

Little Malvern & Welland Parish Council

Minutes of the Parish Council Meeting held on Thursday 16th January 2017

www.wellandparishcouncil.org.uk

Present

Cllrs. Miss J Dalton, Mr M Davies, Mr J Gibbs, Mr P Hancock, Dr J Humphries, Mrs M Purser, Mrs M Sumner.

In Attendance

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

Before the meeting concerns were raised by several residents over flooding on Drake Street possibly exacerbated by the new developments.

It was also noted that the Marlbank footway was currently being resurfaced.

01/17 Election of Chair for the meeting

In the absence of the Chairman and Vice Chairman, Cllr. Davies was elected to chair the meeting.

02/17 Apologies

Cllrs. Mrs E Horton-Smith, Dr J Mortimer, Mrs V Nelson, M Sumner(accepted).

03/17 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:*** There were none.

04/17 Planning

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

Application No	From	Details
16/01203/OUT	Mr P Bailey Pheasant Inn Drake St.	Outline Application for the Erection of up to 14 No. Dwellings and Retention of Existing Public House. All Matters Reserved Except Access.
16/01111/REM	Bovis Homes Ltd Lawn Farm Drake St.	Approval of Reserved Matters, Appearance, Landscaping, Layout and Scale following approval of Outline Permission 14/01269/OUT allowed on appeal ref: APP/J1860/W/15/3131939 - for up to 50 dwellings.
17/00048/FUL	Mr R Lessimore Lyndhurst, Gloucester Rd	Proposed 3 no. dwellings

The following responses were agreed:

16/01203/OUT - 'We ask that the proposed curtilage of the pub as defined in the latest site plan be fixed as a condition if approval is granted'.

16/01111/REM - 'We were pleased to see that many of our original comments/concerns regarding the layout have been taken on board, especially with regards to the provision of visitor car parking and more on plot car parking. We believe that a few further minor alterations to the layout would result in a significant improvement to the appearance of the development. They are as follows:

Plots 56-58 changed to a a semi-detached dwelling to remove parking to front

Plot 61 rotated to align with street and possibly changed to semi-detached (to regain lost unit) to remove exposed gable of plot 60 and provide further definition of the street by built form

Plots 73-74 there is too much of a gap here with too much car parking - suggest rearranging or adding a further unit (if not regained on plot 61) in this block

Plots 95-96 can these be rotated/set back to prevent them standing forward of plot 97 to prevent exposure of side gable and provide an opportunity for the planting of a large oak tree to replace the existing tree to be removed.

Finally we ask that where PRow through the site cross boundaries then gates rather than stiles are installed.

17/00048/FUL – The response to this application was delegated to the Clerk in consultation with councillors and is appended to these minutes.

05/17 Minutes

To consider for adoption the minutes of the Parish Council meeting held on 19th December:

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

06/17 Progress reports and other matters arising from these minutes

There were none.

07/17 Reports by District and County Councillors and other Representatives.

District Cllr. Chris O'Donnell reported that all councillors were to be offered an ipad in an effort to reduce paper use. The current Major Emergencies Plan had been reviewed and the 5 year plan updated. She commented on the success of the Lantern project which was in its 7th year and finally confirmed that the Route to the Hills project had started with a grant from the Heritage Lottery Fund.

District Cllr. Mick Davies reported that MHDC were currently consulting on the Worcestershire Housing Partnership Plan. The current budget was being prepared and the Council was required to save 20% due to central government cuts. A decision whether to outsource street cleaning and waste collections would be made following the current tender process. Finally the planning enforcement team was now at full strength and a new planning system would be introduced in the spring.

County Cllr. Tom Wells reported that WCC would set their budget later this month. The ever increasing cost of adult care was a major determining factor and accounted for approximately 30% of the total budget.

08/17 Committee & Working Party Reports & Recommendations

i. Neighbourhood Planning Working Group: Reworking of the revised plan was ongoing.

ii. Communications Working Group: A report was to be submitted to the parish magazine this month.

iii. S106 Projects Working Group:

a. To consider approval of the Welland Children's Play area funding agreement with MHDC:

This was approved and signed by Cllrs. Dalton and Davies and witnessed by the Clerk.

b. To review progress of acquisition of part of Pursers Orchard: Following a meeting to discuss the application with MHDC it was agreed to create a small advisory group to drive the project. Cllr. Dalton and Rachael Huff (Primary School Headteacher) were to lead. The Clerk was to investigate supplementary funding from the Heritage Lottery Fund and Landfill Communities Fund.

c. To review progress of Spitalfields project: Following a meeting with MHDC to discuss the draft application it was agreed that the project should be divided into two phases. Phase 1 would cover drainage and a full application would be submitted as soon as possible so that the work could be completed this year. Phase 2 would cover additional storage, new footpaths and adult gym equipment and an application would be submitted once all quotations and designs had been received and due consultation with residents taken place.

iv. Playing Fields/Open Spaces Working Group: To review provision for adult outdoor equipment: See S106 project report.

v. Highways Working Group: It was noted that the larger speed restriction roundalls had been installed but no further progress with alterations to signage at Castlemorton Common from WCC Highways had been received. Any new VAS would have to be purchased by the Parish Council and a decision would be made once quotations had been received.

09/17 Waste

To consider repositioning of recycling pods and review waste management: Details of usage of the pods was to be sought from the supplier. It was further agreed that two new waste bins be purchased, one installed by school field entrance and the other to replace the smaller bin by the village hall.

10/17 Correspondence

To review the following correspondence previously circulated:

From	*email	Subject
CALC	*	Updates
WCC	*	Worcestershire Roadworks Report
WM Everitt	*	Public Footpath Diversion under TCPA S.257 Order -Welland Footpaths WD-520(B), WD-521(B), WD-527(B)
AONB	*	Partnership Working
CALC	*	Update from MHAC meeting December 14th 2016
WCC	*	Broadband Update
WCC	*	Worcestershire Minerals Local Plan Third Stage Consultation - Parish and Town Council Briefing – 23 January
MHDC	*	Kempsey Neighbourhood Plan - Regulation 16 Consultation
Sunday Telegraph	*	Church Spire Internet
WCC	*	Transport Plan
MHDC	*	Consultation on Dog Fouling
MHDC		Welland Children's Play area funding agreement - final

11/17 Finance**i. To consider payment of invoices presented:**

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

From/Due To	Date	Amount	Details
J Moore	24/12	£236.00	Lengthman Duties (December)
JRB Enterprises	11/01	£133.80	Dog Gloves
J Mart	11/01	£11.99	Cemetery Dustbin
Malvern Hills District Council	09/01	£145.00	Newsletter Printing
HM Revenue & Customs	-	£315.40	PAYE (Oct-Dec)
St James Church	-	£350.00	Donation for graveyard maintenance
Upton Community Care	-	£75.00	Donation
South Worcestershire CAB	-	£75.00	Donation
E Hardman	16/01	£72.00	Handyman (£90 Gross)
D Sharp	16/01	£329.80	Clerk's Fee (£412.20 Gross SP25)
	TOTAL	£1,743.99	

Accounts Summary

Reserves Lloyds B/F	£96.88	£96.88	Main Account B/F	£8,583.23
Reserves BOI B/F	£2,873.00			
Interest	£0.22	£2,873.22	WCC Lengthman	£236.00
Fête Account	£715.78	£715.78	Cemetery Fees	£80.00
Buildings Account	£804.47	£804.47	BT Group (DD)	-£197.12
Neighbourhood Plan Account	£26.75	£26.75	January Payments	-£1,743.99
Total C/F		£4,517.10	Main Account C/F	£6,958.12

ii. To consider the budget for 2017/18 and determine a precept: The Clerk presented the budget which was approved and a precept of £26,380 (including parish grant) was to be requested. This represented an increase of £4,083 however due to the number of new houses in the village and the subsequent increase in the tax base this would result in only a 1% increase in Band D Council Tax from £44.95 to £45.40.

12/17 Any other matters for report or for future consideration

The date of the April meeting was moved to Monday 24th April from Monday 17th April which was the Easter Bank Holiday.

It was reported that Japanese Knotweed was growing in the field at the bottom of Garrett Bank that was subject to a recent planning application. Clerk to write notifying the owners, MHDC, Environment Agency and Defra.

The maintenance of the village green would be discussed at the next meeting.

13/17 Date of the next meeting

Monday 20th February at 7.30pm was confirmed.

There being no further business the meeting concluded at 10.25 pm.

APPENDIX

Response to planning application 17/0048/FUL

17/00048/FUL

Mr R Lessimore, Lyndhurst, Gloucester Rd
Proposed 3 no. dwellings

The Parish Council recommends refusal:

The proposals are considered to show an over development of the plot which is out of character to the village, and in particular the immediate surroundings where dwellings front onto Gloucester Road and are set within generous plots and mature landscaped front gardens.

Backland development of this plot is considered to be unsuitable; infill development fronting onto Gloucester Road could be more appropriate if designed to complement surrounding development.

The internal design of the proposed houses and amount of private amenity space is considered to be too small for a 3 bedroom property and should development take place to the rear of Lyndhurst the ridge height should not exceed that of the existing dwelling.

The arrangement of the proposed houses would result in overlooking of the rear garden of Lyndhurst due to the provision of bedrooms within the roof space which is considered to be inappropriate.