

MALVERN WELLS PARISH COUNCIL

Minutes of a Meeting of the Malvern Wells Parish Council duly convened and held in **The Village Hall, Wells Road** on Thursday 23rd June 2011 commencing at 7.30pm

Present: Councillors K Wagstaff (Chairman)
Mrs H Burrage A Hull
M Victory B J Knibb
Mrs A Bradshaw P Buchanan
Mrs A Cheeseman N Johnson

In attendance: D Cllr C Cheeseman
Mr B Wilcock – Elected Conservator
PC Jemma Geenhow and CPO Helen Carstairs
D M Taverner (Clerk and Responsible Finance Officer)

Apologies noted: Cllr Mrs C O'Donnell, Cllr J Black and CClr S Brown

67/11 Declarations of Interest for:-

a) the Meeting: None were declared

b) any Changes to be notified to the Registers of Interests and Gifts & Hospitality: No changes were necessary.

68/11 Closure of the Meeting to allow Parishioners Present to speak on any Matter on the agenda

Several parishioners were in attendance and had advised the Chairman that they wished to listen to, and contribute to, the discussions relating to agenda item 6b (Erection of six two bedroom apartments with associated car parking at 18 A Peachfield Road).

With the permission of members the Chairman advised that parishioners who wished to speak on that topic would be given the opportunity to do so during the consideration of that particular agenda item

69/11 Policing Report

The Chairman welcomed PC Jemma Greenhow and CPO Helen Carstairs to the meeting.

The officers passed on warnings regarding a spate of incidents that had occurred following "cold calling" visits which had been made to residents in the area. The callers had been undertaking work which had not been fully needed and had been making aggressive demands for payment for work that had not properly been completed. Residents were asked to remain vigilant about such instances and to contact the police with the vehicle registration numbers of any vehicles that appeared to be related to these callers where possible so that follow up action could be undertaken.

There had been several reports of thefts from vehicles and again residents were asked to be mindful of leaving any items of value visible when parking their vehicles. There had also been reports of theft of fuel from vehicles throughout the area. Police patrols in certain areas had been increased to act as a deterrent to these crimes.

The officers advised that they would be attending the Summer Fête at St Wulstans with an information stand.

70/11 Minutes

The Minutes of the Annual Meeting and Parish Council Meeting held on 19th May, 2011 were unanimously **approved** by Members and signed by the Chairman as a correct record of those meetings.

71/11 Matters arising from the Minutes

Minute 60/11 Gas Lamps Maintenance and Refurbishment Contracts –in response to questions from Members the Clerk advised that all the final contract documentation for the maintenance and refurbishment projects had now been completed.

The Contractor – Sight Designs Ltd – had advised that they were on schedule to start work on the first phase of refurbishment works to 5 lamps in Holywell Road by the end of June and were on track to complete the refurbishment of all 48 lamps within the Parish by the end of September.

Regular update reports on the progress of these works would be provided to members at each subsequent meeting of the Council until all of the works had been completed.

At this point in the meeting the Chairman proposed a change to the scheduled agenda to to receive an update report on the work of the Malvern Hills Conservators from their Director - Ian Rowat and to welcome Brian Wilcock, the local Elected Conservators Board Member, to the meeting . This proposition was unanimously supported.

72/11 Malvern Hills Conservators – update report – presentation by Mr Ian Rowat – Director of the Board

The Chairman welcomed Mr Ian Rowat (Director) and Mr Brian Wilcock (Elected Conservators Board Member) to the meeting.

Mr Rowat gave a presentation detailing the work that the Conservators undertake throughout the year highlighting the fact that the Conservators manage most parts of the Hills and the surrounding Commons, some other parcels of land and many roadside verges around the Malverns.

The total area being looked after by the Conservators totals over 1200 hectares (3000 acres) and the main points of focus of the focus of the organisation are to:-

- prevent encroachments on these areas;
- to keep for the recreation and enjoyment of the public;
- to conserve the Hills and Commons; and
- to protect the ancient rights of the registered commoners.

Mr Rowat's team includes a Conservation Officer with particular responsibilities for land management and the organisation of the work programme of the Operations Manager, Field Staff and contractors. There are also three Wardens and additional voluntary Wardens who, when patrolling the Hills, are able to meet, inform and help visitors, whilst at the same time encouraging respect for the countryside. The Conservators also welcome the help of volunteer wardens and hold regular conservation days where the public can get directly involved in conservation

The Hills and commons represent a large area of semi natural land therefore it is not surprising that there are a number of rare animals, plants, birds and butterflies are to be found. In an increasingly conservation minded era, more and more time is given to the management of these areas to ensure the continued existence and well-being of a number of species.

There is a Wildlife Advisory Group whose membership comprises people eminent in specific fields of natural history who advise the Conservators. Apart from the more common species of mammal, rarer species such as the lesser horseshoe bat, the dormouse and the

polecat are found on the Hills, and some 130 species of bird have been recorded, 70 as breeding species.

Over 25 species of butterflies have also been recorded, including the high brown fritillary, and parts of the Hills are carefully managed to protect these.

A variety of rare plants is also found and the management of the Hills has to take into account the need for their conservation.

The Chairman thanked Mr Rowatt for his most interesting and comprehensive presentation, congratulated the members of the Conservators team for the excellent manner in which they continue to undertake their work.

Members paid tribute to the work of Brian Wilcock and thanked him for his sterling service whilst representing the Council as an elected Board Member. It was noted that Brian had been involved with the Council for over 25 years, having been the first Chairman of the Parish Council. Grateful thanks were extended to Brian for all of his efforts on behalf of the Parish.

At this point in the meeting, and with the unanimous agreement of Members, a meeting of the Planning Committee was then convened and Cllr P Buchanan took the Chair.

73/11 Planning Matters

(a) Report of the Planning Committee held on 8th June, 2011

Cllr Buchanan presented the report of the Planning Committee which had been held on 8th June, 2011. This report and the recommendations therein were **accepted** by the Council

- (b) To consider the following planning application received from Malvern Hills District Council for comment:-

11/00657/FUL - 18 A Peachfield Road, Malvern WR14 4AP Erection of six two bedroom apartments with associated car parking

Cllr Buchanan closed the meeting to allow parishioners in attendance to comment on this application. Concerns were expressed about the effect that the proposed development would have on the character and appearance of the Malvern Wells conservation area.

Residents were also worried about the impact of the proposals on living conditions at numbers 18 and 20b Peachfield Road, with particular regard to visual impact and any overlooking. There were also expressions of concern regarding the issue of land drainage in the immediate area of the site.

Following careful consideration of the plans submitted the Council Members unanimously resolved to register their strong objections to the application on the following grounds:

- That the Parish Council believes that only lip service has been paid to the factors which resulted in the previous application in respect of this property being refused
- The Design and Access statement submitted refers to 10 car parking spaces (with one disabled bay). Only 6 spaces are shown on the plans submitted, with no indication as to how they will be allocated to the proposed dwellings.

- The current ground level of the parking area is approximately 4 metres lower than the drive. There is no indication as to how the differences in levels can be satisfactorily resolved.
- The plans show a piece of land to the south of the “amenities area” which is not part of the planning application. It would presumably remain in the ownership of the property developers but there would be no access to it. This is clearly unsatisfactory.
- The massing of the proposed building, particularly in terms of height, but also its footprint, is only slightly smaller than the previously refused application for this property. The building would be over dominant in this conservation area.
- Although the design and access statement claims that the proposed new building would be in keeping with the character of the area, other properties in the immediate vicinity have ample garaging, whilst this development would have only parking spaces.
- The plans submitted are inaccurate as some do not show two large houses recently built by the applicant on the site adjacent to the one being considered under this application. One of these is built to within one metre of the boundary of the proposed new development. Thus a total and fair consideration of the site is not possible
- There is insufficient drainage with neighbouring properties served by only a 4” private sewer pipe.
- It is unclear what proposals are being made to deal with the issue of surface water drainage which is already causing flooding at the lower end of Peachfield Road and Fruitlands.
- The Parish Council remains concerned that the environmental impact assessment has failed to identify ponds in the area in which local residents have seen great – crested newts which are a protected species under The Conservation of Species and Habitats Act 2010

At the conclusion of the consideration of these Planning matters, at this point in the meeting, Cllr K Wagstaff resumed the Chair for the remainder of the Council Meeting.

74/11 Development of a Parish Plan

The Chairman introduced a discussion which centred on the development of a Parish Plan which was intended to create, after consultation with residents, a document setting out the way that parish could develop in the future.

The Plan would aim to contain:-

- The positive aspects of living in the area and to maintain these for the future
- The agreed type and levels of development within the Parish whilst maintaining its character
- A strategy for improving facilities within the Parish in consultation with residents

It was envisaged that the plan would be written with support from the wider community in the area and with the help of facilitators in particular specialist subject areas.

The process would involve the creation of a Parish Plan Steering Group consisting of members of the Community and the Parish Council.

The Clerk advised that he would seek further information and guidance on the initial stages of the preparation of the Parish Plan from the Worcestershire Association of Local Councils and would report back on this to a future meeting of the Parish Council.

75/11 Chairman's Communications – complaints had been received from local residents regarding heavy goods traffic in Green Lane around the time of the Three Counties Show (TCS).

Despite the fact that Green Lane is clearly designated as unsuitable for heavy vehicles it had been noted that there had been a large volume of traffic from the numerous Coaches, heavy tractors and trailers which had travelled both up and down the Green Lane during the period of the show.

As a result of the vibration emanating from such heavy vehicles damage could well be caused to the 190 year old retaining wall at the top of Green Lane and other buildings in the immediate area.

The Clerk advised that he had forwarded copies of the complaints which had been received to the Chief Executive of the TCS for his information and there would be a need to liaise with the TCS and the Highways Authority to prevent similar problems occurring at future events.

76/11 Parish Fete 17th July – to receive update report on preparations

Cllr Cheeseman advised that preparations for the village Fete on 17th July were well in hand and several stalls and displays had been planned. There would be a live band, a bouncy castle for children and traditional village games that all could enjoy.

Overtime rates were agreed to be paid to the Council's outdoor contactor to help with the transportation of tables, chairs and the large marquee that was kindly being loaned to the Parish for the event By Cllr Black.

77/11 Wells News – Summer Edition

The Clerk advised that the delivery of the Summer Edition of the Wells News to the team of volunteer deliverers had now been completed and copies should be with each resident by the end of June.

78/11 Report of representatives on other organisations

- (a) Malvern Wells Village Hall Management Committee** – Cllr Burrage advised that a Summer Party would be held at the Dell House on Friday 15th July to raise funds for improvements of the Village Hall
- (b) Malvern Hills CAB** - Cllr Johnson reported that no meeting had taken place since the previously reported meeting
- (c) The Wyche Institute** – Cllr Bradshaw reported that no meeting had taken place since the previously reported meeting
- (d) CPRE-** Cllr Mrs Cheeseman reported that there had been no meeting since the previous Parish Council Meeting
- (e) Three Counties Showground Liaison group-** Cllr Mrs Cheeseman reported that the recent Three Counties Show had passed off very successfully. There had

been the largest ever recorded number of livestock on display and the trade stands appeared to have been well attended

79/11 Cemetery Matters

Cllr Burrage advised that at a recent meeting of the Cemetery Working Group the policy of charging double fees for non parishioners had been reviewed.

Following this review the working group were recommending to Council that double Cemetery fees would be waived where a resident had lived within the Parish for a period of more than 10 years but had then had to move away from the Parish due to personal care needs.

Where it was considered that there were exceptional circumstances to review the charging of double fees to non parishioners in certain other cases, then delegated power be granted to the Clerk, acting in conjunction with Members of the Cemetery Working Group and the Chairman of the Council, to consider the charging mechanism for fees in such cases. These recommendations were **unanimously accepted** by the Council

80/11 Payment of Accounts: The under mentioned accounts were approved for payment:

Cheque		£
2820	Aon Insurance Premium 2011	1,295.73
2821	HMRC Tax and Nat Insurance	1,327.44
2822	Dave Grundy Cemetery Raillings painting	440.00
2823	Marcus Cleaver Gas Lamps - Listed Consent	139.17
2824	Cheque Cancelled	
2825	D M Taverner Clerks Salary & Expenses	1,435.29
2826	Stallard March and Edwards Gas Lamp Contracts	2,234.70
2827	Malvern Hills DC Rural Rate relief	138.02
2828	Excell Print Wells News - Summer	749.00
2829	Steven Maund Grass Cutting & outdoor Work	2,479.88
2830	CPRE Subscription 2011	29.00
2831	Malvern Spa Association Subscription 2011	10.00

There being no other business the meeting closed at 9 40 pm

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Chairman 27 July, 2011

