

Little Malvern & Welland Parish Council

Minutes of the Parish Council Meeting held on Monday 17th November 2014

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Present

Cllrs. Mr D Atkinson (Chairman), Mr B Downey, Mr W Guy, Mr P Hancock, Mrs B Hill, Mrs M Pettit, Mr M Upright.

In Attendance

County Cllrs. Mrs L Hodgson & Mr T Wells, Mr D Sharp (Clerk) and fifty five members of the public.

141/14 Apologies

Cllrs. Mr R Cousins, Mrs K Jefferies, Mr S Sharrock (accepted). Also District Cllr. Mrs C O'Donell.

142/14 Interests

- i. ***Councillors Declarations of Disclosable Pecuniary Interests and Other Disclosable Interests regarding items on the agenda:*** Cllr. Petit declared an ODI on application 14/01338/REM since it concerned land adjacent to her home.
- 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:***
 - a. *Cllr. Petit to discuss planning application 14/01338/REM:* This was approved and would be valid up to the next ordinary election in May 2015

143/14 Minutes

To consider for adoption the minutes of the Parish Council meetings held on 16th and 20th October: These were approved and signed by the chairman.

144/14 Progress reports and other matters arising from these minutes

It was noted that the SWDP revisions were now out for public consultation.

A meeting had been arranged to discuss further storage options for the pavilion on 21st October.

145/14 Planning:

To consider responses to the following applications:

Application No	From	Details
14/01333/OUT	Kler Group Ltd Land At Upper Welland Rd	Outline application for a residential development of up to 95 houses (40% affordable) (with all matters reserved except for the access) and associated works
14/01338/REM	Mr J Guest Land between the Old Post Office and Church Farm, Drake Street	Application for approval of reserved matters for Access, Appearance, Landscaping, Layout and Scale following outline approval 13/01526/OUT for the erection of 30 no. dwellings.
14/000028/CM	Mr F Harcombe Gorse Bank, Welland Rd	Agricultural land improvement scheme, comprising the infilling of a steep sided valley with imported inert subsoil.

The chairman adjourned the meeting for residents to voice their opinion. There was general opposition to application 14/01333/OUT due to its size, position within the AONB, lack of local services and accessibility problems onto the Wells Road.

The following responses were to be made:

14/01333/OUT – The Parish Council recommended refusal of the application due to its position in the AONB, the unsustainable nature of the development due to the lack of local amenities and services, its exclusion from the SWDP and poor vehicle access. The Clerk was to draft the wording prior to submission and it would be appended to these minutes.

14/01338/REM – This was deferred until the next meeting so that councillors could assess responses from residents posted online.

14/000028/CM – The Parish Council recommended approval.

15 members of the public remained after this item.

146/14 Reports by District and County Councillors and other Representatives.

County Cllr. Lucy Hodgson reported that Worcester Parkway train station had been approved for development at Norton. Also that the feasibility of widening the Carrington Bridge was being assessed.

District Cllr. Roger Cousins had sent a report that was read by the Clerk: The new joint chief of staff was to take office on 1st December and that the SWDP was now in a further stage of consultation.

147/14 Committee & Working Party Reports & Recommendations

i. Neighbourhood Planning Group:

The analysis of data from the survey was nearly complete and a summary was being drafted. This would be presented to the Parish Council before the next meeting. It was hoped that the revised housing policy would be considered at the January Parish Council meeting.

ii. Playing Fields:

Concerns were raised over the increase in dog fouling and a decision was to be made next month whether to recommend dog control orders for both playing fields.

148/14 Highways and Footpaths

A section of damaged road surface on Hook Bank was to be reported. It was also decided to ask County Cllr. Wells to consider yellow lines on the section of the Gloucester Road by the church. Clerk to ask Lengthman to side out paths by church and also to report again for their poor state of repair.

149/14 Correspondence

To review the following correspondence previously circulated:

FROM	*email	SUBJECT
CALC	*	Updates
MHDC	*	First aid training for CPR
MHDC	*	Ageing Well Small Grants Scheme
Locality	*	NP Conference
Worcestershire Archive & Archaeology Service	*	Historic Environment Workshop for Neighbourhood Planning
Robert Lamb	*	Hanley NP Questionnaire Results
CALC	*	Training in November
MHDC	*	S106 Agreements
MHDC	*	Statement of Licensing Policy Review - Consultation 2014
MHDC	*	Letter to MP Brandon Lewis re SWDP
WRAG	*	14/01269/OUT Welland Residents Action Group Objection
MHDC	*	14-01007-REM- reconsultation re amended plans
Cllr. Calvesbert	*	Resignation
MHDC		Council Tax Precept
WCC		Rail & Road Improvements

150/14 Finance

To consider payment of invoices presented:

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

From/Due to	Date	Amount	Details
Jeremy Moore	03/11	£118.00	Lengthman Duties (October)
NA Priday	30/09	£570.00	Bank & Hedge Cutting
Steve Maund	17/11	£80.00	Grass Cutting
AED Defib Shop	17/11	£497.94	AED Cabinet
Royal British Legion	-	£21.00	Poppy Wreath
Edwin Hardman	17/11	£72.00	Handyman (£90 gross)
DA Sharp	17/11	£368.94	Clerk's Fee (£393.36 Gross SP25) + £67.78 NDP
TOTAL		£1,727.88	

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

From/Due to	Date	Amount	Details
Photo Competition	-	£25.00	Prize

Accounts Summary

Reserves Lloyds B/F	£96.88	£96.88	Main Account B/F	£7,668.58
Reserves BOI B/F	£2,866.90			
Interest	£0.24	£2,867.14	Ledbury Funerals	£140.00
Fete Account	£332.70	£332.70	WCC Lengthman	£472.00
Buildings Account	£3,132.51	£3,132.51		
Neighbourhood Plan Account	£4,852.50		November Payments	-£1,727.88
November Payment	-£25.00	£4,827.50		
Total C/F		£11,256.73	Main Account C/F	£6,552.70

151/14 Any other matters for report or for future consideration

It was mentioned that there had been congestion due to poor parking arrangements at the Marlbank Inn during their November 5th event.

152/14 Date of the next meeting

Monday 15th November was confirmed.

There being no further business the meeting concluded at 9.50 pm.

Appendix

14/01333/OUT

Kler Group Ltd

Land At Upper Welland Rd

Outline application for a residential development of up to 95 houses (40% affordable) (with all matters reserved except for the access) and associated works

The Parish Council recommends refusal on a number of grounds:

1.

Paragraphs 115 and 116 of Section 11 of the NPPF clearly state

115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

116. Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest.

There are no features in this application that set it apart from a standard application and hence there is no reason for it to be approved. No heed has been paid to views to and from the Malvern Hills and if it were approved it would set a precedent for other similar 'standard' applications to be made within the AONB. Neither has it been demonstrated that this development is in the public interest. The Parish Council believes that development in an AONB should only occur in exceptional circumstances and with an exceptional design that is sympathetic to the AONB. This application provides neither.

2.

The development is unsustainable. The infrastructure of Upper Welland contains no shop, school or pub and local bus services are poor. The nearest services are found on the Wells Road.

3.

Vehicle access to and from the site can only take place from two directions. The main route to Great Malvern is problematic and dangerous, particularly exiting from Upper Welland Road onto the Wells Road. The junction is steep and offers limited visibility.