

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 Wednesday 27th July 2011 commencing at 7.30pm

Present: Councillors M Victory (Chairman)
A Hull Mrs C O'Donnell
B J Knibb J Black
P Buchanan Mrs A Cheeseman
N Johnson

In attendance: District Cllr C Cheeseman
D M Taverner (Clerk and Responsible Finance Officer)

Apologies noted: Cllrs K Wagstaff, Mrs H Burrage and Mrs A Bradshaw
County Cllr S Brown ,PC Jemma Geenhow, CPO Helen Carstairs
and CPO Karen Watson

81/11 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.

82/11 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 planning items under agenda item 7b.

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

83/11 Policing Report

Due to operational reasons the Policing team had presented their apologies for being unable to attend the meeting

84/11 Minutes

The Minutes of the Parish Council Meeting held on 20th June, 2011 were unanimously **approved** by Members and signed by the Chairman as a correct record of that meeting.

85/11 Matters arising from the Minutes

There were no matters arising that were not covered elsewhere on the agenda.

86/11 *At this point in the meeting the Chairman proposed a change to the scheduled agenda to receive a presentation from Duncan Rudge – Development Control Manager at Malvern Hills District Council entitled – "Wider involvement by Parish Councils in the Development Control Process". This proposition was unanimously supported.*

The Chairman introduced and welcomed Duncan to the meeting who then gave a presentation on wider involvement by the Parish Council in the Development Control Process

Duncan began by outlining the fact that the national planning reform agenda is based on the linkage to National Planning Policy, Local Plans (e.g. SW Development Plan) and Neighbourhood Plans which will form the basis of future guidance for the determination of planning applications by both District and Parish Councils. This would involve a move away

from current regulatory driven development control with a move to more focussed development management.

Parish Councils would be actively encouraged in future to take a more active but sensitive part in pre-application involvement and the development and implementation of Neighbourhood Plans which would be detailed in the Localism Bill currently following its path through Parliament

Duncan advised that the District Council had already taken the decision to involve local Parish Councils in a schedule of training and this would be widened to incorporate not only new developments, but also training on the consideration of certificates of Lawfulness and the content of saved policies from the Local plan, and the County Structure plan.

The District Council, in conjunction with their South Worcestershire partners, had now approved the draft SW Joint Development Plan including the draft preferred development land options and this would shortly be circulated to Parish Councils for comment.

Changes in legislation would allow all Local Planning Authorities to set their own application fees to cover all costs but there would be no levy to aid Parish and Town councils with training or with the additional costs of administration which were likely to arise.

Duncan answered many and varied questions from Members during the presentation and agreed to return to a future meeting when appropriate to update members on the new planning processes.

On behalf of the Parish Council the Chairman thanked Duncan for a most detailed and informative presentation

An electronic copy of Duncan's presentation is available from the Clerk on request.

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.

87/11 Planning Matters

(a) To receive planning Decision notices From Malvern Hills District Council

11/0536 FUL - 50 B Peachfield Road - Replacement of raised paved area for raised timber decking to the rear of the property (Retrospective).
Application refused 12th July, 2011

11/0622 CEL - 50 B Peachfield Road -Certificate of lawfulness for existing use of loft conversion including four roof lights, gable window, soil stack and conversion of brick outhouse to living accommodation
Application approved 14th July, 2011

11/0500 FUL- Lambourn,109A Wells Road –Removal of Condition 7 on Planning Permission 10/01379/HOU to allow the existing access to be retained.
Application approved 7th July, 2011

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

Cllr Buchanan closed the meeting to allow parishioners in attendance to comment on the applications being considered if they so wished

11/00657/FUL - 18 a Peachfield Road, Malvern – Amended plans for The erection of six two bedroom apartments with associated car parking

Concerns were again 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 further discussion and after listening to objections that had been raised by local residents it was **unanimously resolved** that

- The Parish Council considers that the amended plans which have been submitted have not resolved the original objections that were made by the Council in its consultation response dated 23 June.
- The revised car parking plans still show that the ground level of the parking area is approximately 4 metres lower than the drive. There is still no indication as to how the differences in levels can be satisfactorily resolved.
- Greater clarity is required as to what will be included in the piece of land to the south of the “amenities area” shown on the plans submitted.

Members were also keen to reiterate their view that the massing of the proposed building, particularly in terms of height, but also its footprint, is still only slightly smaller than the previously refused application for this property. The building would thus be over dominant within the conservation area.

11/00774/FUL – The Coach House, Westminster Road - proposed two storey extension

Several residents spoke to register their objections and Members were also referred by the Clerk to the letters of objection against this application which had been sent to the District Council.

Following careful consideration of the plans submitted members **unanimously resolved** support the application on the following conditions:-

- That the proposed development is in keeping with, and subservient to, the Original building
- That the design of the glass atrium incorporated in the plans is in keeping With the character of the original building and enhances the Conservation Area in which the property stands.
- That the roof chimney is deleted from the final plans submitted for consideration by Committee.
- That the Planning Authority is satisfied that this application addresses all the issues recorded in the appeal refusal from the previous planning application in respect of this property

11/00797/FUL – 8, Hanley Terrace -Change of use of from domestic dwelling to C1 Hotel. Extension to rear

Members raised no objections to this application on the basis that the development of the hotel should be limited to the four bedrooms proposed in the plans

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

88/11 Reports of Committees / Committee Chairmen

(a) Report of the Environment Committee held on 19th July, 2011

Cllr Mrs Cheeseman presented the report of the Environment Committee which had been held on 19th July. This report was noted and **accepted** by the Council

89/11 Parish Council Member Vacancies

The Clerk advised that three nominations had so far been received for the two vacancies which had been declared for Parish Councillors in the All Saints Ward. The deadline for any further nominations had been set as 31st August. It would be necessary for a poll to be undertaken by Members at the September Council meeting and the two successful candidates would then be invited to serve on the Parish Council via the co-option process

90/11 Chairman's Communications – the Chairman reported that he had received correspondence from the Department for Culture, Media and Sport regarding the Queens Diamond Jubilee celebrations which were planned for 4th June, 2012. As part of these celebrations a series of beacons will be lit across the UK and organisations across the Country are being encouraged to join in with this event to mark the occasion.

Members agreed in principle that the Parish should participate in the event and it was suggested that the Clerk should contact the Town and District Councils with a view to liaison with them on planning a joint celebratory event.

91/11 Parish Fete 17th July – to receive a report on the event

Cllrs Cheeseman and Johnson reported that the fete had been very well attended and had passed off extremely well. Thanks were extended to all volunteers who had helped to run the various games and stalls on the day and special thanks were given to Councillors Cheeseman and Johnson for all of their hard work in preparing for the fete and coordinating the various events. Cllr Black was also thanked for the loan of his marquee.

Cllr Johnson presented a financial summary which showed that some £1,436 had been raised by local organisations at the event. After various disbursements had been taken into account there was a small net cost to the Council of £55 which would be met from the community events

92/11 Gas Lamps refurbishment project.

Cllr Black reported that works were ongoing with the refurbishment of the lamps. Sight Designs were working on the various types of lantern heads on a batch basis and the heads of some lamps on Holywell Road and Wells Road had now been dismantled for sand blasting and cleaning.

Work was slightly behind schedule but it was anticipated that the project should still be completed by late October. A mechanism was being inserted into each lamp which would eventually enable individual gas consumption readings to be given for each lamp and would provide the opportunity for individual lamps to be turned on and off from a remote location by use of a wireless router mechanism.

The LED lamp project in Watery Lane had proved very successful and was provoking a great deal of interest. The standard of illumination provided by was proving to be excellent.

93/11 Cemetery Matters

The Clerk reported that a letter had been received from the Ministry of Justice giving notice that the Secretary of State would now be applying for the final notice for closure of St Peters Churchyard. A copy of the final notice would be sent to the Parish Council by the Justice Ministry in due course. The Clerk advised that the overall process is following a somewhat lengthy timescale but further updates would be provided to Members as further information comes to hand.

94/11 Payment of Accounts: The under mentioned accounts were approved for payment:

Cheque			£
2832	Nigel Hand	Fete Exhibits	80.00
2833	David Taverner	Clerks Salary and Expenses July	1,471.87
2834	Martin Thomas	Cemetery Work June and July	559.54
2835	Steven Maund	Outdoor Work July	1,252.36
2836	Soft Quality Ltd	Internal Audit Fee	180.00
2837	Single Reeds	Band at Fete	100.00
2838	Malvern Wells Village Hall	Room Hire	60.00
2839	Severn Trent Water Authority	Cemetery Water Supply	20.04
2840	County Building Supplies	Cemetery Materials	8.96

There being no other business the meeting closed at 9 45 pm

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Chairman 28th September, 2011