on a site which will soon be surrounded by 14 very modern new build dwellings. To design something that reflects and harmonises with these surroundings is a hard task. If the architect can do any more to make the building 'fit in', we would welcome that. The parish council has no objection to this application."

19/01088/FUL - 'Despite the development being outside the current development boundary and within the AONB the parish council has no objection to the principle of development on this site in line with current guidance. Care should be taken to ensure that surrounding hedgerows are maintained, and that the new build does not unduly overlook neighbouring properties.'

19/01191/FUL - 'The Parish Council has no objection to this application.'

111/19 Minutes

To consider for adoption the minutes of the Parish Council meeting held on 19th August: These were accepted as an accurate record and they were signed by the Chairman.

112/19 Progress reports and other matters arising from these minutes

The Clerk confirmed that he was awaiting tenders for the annual maintenance work to the common areas at Spring Meadows and negotiations over the transfer of ownership of the site was ongoing.

113/19 Reports by District and County Councillors and other Representatives

County Cllr. Tom Wells reported that there was currently a review of the service First Bus provided but he was hopeful that no changes would be made to the local 363 route. He also commented on a recent car rally based at Eastnor which utilised public roads in Castlemorton which had attracted equal numbers of complaints as support. Finally he mentioned the recent WCC Transport Plan which had identified the Guarlford Road , Upton Road junction at The Rhydd for improvement.

District Cllr. Mick Davies Reported on the current public consultation over the 4 year plan which would be published in January. The SWDP review had indicated 14,000 additional new homes to be built up to 2041 and the public consultation on the preferred options due in November.

District Cllr. John Gallagher reported that the District Council was reviewing how community transport could be improved. It was also looking at improvements to apprenticeship schemes and a review of poverty and food banks was ongoing.

114/19 Committee, Working Party & Other Representative Reports & Recommendations

i. Neighbourhood Planning Working Group: Update of meeting with David Clarke and Peter Hamilton:

The redraft of the plan was ongoing and the allocation of green spaces and housing would be finalised after an appraisal of the proposed sites. It was expected that the SWDP review would allocate around 40 further properties for Welland.

ii. Communications Working Group:

The next newsletter was planned for early October. A meeting this week was to look at improvements to the web site.

iii. Playing Fields/Open Spaces Working Group: To consider accepting the offer of a bench from Montel Ltd and to decide on its siting:

This was agreed and was thought appropriate to place in the orchard. In the mean time it could be put on the school field.

The Clerk reported that a new waste bin had been installed by the shop. Hedges were to be cut at the end of the month.

iv. Orchard Working Group:

Clearance of scrub was going well, with groups meeting on Thursdays and Sundays. A meeting had been arranged with Chris Lewis Farley MHDC Conservation officer on 27th September. It had also been arranged to pick and sell the crop of pears that remained.

v. Highways Working Group:

a) To consider joining the 'Community Speed Watch' Scheme: This was agreed and a request for volunteers was to go out in the next newsletter

b) To consider purchase of planters for village entrances: Clerk to get prices and a decision to be made next month.

115/19 Little Malvern Conservation Area

To consider a response to changes proposed by MHDC: The following response was agreed:

'The Parish Council has no objection to the division of the Malvern Wells conservation area and approves the inclusion of Poplar Cottage and the walled garden at Little Malvern Court into the newly formed Little Malvern conservation area. However there are concerns over the removal of fields between St Wulstan's and Upper Welland Road which contribute to the characteristics of the area.

Similarly there are areas of open space on Upper Welland Road that are proposed to be removed from the Malvern Wells conservation area.

The Parish Council urges MHDC to carefully consider these exclusions and to ensure that they do not adversely affect the continued protection that these areas have benefited from in the past.'

116/19 Parish Council Promotions

The Powick Community Choir event at the weekend had been successful and the next event was 'Men in General' on Saturday 2nd November.

117/19 Correspondence

To consider responses to correspondence previously circulated:

FROM	* email	SUBJECT
CALC	*	Updates
WCC	*	Worcestershire Roadworks Report
St James Church	*	Newsletters
Upton Safer Neighbourhood Team	*	Newsletter
Rural Services Network	*	Invitation to the Rural Conference 2019
Calc	*	Training Dates
Calc	*	Malvern Hill Area meeting 19th September 2019
Malvern Hills Trust	*	Consultation
Clerk	*	Hedge Cutting
MHDC	*	Parish & Town Council Forum - Monday 21 October at 5.30pm
WCC	*	Parish Conference 17 October 2019 5pm
SWDP	*	Briefing for Parish and Town Councils 6 th November Worcester Guildhall 14:00 and 18:00
WCC	*	Snow Contractors
Midlands Air Ambulance		Letter of Thanks
Pensions Regulator		Re-Enrolment

118/19 Finance

To consider payment of invoices presented:

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

From/Due To	Date	Amount	Details
Steve Maund	10/09	£450.00	Grass Cutting
J Moore (BACS)	31/08	£236.00	Lengthman Duties (July)
E Hardman	16/09	£104.00	Handyman (£130 Gross)
D Sharp (BACS)	16/09	£384.48	Clerk's Fee (£480.48 Gross SP25)
	TOTAL	£1,174.48	

It was further agreed to set up a direct debit to cover the annual GDPR fee to the Information Commissioners Office. This was currently set at £35.

Accounts Summary

Reserves Lloyds B/F	£2,974.97	
Interest	£0.13	£2,975.10
Fête Account	£2,667.36	
Donations	-£750.00	£1,917.36
Buildings Account	£804.47	£804.47
Neighbourhood Plan Ac.	£5.65	
Groundwork UK	£7,650.00	£7,655.65
Funding Account	£2,302.78	£2,302.78
Total C/F		£15,655.36

Main Account B/F	£21,585.87
Cemetery Fees	£120.00
Misfits Car Boot	£6.75
September Payments	-£1,174.48
Main Account C/F	£20,538.14

119/19 Any other matters for future consideration

Several instances of late night anti social behaviour in Spitalfields car park had been reported and the Clerk was to contact the local policing team. The practicality of locking the gates at night was to be investigated.

It was noted that Welland Primary School was seeking a non parent governor.

The 'One Step Out' initiative by Community First to tackle loneliness was supported.

120/19 Date of next meeting

The next Parish Council Meeting was to be held on Monday 21st October 2019 at 7.30pm.

There being no further business the meeting concluded at 10.00 pm.