

# **Little Malvern & Welland Parish Council**

Minutes of the Annual Parish Council Meeting held on Monday 17<sup>th</sup> August 2015

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## **Present**

Cllrs. Mrs M Sumner(Vice Chairman), Miss J Dalton, Mr M Davies, Mr W Guy, Mrs E Horton-Smith, Dr. J Humphries, Mrs M Purser.

In the absence of the Chairman Cllr. Sumner chaired the meeting.

## **In Attendance**

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

It was noted that some paving slabs were damaged to the side of the village hall. Clerk to obtain quotations for their replacement.

Clerk to chase up wood chippings for the play area.

A discussion took place regarding the need to upgrade the play area, particularly in light of the new housing developments that had been approved. This work was already scheduled utilising the S106 funding which would come from these developments.

Two simultaneous diversion routes through the area were causing confusion and WCC Highways were to be asked to clarify signage.

## **89/15 Apologies**

Cllr. Mr P Hancock, Mrs V Nelson, Mr J Mortimer & Mr J Gibb (accepted).

## **90/15 Interests**

- i. ***Councillors Declarations of Disclosable Pecuniary Interests and Other Disclosable Interests regarding items on the agenda:*** There were none.
- 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. (Written requests to be with the clerk at least 4 clear days prior to a meeting.):*** There were none.

## **91/15 Planning:**

### ***i. To consider responses to the following applications:***

<b>Application No</b>	<b>From</b>	<b>Details</b>
14/01120/FUL	Towncore Properties Elm Tree Cottage, Little Malvern	Construction of a 3 bedrooomed dwelling to the side of the existing Waterworks Cottage
15/00575/FUL	Rosie Clare Mays Piece, Marlbank	Siting of camping pods for business use
15/00752/FUL	Mr John Drinkwater Lombard Tree Farm, Hanley Swan	Demolition of part of existing building and erection of new steel frame fodder store
15/00910/FUL	Mr & Mrs Mackenzie Merebrook Farm, Hanley Swan	Change of use to holiday let. Renovation, part conversion and part rebuild of existing team.

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

The following responses were agreed:

**14/01120/FUL** - 'The Parish Council recommends refusal of the application.

The siting of the development is wholly inappropriate. The site is within the Malvern Hills AONB and is completely surrounded by a SSSI. Furthermore it is within sight from the Herefordshire beacon and British Camp (a Scheduled Ancient Monument) so the development would impact upon its setting given the clear views achieved of the site from the beacon and that two dwellings in this location is out of context with the original cottage proposal being built to serve the reservoir. It would also affect two listed buildings, namely The Grade 2 Little Malvern Court and Grade 1 Little Malvern Priory Church.

The development would potentially impact upon the setting of the buildings due to its presence at the fore of a designated viewpoint.

No consideration has been made within the application to preserving the environment and no impact assessment has been made. Finally the disturbance and damaged caused by construction traffic accessing the site via a busy public car park would have a severe detrimental impact on the area.'

**15/00575/FUL** - 'The Parish Council recommends refusal of the application

We have concerns over the suitability of the access road and need confirmation that the owner has the necessary permission to use it as such. We also have concerns as to the management of the site as there seems to be no facility to have a 24 hour administrative presence and the control of noise, lighting, litter and movement would not be regulated.'

**15/00752/FUL** – This application had already been approved.

**15/00910/FUL** – This application had been withdrawn.

## **92/15 Minutes**

***To consider for adoption the minutes of the last Parish Council meeting held on 20<sup>th</sup> July:***

These were accepted as an accurate record and they were signed by the Chairman.

## **93/15 Progress reports and other matters arising from these minutes**

The Clerk reported that he was having difficulty getting information from operators who could advise on improving mobile phone reception. Mr James Black who was on the PCC had agreed to continue with investigations.

The worn union flag on the green had been replaced.

The hedge by the shop had been cut back and the Clerk was asked to add the boundary hedge between the school field and the post office onto the schedule.

## **94/15 Reports by District and County Councillors and other Representatives.**

**District Cllr. Davies** reported that there was no full council meeting this month although there had been an SWDP briefing. The inspectors comments are being included in the plan and it is hoped it will be approved at the September council meeting and then go for public consultation with the hope it can be formally adopted mid 2016. He had been informed there would be a briefing for parish councils mid September. He also noted that the site on Marlbank that had been approved at appeal for 24 homes was now included in the plan joining the 50 at Lawn Farm, the 30 next to the Old Post Office and the original allocation for up to 10 on the Pheasant Inn site.

Finally he confirmed that a solar farm development had recently been approved in the north of the District.

**District Cllr. O'Donell** reported that Malvern Wells Parish Council were to lodge a complaint with MHDC over the inclusion of the Rothwell Road development within the SWDP. She also confirmed that the Malvern Hills Conservators had been unsuccessful in their bid for a small plot of land bordering Castlemorton Common and that Steve Bound, the Director, would be leaving at the end of the year to take up a post in South London.

**County Cllr. Wells** reported that he was to commit his full two yearly budget of £34,000 to the improvement of the footways on The Avenue. The Parish Council welcomed this initiative and he was to consult with residents.

A further discussion took place regarding the installation of 'village gateways' and the Clerk had obtained quotations from two companies, JACS and Vinylfences. Cllr. Davies and Clerk were to inspect and measure the sites and produce options for consideration at the next meeting.

He was also to consult with the school regarding flashing warning lights on the road.

Finally he informed the meeting of several Highways issues including the overnight road closures of the M50 motorway bridge at Pendock.

### 95/15 Committee & Working Party Reports & Recommendations

- i. **Neighbourhood Planning Working Group:** The latest draft of the plan had been submitted to MHDC for comment and was to be circulated to councillors. Following the inclusion of the Landscape Assessment several sites had been identified that may be suitable for small scale development and it was agreed that the group should contact landowners prior to publication and public consultation hopefully in September before submitting for examination
- ii. **Communications Working Group: *To consider publication of parish newsletter:*** The newsletter had been distributed but it was noted that some information on the MHDC website was out of date and was to be altered.
- iii. **S106 Working Group:** Details of the proposed open space scheme had been submitted to MHDC.
- iv. **Playing Fields/Open Spaces Working Group:**  
The quotation for £270 to weed spray the school field was accepted.
- v. **Highways Working Group:**  
The provision of village gates were to be considered at the next meeting.  
It was hoped that the audit of road signs could be presented at the next meeting.

### 96/15 Welland Steam Rally

***To consider making suggestions to the organisers to improve traffic management at future events:*** This was agreed and a meeting was to be held with organisers to try to rectify problems that had arisen this year, notably traffic management and mud on roads.

### 97/15 New Recreational Space

***To consider identifying plots available for purchase by the Council and to enter into exploratory discussions with landowners:*** This was agreed and the recent Landscape Assessment was to be used to identify suitable areas.

### 98/15 Correspondence

The following correspondence was presented:

From	*email	Subject
MHDC GIS Dept. Clerk	*	New Road Name on Land At Lawn Farm
WCC	*(i)	S106 Agreement for Marlbank Development
Viv Roper	*	Broadband Update Meeting (24/09 5pm)
Age Uk	*(ii)	Welland Day Care
Clerk	*(ii)	Malvern Forget me not service
Clerk	*	Fencing/gate quotations
Clerk	*	Updated Spreadsheet/Budget Projection
Post Office		Welland Post Office changes
Grant Thornton		Audit

(i) – Details of maintenance of open spaces.

(ii) – A decision on whether to make donations to these two organisations would be made later in the year.

### 99/15 Finance

***To consider payment of invoices presented:***

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

From/Due to	Date	Amount	Details
Carly Tinkler	-	£4,580.00	Landscape Assessment
	<b>TOTAL</b>	<b>£4,580.00</b>	

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

From/Due to	Date	Amount	Details
J Moore	06/08	£236.00	Lengthman Duties (July)
Printworks	10/08	£342.00	Printing
Mark Watling	06/08	£84.00	Hedge Cutting
Grant Thornton	12/08	£240.00	External Audit
E Hardman	17/08	£72.00	Handyman
D Sharp	17/08	£378.75	Clerk's Fee (£404.08 Gross SP25 + £69.27 NDP)
	<b>TOTAL</b>	<b>£1,352.75</b>	

After these payments accounts as follows:

#### Accounts Summary

<b>Reserves Lloyds B/F</b>	<b>£96.88</b>	<b>£96.88</b>	<b>Main Account B/F</b>	<b>£3,293.92</b>
<b>Reserves BOI B/F</b>	<b>£2,868.99</b>			
Interest	£0.24	<b>£2,869.23</b>	WCC Lengthman	£590.00
<b>Fête Account</b>	<b>£1,884.12</b>			
Refund (Les Willis)	£50.00	<b>£1,934.12</b>	Friends Of Welland	£300.00
<b>Buildings Account</b>	<b>£3,132.51</b>	<b>£3,132.51</b>	Year 5 Car Boot	£16.00
<b>Neighbourhood Plan Account</b>	<b>£4,731.42</b>			
August Payment	-£4,580.00	<b>£151.42</b>	August Payments	-£1,352.75
<b>Total C/F</b>		<b>£8,184.16</b>	<b>Main Account C/F</b>	<b>£2,847.17</b>

#### 100/15 Any other matters for report or for future consideration

It was reported that a horse chestnut tree within the school grounds was diseased.

Cllr. Horton-Smith agreed to draft a further response to the Myrtle Cottage development based on the latest draft of the Neighbourhood Plan and circulate to councillors prior to submission.

Concerns were raised over noise from the Marlbank Pub, particularly from an event on 15<sup>th</sup> August. Clerk to obtain details of the premises licence.

#### 101/15 Date of the next meeting

Monday 21<sup>st</sup> September at 7.30pm was confirmed.

There being no further business the meeting concluded at 10.05 pm.