

MALVERN WELLS PARISH COUNCIL

Minutes of the meeting of Malvern Wells Parish Council duly convened and held in The Village Hall, Wells Road, Malvern Wells at 7.30pm on Wednesday 31st July 2019

Present: Councillors: - Mrs J Smethurst (Chairman)

B Knibb	M Dyde
Ms T O'Donnell	J Black
J Wagstaff	K Wagstaff

Also, in attendance: David Taverner (Clerk and Responsible Finance Officer), District Cllr J Gallager (until 8.50pm)

48/19 **Apologies for absence:** Councillors Mrs H Burrage, Mrs C O'Donnell, Ms J Baker, N Chatten, County Cllr Lucy Hodgson

49/19 **Declarations of Interest**

Register of Interests: Councillors were reminded of the need to update their register of interests: No changes were noted.

b) To declare any Disclosable Pecuniary Interests in items on the agenda and their nature: There were none.

c) To declare any Other Disclosable Interests in items on the agenda and their nature: None were declared at the time of the meeting, although it later transpired that Cllr T O'Donnell should have recorded an interest in Agenda item 7- *Consultation on the proposed change to the Malvern Well Conservation Area* as members of her immediate family were the owners of property which could be favourably affected by the proposals if agreed. Following discussion with the monitoring officer at MHDC Cllr O'Donnell's vote in support of the proposed changes should be stricken from the record of the meeting.

50/19 **To consider written requests to the Council to Grant a Dispensation to speak on any item on the agenda (S33 of the Localism Act 2011):** There were none

51/19 **Minutes of the Parish Council Meeting held on 19 June, 2019**
The minutes of the Parish Council meeting that was held on 19th June, 2019 had been previously circulated. The minutes were **unanimously approved** as a correct record of that meeting and were signed as such by the Chairman.

52/19 **Matters arising from the Parish Council minutes of 19th June 2019** -There were none

53/19

To consider the response to consultation on proposed changes to the Malvern Wells Consultation area

The proposed changes were outlined, and councillors discussed their views.

At this point the Chairman closed the meeting to allow members of the public, including the representatives of the Upper Welland Action Group (UWAG), to air their views on this subject Those members of the public present were all opposed to the boundary changes affecting Upper Welland Road from Kings Road to Chase Road, including the buildings and the grazing land near Assarts Lane, no members of the public present spoke in favour of the proposed changes to this specific area.

Having noted the objections to the proposals made during the public session, the Chairman re-opened the meeting. Further lengthy discussion between councillors took place when the meeting resumed. After taking into account the arguments and strength of feeling which had been expressed by members of the public, The Parish Council **resolved** to raise no objection to all the proposed boundary changes and new inclusions, with the exception of the specific boundary changes affecting the Assarts Lane and Upper Welland Road between the Kings Road and Chase Road areas, (namely the grazing land, houses, and fields bordering Upper Welland Road between Kings Road and Chase Road, and also the strip of land below Kings Road).

The council felt the Conservation Area appraisal had failed to prove the case for removal of this specific boundary from the Conservation Area because it was contrary to Historic England advice and guidance, believing that the rationale for removing the boundary there is due to a narrow interpretation of the guidance available, especially with regards to setting. Further, members agreed to include some of the objections to the changes which had already been articulated in the consultation response made by parishioners of Upper Welland and UWAG.

54/19

Planning applications – consultation from Malvern Hills District Council

19/00890 51 Fruitlands, Malvern WR14 4XA

Erection of porch, new brick facade to front elevation, single storey side and rear extension and first floor rear extension.

Members resolved to object to this application on the grounds that this is a substantial development with accurate measurements not being shown on the plans. This means that it is difficult to clarify the dimensions of the remaining access path to the rear garden and garage The NHBC Standards legislation clause 10.2.6 (Technical Guidance, Paths Used for the Removal of Refuse) states that Paths used for the removal of refuse to the collection point should have a minimum width of 900mm. The Parish Council would withdraw its objection if it could be proven that the extension will be constructed leaving the neighbouring property with an access path of a minimum width of 900mm

**19/00945 York House, 268 Wells Road, Malvern
New Domestic Garage**

The Parish Council raised no objections to this application in principle but supports the views of the Conservation officer, regarding the proposed form of materials to be used which would be out of character with other property situated in the Malvern Wells Conservation Area and would not integrate effectively with its surroundings, including the setting of York House. This would be contrary to SWDP 6, 21 and 24

55/19 Parish Councillor vacancies.

The Clerk advised that the two vacancies within the All Saints Ward had been formally advertised throughout the Parish. As no application for the vacancies had been received the Council was now at liberty to fill them via the co-option process. Some informal interest had been shown by local residents and they would be sent further information on the role of a parish councillor

56/19 Reports from Committees and working groups

- (a) **Finance and General Purposes Committee -11th July,2019.** The Chairman presented the report of the Finance and General Purposes committee which took place on 12th June. The report and the recommendations listed below were unanimously **accepted and approved by the Council**

Summary of Recommendations to Council on 31st July,2019

R1 That the Quorum for the Planning Committee should be revised to five members in an attempt to prevent the problems which had occurred at recent meetings which had needed to be declared inquorate. This to be kept under review during the period until the 2020 review of Standing Orders.

R2 That the Council should support and pursue the registration of land at the bottom of Mulberry Drive and Cherry Tree Drive as an Asset of community Value and should look to secure the ownership/registration of the land with the Land Registry, for future use as a play area/community recreational space. Further it was agreed to recommend to Council that it should initially consider the erection of fencing to demarcate the area of land in question and begin the planning of low-key maintenance of the site. The costs of this exercise to be contained within the overall 2019/20 approved budget

It was noted that Cllr Dyde had volunteered to become a member of the committee and this appointment was **noted and approved** by the Council.

(b) Report of the Environment Committee held on 11th July, 2019

The Chairman presented the report of the Environment Committee meeting which had been held on 11th July. The report was **noted and accepted** by the Council

(c) Gas lamps working group. There had been no meeting of the group since the previous Parish Council meeting.

(d) Neighbourhood plan working group.

The Chairman advised that the analysis of the responses from the residents' questionnaire on the development of the NDP had now been completed and relevant information was being extracted and compiled. The Council had previously agreed to commission a Housing Needs Survey to support the NDP evidence base. The survey had now been commissioned and was due to be undertaken during September.

(e) Open Spaces Working Group

A further meeting was due to be convened to consider the purchase of new play equipment. The Council had already approved the work on the realignment of the fencing line at the Assarts Road play area at the quoted sum of £3,065 net of VAT. This work would be carried out in the early autumn so as not to impede the use of the play area during the remaining summer months

Work had commenced on for the establishment of a wildflower meadow on a portion of the Assarts Road playing field the contractors selected, by the AONB to bid for the work involved, were now due to submit their tender bids.

The Chairman had spoken to many of the residents in Assarts Road who had expressed concerns about the removal of bushes and shrubs which currently screen the view of the Scout Hut and it was hoped that compromise solution to this part of the planned works could be agreed with the AONB

(f) Events Working Group.

The Group had met recently to discuss further planning arrangements for the Summer Fete. Progress on the planning of the event was proceeding well. The Chairman made another appeal to Councillors for help on setting up the stalls or manning stalls on the day. Donations for the tombola were still needed and these could be left with Cllr Chris O'Donnell before the event. A further meeting of the working group was due to be held on 27th August

(f) Jubilee Gardeners Working Group

Ian Burrage had submitted the following report: -

The working group has been readying the garden for the inspection by the RHS judge for the In Your Neighbourhood In Bloom. In addition to the usual maintenance of weeding and dead-heading two major pieces of work have also been undertaken.

The crazy paving path has been replaced with a gravel path; the work being carried out by Steve Maund. The gravel has been laid in a plastic honeycomb mesh which also has a built-in permeable membrane to prevent weeds growing through the gravel. Management of water is a principal focus in this year's Heart of England In Bloom. The new path will eliminate run-off in heavy rain. The path is also wheelchair and buggy friendly.

All the older metal white fencing has been repainted. This was identified last year by the judge as needing attention.

The wording for the permanent signs has been agreed. The signs will now be commissioned. Temporary signs covering the need to 'Boil the Water' and 'Welcome' have been put in position.

The inspection was carried out on Saturday 27 July. Cllr Helen & Ian Burrage, Phyllis Goodwin of the WI and three others of their members were present. A portfolio of information on the work in the garden was presented to the judge by Cllr Burrage. A copy of the written report to her accompanies this report. The judge made some very favourable comments and was very appreciative of everything that had been achieved. She also gave advice on how to deal with the unknown blight affecting the fruit tree and fruit bushes. The presentation of the awards is on 12 September and Ian Burrage and Phyllis Goodwin will attend the event.

(g) Communications working group

The Chairman advised members that there were current issues with the County Council's website which were being worked on. Cllr T O'Donnell agreed to monitor postings to the Council's Facebook noticeboard.

h) Cemetery Working Group

The Council's Cemetery contractors had now caught up with the maintenance work in the Cemetery following the heavy rainstorms in early June. Painting of the Oaklands side fence line had now been completed.

57/19 Chairman's correspondence.

1. The Worcestershire Passenger Transport survey had been circulated to all members for their information.
2. District Cllr J Gallagher had forwarded a request for 20mph speed limit for Assarts Lane. This request had been referred to the County Council's Highways team for their consideration.

58/19 Payment of Accounts. The following accounts were approved for payment: -

REF	Payee	FOR	NET £	VAT £	GROSS £
1455	Malvern Hills District Council	Elections Administration	72.00		72.00
1456	Malvern Wells Village Hall	Room Hire	88.00		88.00
1457	G Herbert Banks	Valuation Fee- Amenity Land	275.00	55.00	330.00
1458	Worcestershire CALC	Cllr Training M Dyde	30.00		30.00
1459	British Gas Trading	Gas lamps Fuel-June Qtr	1,283.88	256.78	1,540.66
1460	Water Plus	Cemetery Water	15.00		15.00
1461	Lexian IT	Website Support	100.00		100.00
1462	BT WI FI	Mobile WI FI - June	12.50	2.50	15.00
1463	Lloyds PLC	Bank Charges - June	7.15		7.15
1464	NEST	Clerk Pension contributions -April to June	337.62		337.62
1465	Ian Burrage	Paint for Jubilee Garden Fence	15.82	3.17	18.99
1466	D M Taverner	Clerk Salary July	1,699.08		1,699.08
1467	D M Taverner	Administration Expenses	104.59		104.59
1468	Martin Thomas	Outdoor and Cemetery work - July	331.49		331.49
1469	Namesco Ltd	2-year SSL Certificate for website	100.00	20.00	120.00
1470	Steve Maund	Outdoor, Lengthsman and Cemetery work - July	2,098.91	69.94	2,168.85
		TOTALS	6,571.04	407.39	6,978.43

59/19 Reports from representatives on other bodies

(a) District and County Councillors reports

These reports may be viewed at [My Parish publications](#)

(b) Malvern Hills CALC- Cllr B Knibb

Cllr Knibb had attended the recent CALC executive meeting and had met Christopher Hayman the new CALC Executive officer, who had advised that there was due to be an update of the CALC website Facility.

60/19 Potential Amenity Land purchase

An opportunity had arisen for the Council to make a bid to purchase 4.16 Acres of land that was being marketed for sale at a site off the Hanley Road. Unfortunately, the Council's tender bid for the land had not been accepted by the vendors.

There being no further business to transact the Chairman closed the meeting at 9.40 pm.

Minutes approved.....

Chairman

25th September,2019