

Little Malvern & Welland Parish Council

Minutes of the Parish Council Meeting held on Monday 16th March 2015

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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

County Cllrs. Mr T Wells & District Cllr. Mrs C O'Donell, Mr D Sharp (Clerk) and six members of the public.

The enforcement order relating to the boundary wall of the new property on Gloucester Road was now in place and the Clerk was to make sure WCC Highways had been notified.

26/15 Apologies

Cllr. Mr B Downey (accepted).

27/15 Interests

- i. ***Councillors Declarations of Disclosable Pecuniary Interests and Other Disclosable Interests regarding items on the agenda:*** Cllr. Atkinson declared an ODI on planning application 15/00151/HOU since the applicant was a friend.
- 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. Atkinson to discuss application 15/00151/HOU: This was approved and would last until the next ordinary election.***

28/15 Minutes

To consider for adoption the minutes of the Parish Council meetings held on 16th February:

These were approved and signed by the chairman.

29/15 Progress reports and other matters arising from these minutes

It was noted that the Southern Area Management Committee had voted to refuse planning application 14/01269/OUT (up to 50 houses at Lawn Farm, Drake Street).

30/15 Reports by District and County Councillors and other Representatives.

District Cllr. Chris O'Donell reported that patrols were again being based at Malvern Police Station and it was hoped that a manned front desk may return in some form. MHDC had also agreed to invest £220,000 in 'green' lighting at Malvern theatres which was expected to generate yearly savings of £32,000. The project for 'Civica' to take over the running of the 'hub' should save MHDC £232,000. And finally she mentioned that applications were now being sought for Malvern Hills District Community Sports Awards.

District Cllr. Roger Cousins reported that new guidelines had reduced the maximum redundancy payout for MHDC officers to £40,000 and that senior management posts would now be shared with Wychavon District Council. Finally he reported that there had been a spate of cycle thefts locally and the Clerk was to circulate the link to obtain local crime figures.

31/15 Committee & Working Party Reports & Recommendations

i. Neighbourhood Planning Group

Carly Tinkler was progressing with the landscape assessment of the parish.

David Clarke (MHDC) promised to review the draft housing policies this week.

Mick Davis was drafting the NP and a first draft would be circulated to councillors for consideration.

Preparations were ongoing for displays for the Annual Parish Meeting on 20th April.

The Clerk had received details of further funding and was to apply.

ii. Playing Fields:

The football club had met with the Worcestershire FA to discuss funding for drainage improvements. It was clear that a new main drainage system would have to be installed if any long term solution was to be found.

32/15 Planning:**i. To consider a response to the following application:**

Application No	From	Details
14/00893/FUL	The Friary Group Ltd 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 two apartments over, with partial demolition of flanking extensions and timber building to rear. The erection of 18 no. dwellings, access road, parking and landscaping.
15/00151/HOU	Mr T Howells 24 Giffard Drive	Two storey extension to the rear of the property to extend the kitchen and have one bedroom above to include en-suite bathroom.

The following responses were agreed:

14/00893/FUL - The Parish Council recommends refusal.

The Pheasant Inn has been designated an 'Asset of Community Value' and any plans for development on the site should be concerned with the retention and future prosperity of such an asset as advised in NPPF P70:

..decisions should:

'plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments'

To reduce the pub in size to nothing more than a medium sized sitting room through partial demolition, with inadequate toilets and kitchen; to exclude provision for landlord accommodation and to restrict future growth; to reduce the car parking provision to an ill designed plan for 21, ultimately sharing spaces and access with neighbouring houses and for no playground facility does not represent 'positive planning'. Furthermore there is no facility for delivery vehicles and the external entrance to the cellar which is by the front door is now difficult to access. The function room which is planned to be demolished and not replaced was and still could be a popular venue which would help ensure the prosperity of the pub. The pub reduced to the state of the proposals is not sustainable and for these reasons alone the application should be dismissed.

There is no adequate Sustainable Drainage Scheme proposed and the comments by Viv Nelson would indicate that there would be no prospect of discharge into the neighbouring brook.

The site is in the vicinity of a listed building (St James Church) and section 66 of the Listed Buildings Act requires the desirability of preserving the setting of a listed building. The close proximity of new houses to St James Church would be contrary to the act.

Vehicle movements from 19 new dwellings and 2 apartments into and out of the site on a daily basis at peak times near to such a busy junction would represent a serious hazard and should be avoided.

The parking provision for the development has been ill thought out, particularly in the area of 10,11, 12, 14 &15 where it would appear residents would have to either back in or out since there is no turning facility.

There is confusion whether the development comprises a net increase of 19 dwellings or 18. Including the apartments in the original building the provision of affordable houses is well below the 40% as stipulated in SWDP policy 15.

The site lies just outside the AONB but would be clearly visible from the Malvern Hills themselves and would detract from views both to and from the AONB.

In the recent Welland Neighbourhood Plan questionnaire, 91% of respondents expressed a wish that the 'Pheasant' remain a community facility. If this application were approved the facility would be lost.

Recent documents have come to light that indicate that the main pub building is older than originally thought. The Parish Council is currently looking to commission a sustainability study with help from Community First to ensure that any development within the SWDP can ensure the continued future of the Pheasant Inn. The current proposal would lead to the permanent closure of the pub.

And finally to quote from the introduction of the SWDP submission document

A set of overarching aims has been identified that lie at the heart of the process. These are summarised as being:

- a. Delivering economic prosperity with Worcester at the heart.
- b. Locally justified housing.
- c. Protecting and enhancing the natural and historic environment.
- d. Infrastructure-led development.

This application does not fit any of these criteria.

15/00151/HOU - The Parish Council recommends approval

33/15 Highways and Footpaths

County Cllr. Tom Wells agreed to instigate traffic surveys on Gloucester Road and Marlbank. Anne Brookes confirmed that the Ramblers Association regularly walked the footpaths in the parish.

34/15 Correspondence

To review the following correspondence previously circulated:

FROM	*email	SUBJECT
CALC	*	Updates
Locality	*	New Grant Funding Opportunitites
WCC	*	Statement of Community Involvement (SCI) Update February 2015
Malvern Hills Conservators -	*	Land Management Plan Consultation part 2
The Hive	*	Workshop hosted by Worcestershire Archive & Archaeology Service and English Heritage Tuesday 24 th March 2015 - 9.30am – 15.00pm
Clerk	*	S106 and Cil
Locality	*	Neighbourhood Planning and Community Buildings grants open today
MHDC	*	SWDP Consultations & Cil Briefing Monday 9 March 2015
Clerk	*	Elections
MHDC	*	Parliament in the Making programme
BT		Adopt a phone box
WCC		Lengthman Scheme

35/15 Finance

To consider payment of invoices presented:

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

From/Due to	Date	Amount	Details
Jeremy Moore	23/02	£118.00	Lengthman Duties (February)
PWLB	16/03	£1,876.49	Loan Repayment
Edwin Hardman	16/03	£72.00	Handyman (£90 gross)
DA Sharp	16/03	£378.75	Clerk's Fee (£404.08 Gross SP25+ £69.27 NDP)
	TOTAL	£2,445.24	

Accounts Summary

Reserves Lloyds B/F	£96.88	£96.88	Main Account B/F	£5,975.74
Reserves BOI B/F	£2,867.84			
Interest	£0.24	£2,868.08	Cemetery Fees	£140.00
Fete Account	£332.70	£332.70	County Cllr. Wells	£500.00
Buildings Account	£3,132.51	£3,132.51	Football Foundation	£87.00
Neighbourhood Plan Account	£4,750.83		March Payments	-£2,445.24
Grant	£45.02	£4,795.85		
Total C/F		£11,226.02	Main Account C/F	£4,257.50

36/15 Any other matters for report or for future consideration

Clerk to investigate community speed watch initiative.

37/15 Date of the next meeting

Monday 20th April was confirmed following the Annual Parish Meeting.

There being no further business the meeting concluded at 9.30 pm.