

Little Malvern & Welland Parish Council

Minutes of the Parish Council Meeting held on Monday 15th December 2014

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

Present

Cllrs. Mr D Atkinson (Chairman), Mr R Cousins,, Mr W Guy, Mr P Hancock, Mrs B Hill, Mrs K Jefferies, Mrs M Pettit, Mr M Upright.

In Attendance

Paul Esrich (Malvern Hills AONB), Mr D Sharp (Clerk) and nine members of the public.

Before the meeting Paul Esrich asked the council to consider using some of the S106 contributions from potential new houses on environmental and ecological improvements. For example new or improved foot and cycle paths would be of benefit. He was to attend the Neighbourhood Planning meeting in January to help with the environmental policy. Councillors were to suggest potential schemes at the next meeting.

Following a query from a member of the public District Cllr. Cousins confirmed that the brick wall in front of the new houses on the Welland Garage site, Gloucester Road had been confirmed as being contrary to planning permission by MHDC officer and was being investigated.

A member of the public suggested that S106 monies could finance the provision of a parking bay on the Gloucester Road by the School field. It was agreed to arrange a meeting with WCC Highways to discuss this as well as possible changes to the Danemore Cross junction following a recent collision.

153/14 Apologies

Cllrs. Mr B Downey, Mr S Sharrock(accepted). Also County Cllr. Mr T Wells and District Cllr. Mrs C O'Donell

154/14 Interests

- i. ***Councillors Declarations of Disclosable Pecuniary Interests and Other Disclosable Interests regarding items on the agenda:*** Cllr. Cousins declared a DPI on application 14/01007/REM since it concerned land that he owned. He also declared an ODI on application 14/01338/REM since it concerned land adjacent to his. 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:***
Cllr. Petit had been granted a dispensation to discuss application 14/01338/REM last month.

155/14 Minutes

To consider for adoption the minutes of the Parish Council meetings held on 17th November: These were approved and signed by the chairman.

156/14 Progress reports and other matters arising from these minutes

It was believed MHDC were still awaiting a response from MP Brandon Lewis regarding the weight that would be given to the emerging SWDP.

Welland PreSchool were investigating further funding sources to increase storage and extend their play area.

157/14 Reports by District and County Councillors and other Representatives.

District Cllr. Roger Cousins reported that Jack Hegarty, the new joint chief executive was now in place. A revised rubbish collection timetable for the Christmas and New Year period had been published. There were ongoing discussions over contracting out the running of the 'hub' to a private company and also the possibility of outsourcing rubbish collections completely. Finally he mentioned the proposed scheme for a cable car to be built on the Malvern Hills.

158/14 Committee & Working Party Reports & Recommendations

- i. **Neighbourhood Planning Group:**
To consider acceptance of the survey results and summary and approve their publication on web site: These were approved and were to be published on the Neighbourhood Plan website.
- ii. **Playing Fields:**
To consider action to reduce dog fouling on the playing fields: It was agreed to arrange a meeting with Gordon Morris from MHDC to discuss the problem. It was hoped that street scene wardens would be able to visit Welland in conjunction with visits to the Hill Centre in Upton.

159/14 Planning:***I. To consider responses to the following applications:***

Application No	From	Details
14/01007/REM	Bovis Homes Ltd Lawn Farm, Drake St	Approval of reserved matters, appearance, landscaping, layout and scale following the approval of Outline planning permission 12/01087/OUT allowed on Appeal APP/J1860/A/13/2197037 - for 50 dwellings.
14/01338/REM	Mr J Guest Land between the Old Post Office and Church Farm, Drake St	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.
14/01650/FUL	Mr & Mrs M Cleal Fleet House Marlbank Road,	Proposed change of use from ancillary living accommodation to holiday let
14/01606/HOU	Mr MJS Cockburn Tyre Hill House	New sun lounge and two storey rear extension
14/01649/HOU	Mrs S Churchward Brookend Villa, Drake Street	Replacement of outer facing to front wall of house to include thermal insulation and replacement of windows

The following responses were agreed:

14/01007/REM – An initial response to this application had been made in October(125/14). Subsequent to revised plans the following suggestions were to be submitted:

1. There is room on the site to accommodate the three houses facing Drake Street so that they are not clearly visible from the road. We do not believe this is an unreasonable request and would urge MHDC to facilitate this.
2. Although there is no lighting schedule (which was a condition of the inspectors report) we would like an assurance that there will be no street lighting in the development.
3. The proposals for screening the site from the SW are inadequate and need to be improved.
4. More emphasis should be paid to improving current rights of way and even creating new ones so that pedestrian access (and/or cycle access) from the site to the village centre can be encouraged. For example access from Lawn Farm onto the proposed adjacent development (14/01338/REM) would make the journey for many of the residents much shorter and easier particularly those with prams or of restricted mobility.

14/01338/REM – The following suggestions were to be submitted:

1. The adjoining SSSI has not been given the consideration that it warrants under section 11 of the NPPF. Hence we would like to see access allowed from the site onto the SSSI for maintenance. Without it the SSSI will deteriorate.
2. A buffer strip should be in place between the development to prevent pollution infiltrating onto the SSSI.
3. We ask for a full environmental survey to be undertaken, including a study of the protected species on site.
4. Pedestrian/cycle access to the village and also to the neighbouring development at Lawn Farm should be in place to encourage walking/cycling.
5. There should be no street lighting.
6. The entrance splays into the site should be determined.
7. Further to previous correspondence, allowance for S106 contributions for highways safety improvements should be in place.
8. Further to previous correspondence there should be an affordable housing allocation for local residents.
9. The Parish Council recommends that the application is deferred until these items are fully considered.

392

14/01650/FUL, 14/01606/HOU, 14/01649/HOU – The Parish Council has no objection

- ii. To consider making representation at Southern Area Development Management Committee Meeting on 17 December 2014 concerning 14/01007/REM:** Cllr. Petit hoped to attend. The Clerk was to contact District Cllr. Behan, who was the designated ward member assigned to the application, to ask that the Parish Council's specific suggestions be proposed.

160/14 Highways and Footpaths

It was agreed to request yellow lines be placed on the Gloucester Road from the pedestrian entrance to the church to the junction with Drake Street. This matter to be discusses with County Cllr. Wells and Dave Jew from WCC Highways.

161/14 Defibrillator

To consider installation options: Following a request it was agreed to install the unit on the exterior wall of the school. Furthermore it was agreed to purchase a set of 'pads' suitable for use on children.

162/14 Correspondence

To review the following correspondence previously circulated:

FROM	*email	SUBJECT
CALC	*	Updates
WCC	*	BDUK+ Communities Meeting 23/10/2014 Action Notes & Slides
Clerk	*	Highways issues and S106
CALC	*	AGM Wednesday 26th November
MHDC	*	Monthly Crime Reports
CALC	*	Emerging Potential Areas and Parish Building for Service Delivery Programme
MHDC	*	Committee Notification Letter - 14-01007-REM
South Worcestershire Land Drainage Partnership	*	Land Drainage Act 1991; Section 25 Enforcement Action; Welland Court Lane
Malvern Hills AONB	*	E-bulletin December 2014
M Davies	*	14/01007/REM Comments from Welland Residents Action Group
MHDC	*	Winter edition of News Update
CALC	*	Parish Poll Consultation
Ron Millard	*(i)	Neighbourhood Plan

(i) Mr Millard was to be invited to the Neighbourhood Plan meeting in January.

163/14 Finance

To consider payment of invoices presented:

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

From/Due to	Date	Amount	Details
Jeremy Moore	04/12	£236.00	Lengthman Duties (November)
Upton Community Care	-	£50.00	Donation
Upton Shuttle (Upton Town Council)	-	£50.00	Donation
Malvern Hills CAB	-	£75.00	Donation
Macmillan Cancer Support	-	£50.00	Donation
DA Sharp	-	£175.00	Clerk's 1 st ½ Expenses 14/15
Edwin Hardman	15/12	£72.00	Handyman (£90 gross)
DA Sharp	15/12	£368.94	Clerk's Fee (£393.36 Gross SP25) + £67.78 NDP
TOTAL		£1,076.94	

Accounts Summary

Reserves Lloyds B/F	£96.88	£96.88	Main Account B/F	£6,552.70
Reserves BOI B/F	£2,867.14			
Interest	£0.23	£2,867.37	MHDC (Ward Budget Defib.)	£200.00
Fete Account	£332.70	£332.70	WCC Lengthman	£236.00
Buildings Account	£3,132.51	£3,132.51		
Neighbourhood Plan Account	£4,827.50		December Payments	-£1,076.94
Total C/F		£6,429.46	Main Account C/F	£5,911.76

164/14 Any other matters for report or for future consideration

Cllr. Cousins reported that the Friends of Welland had £300 available for a local project.

165/14 Date of the next meeting

Monday 19th January was confirmed.

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