

# ELDERSFIELD PARISH COUNCIL

**Minutes of the Meeting of Eldersfield Parish Council held on  
Thursday 12<sup>th</sup> March 2015 at Eldersfield Lawn School, commencing at 7.30 p.m.**

**Present:** H.S. Davis (Chairman), B.N. Parsons,  
C.H. Jeffes, Mrs C. Powell-Chandler  
R.S. Manwaring MBE  
Mrs R. Wilder

**In Attendance:** County Councillor Tom Wells (part time)  
District Councillor Bronwen Behan  
PCSO Sally McPherson

**Members of the  
Public:** 23

## **1. Apologies for absence**

Apologies were received from C. J. Whitehead, O.D. Williams

## **2. Members' interests**

Councillor Manwaring expressed a personal interest in item 15/00211/FUL of Planning, in that he lived close to the site which was the subject of a planning application

## **3. Adoption of the Minutes of the previous meeting**

The Minutes of the meeting held on Thursday 8<sup>th</sup> January 2015 were accepted as a true record of that meeting and were signed as such by the Chairman of the meeting.

## **4. Matters arising**

None

## **5. Reports from District and County Councillors**

District Councillor Bronwen Behan announced that the Green Deal for Communities – insulation of cavity walls and other initiatives *eiusdem generis* – had been extended to September 2015.

With respect to planning she said that it was currently the case that the District had no 5 year housing supply and that therefore applications from developers would benefit from the presumption in favour of development. However, a draft Development Plan had been presented to the Inspector some two weeks previously and was receiving consideration. When (and if) that Development Plan is adopted it will constitute the Development Plan for the District and the presumption in favour of development will no longer exist.

With respect to Category 3 and 4 settlements she said that Corse Lawn was currently a Category 4 settlement and would continue to be so at least until the Plan was adopted. It was not certain even then that its status would be altered to Category 3.

She also said that in determining planning applications, officers would look at the current status of settlements, not their historical status.

County Councillor Tom Wells said that it was policy not to build houses in unsustainable locations.

## **6. Reports from Police**

PCSo Sally McPherson announced that there had been a recent spate of criminal incidents in the parish and that the parish's crime figures, although worse than usual, were approaching the average for the area.

In particular since the start of the year there had been 2 incidents of criminal damage, 3 thefts from vehicles, and 3 thefts other.

She asked that anyone with urgent information for the police dial 999, and that 101 (with a request fro West Mercia Police) be used when there is non-urgent information.

## **7. Public Comment**

The issue of manifest interest to most in the public gallery was planning application 15/00211/FUL in respect of the building of 5 houses on land to the south of Granary Barn. The comments made were uniquely in favour of the Council recommending to MHDC refusal of planning permission.

The points made were many and where it was appropriate councillors commented on them (their comments being given in brackets). The points included:

- despite the claim in the application, Corse Lawn had no bus service;
- the school was full (but places would become available over time);
- there was no demonstrable housing need (the houses proposed were for the open market and it was not necessary in respect of such houses, as opposed to affordable housing, for a need to be demonstrated)
- the sewerage facilities were inadequate (it was thought that Severn Trent had indicated that this was not the case);
- there was a poor broadband and mobile service (unlikely to be considered a relevant objection);
- the Parish Council had decided some years ago not to proceed with a plan for the development of affordable housing;
- 1,500 people were on the housing waiting list in Malvern, but the housing they required was affordable housing and therefore this fact, given that the houses to be constructed were for the open market, was irrelevant;
- the traffic generated would be too great or unsafe for the area (Highways was the agency which would decide the matter and had indicated that it had no objection);
- a successful application would create a precedent (applications should be reviewed on their merits, i.e. no precedent should be created, but experience indicates the opposite.)

## **8. Planning**

The list of planning application circulated before the meeting was noted.

15/00211/FUL

Councillors noted the large size of the public participation and the many comments which had been made, all in favour of refusing permission.

In the discussion, it was noted that the environmental survey conducted by the applicant was necessarily deficient in that it had been conducted in December; that the applicant had stated in the application that Corse Lawn was served by a public bus service when in fact it was not, and that development of the sort proposed – regardless of whether Corse Lawn was a Category 3 or Category 4 settlement, was against planning policy.

Some councillors were not familiar with the site and believed that their understanding of the application would be improved by a site visit. It was agreed that this visit, subject to the land owner's permission, would take place on Saturday 14<sup>th</sup> March.

Councillors were content that the Council's standard decision procedure be applied to determining the response to be made to the consultation request issued to the Council by MHDC.

## **9. BT boxes**

It was noted that the Clerk had written to the Headmaster of the school on 24<sup>th</sup> June 2014 asking whether the school had two boxes in a poor condition but has no note of a reply. It was acknowledged that the kiosks were in a poor condition. Councillor Jeffes undertook to repaint both kiosks in order to make them fitting landmarks in the parish. Councillors indicated that the Council would be willing to pay the costs of material used.

## **10. Road Safety**

The Chairman reported that there had been no significant developments since the last meeting

## **11. Lengthsman**

The Clerk reported that he had received a number of expressions of interest in the post. Councillors confirmed that they wished to proceed with the scheme and it was **RESOLVED** that the Council apply to WCC for membership and that the Clerk, having consulted the Chairman, appoint a candidate to the post on such term and conditions as he might decide.

## **12. Pendock Liaison Group**

It was noted that the Council had undertaken to pay for meetings of the held in the School hall and that an invoice for £20.15 had been received from WCC for hire of the School hall for a meeting of the Group held on 5th March.

It was **RESOLVED** that the Council pay an invoice for £20.15 received from WCC for the hire of the School hall for a meeting of the Group held on 5th March.

## **13. Authorisation of Disbursements**

It was **RESOLVED** that the following disbursements be made:

£ 138.80	J L Gabbott
£31.60	HMRC
£20.15	WCC

#### **14. Correspondence**

The following correspondence was noted

Received:

- CALC updates
- MHDC News Updates

#### **15. Future Meetings**

It was noted that pursuant to item 15 of the meeting held 13<sup>th</sup> November 2014 future meetings of the Council would take place at Eldersfield Lawn School at 7.30 pm on the following Thursdays in 2015: 14<sup>th</sup> May, 16<sup>th</sup> July, 10<sup>th</sup> September, 12<sup>th</sup> November

#### **16. Other business**

The Chairman announced that this was the last full meeting which he would chair, his intention being to stand down when his term of his office expired during the meeting on 14<sup>th</sup> May.

Councillors unanimously thanked him for the excellent manner in which he had discharged his duties, both as councillor and chairman, for very many years. He had treated all with whom he came into contact with care, understanding and compassion and these qualities had earned him the respect of all.

There being no other business, the meeting closed at 9.25 p.m.

JLG  
16.3.15