

## 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 on **Wednesday 25<sup>th</sup> February, 2015** commencing at 7.30pm

**Present:** Councillors Mrs H Burrage (Chairman) M Victory  
Mrs C O'Donnell B Knibb  
K Hurst K Wagstaff  
J Black A Hull  
S Freeman

**Apologies for absence:** Parish Councillors P Buchanan, S Atwell and Mrs A Bradshaw

**In attendance:** David Taverner (Clerk and Responsible Finance Officer)  
County Cllr Mrs L Hodgson

### **131/15 Declarations of Interest**

**a) Register of Interests: Councillors were reminded of the need to update their register of interests:** No such changes were notified.

**b) To declare any Disclosable Pecuniary Interests in items on the agenda and their nature:** The Clerk declared a pecuniary interest in *agenda item 7a- payment of accounts-* regarding his claim for the reimbursement of administration expenses.

**c) To declare any Other Disclosable Interests in items on the agenda and their nature:** There were none

### **132/15 To Consider Requests from Councillors for the Council to Grant a Dispensation (S33 of the Localism Act 2011):** There were none

**133/15 Minutes of the Parish Council Meeting held on 28<sup>th</sup> January, 2015.**  
**After some minor amendments, to the previously circulated draft minutes had been undertaken** Members unanimously approved the minutes of the meeting. They were then signed by the Chairman as a correct record of that meeting.

### **134/15 Matters arising from the minutes of the Parish Council Meetings held on 28<sup>th</sup> January, 2015**

The Clerk advised that he had asked the District council to confirm their agreement to their assuming responsibility for the Management of St Peters Closed Churchyard. An e mail confirmation had been received but the Head of legal Services at MHDC had refused to send a hard copy acknowledgement quoting "pressure of work" as the reason.

The Clerk advised that he would be taking up the issue with Senior Management at the District Council, although the e mail confirmation would be deemed legally sufficient as hard copy of the agreement was needed for completion of the Parish Council's records.

**135/15      Reports from Council Committees and Working groups**

**(a) Report of the Planning Committee** meeting held on **11<sup>th</sup> February, 2015**. Cllr Hull presented the report of this meeting which was noted and accepted by the Council

**(b) Report of the Play and Open spaces working group**  
**11<sup>th</sup> February, 2015**

The local Scout leader, Dave Flanagan, had attended the meeting and was seeking to regularise the conditions of the Scout Hut lease. The Scouts were looking to arrange lottery funding and as a result needed the certainty of a longer lease period.

The costs of legal works to the Scout Group to establish the lease with the Scout Association Trust (SAT) would be approximately £500. This would be covered by a grant from Cllr O Donnell's District Councillor budget.

It was agreed that a peppercorn rent should be levied and as the lease would be backdated for five years no cash amount of rent was now due.

It was **unanimously resolved** that the Council should Grant a lease to the SAT for a period of 15 years , the lease to be backdated to 1<sup>st</sup> October, 2009 at a peppercorn rent.

There was a need to get the restrictive legal covenant, on the use of Assarts Road as a playing field only, lifted by the District Council to regularise the existence and status of the Scout Hut building on the land. This would need to be done prior to the completion of the formal signing of the new lease.

The Clerk advised that the working group had also now given a firm indication of the type of equipment to be purchased for the Assarts Road play area

Revised quotations from three suppliers of the equipment which had been identified, was now awaited. The costs of the equipment and installation would be around the £25K mark which could be funded from within Section 106 planning contributions, currently held by the District Council for use within the Parish. An

application for the release of this funding would be made to MHDC prior to an order for the equipment finally selected being placed.

With regard to the Council's ambition to develop a Play facility on Peachfield Road Common the Clerk advised that he would be presenting a further application to the Conservators Land Management Committee at their April meeting. This would be aimed at getting approval for the establishment of a play facility on the Common near to the existing football kick about area.

Two previous applications for the construction of play equipment on the Common had been narrowly refused by the Conservators.

The Group had discussed the provision of a Christmas illumination scheme for the Jubilee fountain Garden **and it was resolved** that a suitable cut tree should be purchased and sited in the Garden at the appropriate time.

**(c) Report of the Events Working group held on 19<sup>th</sup> February, 2015**

A further meeting had been held on the organisation of the fête and matters were on track. Arrangements were being made to extend the range of stalls and entertainments included at last year's event. The latest addition to the plans had incorporated the offer of a classic car display by a local resident.

The theme for the event would be linked to Queen Elizabeth's reign as the longest serving monarch.

A further meeting of the organising group had been scheduled for early April and an appeal was made for further help with the event organisation both pre- event and on the day.

Cllr Hodgson agreed to help with the funding of the event again from within in her County Councillor budget.

It was agreed that Harriet Baldwin MP should be invited to formally open the fête this year.

The Clerk apologised for the fact that the donation agreed for Sue Black for the kind use of her large marquee had not yet been paid and that this situation would be rectified at the March meeting.

**136/15      Financial Matters**

**(a) To approve the schedule of accounts payable**

The following accounts were approved for payment:-

<b>Chq No.</b>	<b>Payee:</b>	<b>For:</b>	<b>NET £</b>	<b>VAT £</b>	<b>GROSS £</b>
3205	A.L.B. Services	Fruitlands tree lights	100.00	20.00	120.00
3206	A.L.B. Services	Cemetery chapel electrical upgrades	1,140.00	228.00	1,368.00
3207	Clevedon organs	Cemetery organ Service	300.00	60.00	360.00
3208	Steve Maund	Outdoor work February	901.76	-	901.76
3209	Steve Maund Physio	Cemetery materials	69.60	-	69.60
3210	control Uk Martin	Defibrillator Cabinet	530.00	106.00	636.00
3211	Thomas David	Cemetery work Jan/Feb	204.17	-	204.17
3212	Taverner David	Administration Expenses Feb	140.26		140.26
s/order	Taverner	Salary February	1,396.77	-	1,396.77
3213	Sight Designs Ltd	Gas lamps maintenance	293.60	58.72	352.32
<b>TOTALS</b>			<b>5,076.16</b>	<b>472.72</b>	<b>5,548.88</b>

**(b) Sale of Land at Holywell Park, Wells Road**

Councillors discussed the options available to them to attempt to secure the purchase of the former Wells House School site which was currently being marketed for sale at a guide price of £150k.

The Council's independent valuer had assessed the value of the site at a level of £65k.

If the Council wished to buy the land and call on a borrowing approval from the Public Works Loan board, then the council would have to show that it had carried out a public consultation exercise and given due consideration to the likely impact on the council's long-term financial position.

The Clerk explained that the Council could make an application to have the site listed as an Asset of Community value. This right, if granted by MHDC, would give the Council time to work up a viable offer for the site; although because of the length of time this process takes to pass through the District Council's channels it might not be helpful in this particular case as the site is already being marketed for sale. However the Clerk was asked to undertake the process of seeking the District Council's approval for the listing of the site. Cllr Victory agreed to furnish the Clerk with evidence of the community's previous use of the land.

Following further discussion Councillor Freeman proposed that the Parish Council should attempt to purchase the site in question and this proposal was seconded by Cllr Victory.

On being put to the vote this proposal was declared carried with Cllr Knibb requesting that his name should be recorded as having voted against it.

Cllr Wagstaff then proposed that Ricard Banks, Senior Valuer at GHerbert Banks Estate Agents should be appointed to act as the Parish Council's agent in dealing with the matter of the Council's proposed land purchase. This proposal was seconded by Cllr Victory.

On being put to the vote this proposal was declared carried with Cllr Knibb again requesting that his name should be recorded as having abstained from the vote.

Cllr Freeman then proposed that an initial offer of up to £65k should be put forward for the site, with the Chairman being authorised to agree an additional 10% (up to a ceiling of £71.5K) above the initial offer price following consultation with the Council's agent.

This proposal was seconded by Cllr Victory and, on being put to the vote was declared as carried.

Work would now be undertaken to establish wide ranging public consultation on the potential purchase of the land.

### **137/15 Report of the Clerk on actions undertaken since the previous meeting**

#### **(a) New play equipment –Assarts Road play area**

Further quotations for new play area equipment would now be sourced

The aim was for work on the installation of any new equipment to be undertaken during the late spring. Funding for the new equipment was due to be forthcoming from the release of Section 106 planning contributions currently being held on behalf of the Parish by the District Council.

### **(b) Christmas illumination scheme – Jubilee Fountain Garden**

The Fruitlands green tree had been illuminated during the Christmas period and had been much admired and enjoyed by residents.

Lighting connection arrangements for the Jubilee Fountain Garden were now being established with a view to an illumination scheme for Christmas 2015. Steve Maund would be moving the ornamental Cherry Tree in the Jubilee Fountain garden to allow for the planting of a cut Christmas tree

Further investigatory work would also be undertaken to complete the establishment of a running water resource, from the spring main, for help with the maintenance with the Jubilee Fountain Garden.

### **(d) Peachfield Road Common play area project**

A further meeting with play equipment suppliers had been held at Peachfield road and a new scheme design had been drawn up. It was hoped that a scheme could be established near to the central car park and football pitch area on the common. A new project presentation would now be submitted to the Malvern Hills Conservators Board for their consideration.

### **(e) Community access defibrillator pad scheme (CADP)**

The Clerk advised that the defibrillator cabinet had now been ordered and was due to be installed at the Wells Primary school

The application to the British Heart Foundation for a grant funded defibrillators, under the CADP scheme, was being pursued. Councillors re-emphasised that they wanted to see two defibrillators obtained to be installed at the Wells Primary School and the Wyche Institute.

West Midlands Ambulance service had advised that they would be coordinating further training in the use of the equipment.

## **138/15 Chairman's Communications**

**(a) Election nomination papers.** These would be distributed by the Clerk who advised that he would help with the completion of the forms if requested to do so by individual Councillors. The final deadline for their submission to the District Council has been set as 9th April.

Cllr Mrs Bradshaw had indicated that she would not be seeking re-election.

The Chairman advised that Councillors should follow up on any residents who had expressed interest in serving and refer them onto the Clerk.

### **(b) Request for financial support for the Malvern Hills AONB**

The Parish Council had received a request from David Armitage on behalf of the Malvern Hills AONB asking for financial support with the running costs of the unit. It was **unanimously agreed** that the council should make a contribution of £800 to the AONB

**139/15 Report of County Councillor  
Report to Wells Parish Council from the County Councillor Lucy Hodgson  
for the meeting on 25<sup>th</sup> February 2015  
County Council Budget Setting**

Increased spending on children's care, highways and footways has been approved as part of a £327 million budget for the county council in 2015/16.

The package agreed includes a 1.94 per cent increase in council tax to raise £4 million which will be spent directly on supporting children under local authority care. This is to cope with increasing demand on services over the past year.

The council tax increase will put up the bill for an average Band D household rise by about £20 to £1,079 per year – although this is still amongst the lowest council tax rates in the country.

The budget includes £23.8 million of savings as the council continues to address a significant reduction in funding from Central Government. Councillors also agreed to freeze their allowances for the seventh year running.

Key investment was confirmed around the County Council's four corporate focus areas: Open For Business, Children and Families, Health and Wellbeing, and the Environment.

This includes:

- An extra £500,000 for improving county highways
- A further £2 million for a local members highways fund to enable all County Councillors to fund improvements in their areas – equivalent to £35,000 per division.
- £400,000 invested in county footways, a 50 per cent increase on current spending.
- A £2 million boost for Adult Social Care provision.
- £900,000 for the Welfare Assistance Scheme from central government, allowing the districts to work with agencies to help the most disadvantaged.

Measures backing the council's Open for Business priority include putting £6 million into a 'match funding' bid to the Government for highways cash which could result in double that figure being spent on roads improvements.

The County Council is also pressing on with schemes such as the £33 million upgrade of the A440 Southern Relief Link Road as it seeks to improve infrastructure and boost the local economy.

### **Other Highway Issues**

The next stage of the Southern link road work has now started. The Ketch Roundabout was closed overnight last week and the alignment of the traffic has altered. Stage 3 is based around the improvements to the Norton Roundabout and then the dualing of the road up to the Whittington Roundabout and is due for completion late 2016 or early 2017.

### **Issue of Speeding on the Wells Road between the School and the split of the Road to Welland.**

I have been contacted by the local funeral director over his concerns over the speed of traffic in this area. His particular concern is cars coming towards Malvern and not slowing down from 60 to 40 to 30. Officers did carry out a speed survey in the autumn but felt there was not a need to do anything. Since then I have been contacted again and I asked officers what else could be done, a suggestion was made to install an extra set of 40 signs to remind drivers and this should be done in the next few weeks funded out my local highways funding. I feel there is still an issue in the area and I need the parish's help as I feel there is a need for some enforcement. I spoke to the Safer Roads Partnership about the possibility of making use of the Community Concern Speed Enforcement Programme which allows concerns made by local residents to be looked at by the Safer Roads Partnership. A parish council can request an area to be considered a "Community Concern Site" in writing to the Safer Roads Partnership, PO Box 446, Worcester WR2 4YR. The partnership will then start collecting speed data to identify the speed issues. If there is a speed issue which needs enforcing and volume of traffic is above a certain level then a visit will be made to identify a safe and suitable enforcement location. Once operational a community Concern site usually runs for a minimum of six months and data is further collected to monitor speeds and the effect of the enforcement on the drivers.

More information can be found at [www.srpwestmercia.org.uk](http://www.srpwestmercia.org.uk)

It was agreed that the Clerk should write to Community Concern to see if there was a possibility for some action to be taken to monitor and reduce the speed of vehicles on the A449 entering the parish from the south.

### **Next step for new Worcestershire Parkway Regional Interchange Rail Station that's on track for opening in summer 2017**

Another important step on the journey of turning the blueprint for the new Worcestershire Parkway Regional Interchange Rail Station into a reality has taken place.

The detailed planning application for the £22million station, which would link the Cotswolds and Birmingham to Bristol lines, has been submitted with a decision anticipated during the summer. Work on the ground is scheduled to begin by the spring of next year with a May 2017 opening. Worcestershire Parkway is to be situated just outside of Worcester city, close to Junction Seven of the M5, in Norton.



Feedback from a recently conducted public engagement exercise also showed further support for the scheme with 91 per cent of people stating they supported the plans, which aim to improve the county's poor accessibility by rail, cut journey times to key locations, including London, and cut congestion.

The fully accessible Worcestershire Parkway station comprises of a single platform on the Cotswold Line and two platforms on the Birmingham to Bristol Line together, along with a new station building including booking office, toilets and shop. It will also have up to 500 car parking spaces (including disabled provision), bus stops, taxi rank and drop-off area. Last year Central Government provisionally allocated £7.5million from the Local Growth Fund towards a new station after a successful bid through the Worcestershire Local Enterprise Partnership (LEP). The remainder of the funds (around £14million) is expected to come from the County Council.

#### **140/15 Report of District Councillor**

The updated parish profiling undertaken by the Community Services team at the District council showed that Malvern wells had an increasingly ageing population , putting more emphasis on the need for better and more accessible local services.

Organisations such as Age Concern were working closely with the District Council to make residents aware of the sort of services and facilities that were available.

Further shared service working would be undertaken across the range of the Council's services with partner South Worcestershire Councils and a further rationalisation of senior management posts was being undertaken.

#### **141/15 Report of the elected conservator - Cllr S Freeman**

There had been a Special Board meeting of the Conservators on 12 February 2015 for the sole purpose of discussing the proposal to build a cable car from Bellevue Terrace to a point just below the Worcestershire Beacon. Following a detailed presentation from the Director and contributions from Board members and the public, it was unanimously resolved (with one abstention) that the Conservators could not support such a proposal. In addition to environmental and other considerations, the Conservators were precluded by the Acts of Parliament governing the management of the Hills from approving any of the building works that would be required to implement a scheme of this nature

#### **142/15 Reports from representative on other bodies**

- (a) Malvern Hills CALC** – Cllr Knibb-there was nothing to report
- (b) Malvern Wells Village Hall Management Committee** –it was noted that Ian Burrage had been appointed as Vice Chairman of the Village Hall Management Committee.

**(c) Malvern Hills CAB** - Cllr Johnson - there was nothing to report

**(d) The Wyche Institute** – Cllr Mrs Bradshaw - there was nothing to report.

There being no other business the meeting the Chairman closed the meeting at 9.25pm.

Minutes approved - Wednesday 25<sup>th</sup> March, 2015

Approved.....

**Cllr Mrs Helen Burrage- Chairman of the Council**