

# **Little Malvern & Welland Parish Council**

**Minutes of the Parish Council Meeting held on Monday 20<sup>th</sup> April 2015**

<http://e-services.worcestershire.gov.uk/MyParish>

## **Present**

Cllrs. Mr D Atkinson (Chairman), Mr R Cousins, Mr W Guy, Mr P Hancock, Mrs B Hill, Mrs K Jefferies, Mrs M Pettit & Mr M Upright.

## **In Attendance**

District Cllr. Mrs C O'Donell, Mr D Sharp (Clerk) and seven members of the public.

## **38/15 Apologies**

There were none.

## **39/15 Interests**

- i. **Councillors Declarations of Disclosable Pecuniary Interests and Other Disclosable Interests regarding items on the agenda:** There were none.
- ii. **Notification of changes to the register of interests:** There were none.
- iii. **To consider written requests from councillors for the council to grant a dispensation for those with Disclosable Interests to take part in discussions or voting:** There were none.

## **40/15 Minutes**

**To consider for adoption the minutes of the Parish Council meetings held on 16<sup>th</sup> March:** These were approved and signed by the chairman.

## **41/15 Progress reports and other matters arising from these minutes**

The Clerk was to enquire whether the speed surveys arranged by County Cllr. Tom Wells had been completed.

## **42/15 Reports by District and County Councillors and other Representatives.**

**District Cllr. Roger Cousins** reported that the street gutters had recently been cleared. He also confirmed that the Malvern Hills Conservators had agreed to the lighting of a beacon on 8<sup>th</sup> May to mark VE day.

## **43/15 Committee & Working Party Reports & Recommendations**

### **i. Neighbourhood Planning Group**

An update had been presented at the Annual Parish Meeting held earlier.

### **ii. Playing Fields:**

A meeting had taken place with a member of the Institute of Groundsmanship to discuss the drainage problems on Spitalfields. His report was awaited.

## **44/15 Planning:**

### **i. To consider a responses to the following applications:**

<b>Application No</b>	<b>From</b>	<b>Details</b>
14/00262/FUL	CALA Homes (Midlands) Ltd Former Playing Field, Hanley Road,	Residential development of 46 dwellings, including 18 affordable dwellings, with a new main vehicular and pedestrian access of Hanley Road and associated car parking arrangements, and on-site open space (amended description).
15/00357/HOU	Mr & Mrs RN Berry 12 Watery Lane	Demolition of existing garage and greenhouse and erection of two storey side extension and single storey extension and garden room to rear.
15/00435/HOU	Mr D Dennis 2, The Old Dairy Hanley Swan	Proposed two storey extension to enlarge existing porch and create bathroom above

The following responses were agreed:

14/00262/FUL:

The Parish Council recommends refusal on the following grounds:

#### 1. Unsustainability

We note from the response from Worcestershire County Council that the main primary school to service the development is to be Welland Primary School and not the nearest school which is Malvern Wells. There are already 80 new homes approved for Welland which will put pressure on places at our local school and we do not think it feasible to accommodate pupils from a further 46 dwellings from Malvern Wells since this would probably necessitate the provision of at least one new classroom which is not feasible given the level of contribution funding requested from WCC.

#### 2. AONB

Paragraphs 115 and 116 of Section 11 of the NPPF clearly state

*115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.*

*116. Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest.*

There are no features in this application that set it apart from a standard application and hence there is no reason for it to be approved. No heed has been paid to views to and from the Malvern Hills. Unless the district council adheres to the NPPF guidance the approval of this application would set a precedent for other similar 'standard' applications to be made within the AONB. Neither has it been demonstrated that this development is in the public interest. The Parish Council believes that development in an AONB should only occur in exceptional circumstances and with an exceptional design that is sympathetic to the AONB in line with the NPPF. This application provides neither. Just because the land in question has been approved for inclusion within the SWDP does not automatically mean that any application should be approved regardless of its lack of merit.

15/00357/HOU and 15/00435/HOU:

The Parish Council has no objection

ii. ***To consider making representation re. the appeal against enforcement notification concerning unauthorised boundary walls at Former Welland Garage Site, Gloucester Road:*** This was agreed and Cllr. Guy was to draft a response and circulate.

iii. ***To consider making representation at MHDC Southern Area Management Committee re. application 14/00262/FUL (see above):*** No councillor was available.

#### **45/15 Rural Rate Relief**

The following applications were considered:

- i. The Stores, Gloucester Road – It was agreed to support the application and allocate £150.98 to ensure 100% relief was granted.
- ii. Sunnyside Garage Ltd, Marlbank - It was agreed to support the application without allocating funding to ensure 75% relief was granted.
- iii. Holdfast Cottage Hotel, Marlbank - It was agreed to support the application without allocating funding to ensure 75% relief was granted.

#### **46/15 Highways and Footpaths**

The Clerk confirmed that work would be undertaken by WCC to alleviate the pooling of water on the footway outside the village hall.

**47/15 Correspondence****To review the following correspondence previously circulated:**

FROM	*email	SUBJECT
CALC	*	Updates
Clerk	*	Crime Figures Web Site
Midlands Air Ambulance	*	Clothing Bank
Clerk	*	Old St James Records
Clerk	*	Neighbourhood Plan Draft
Clerk		Neighbourhood Plan Events
Herefordshire Council		Local Plan Core Strategy – Proposed Main Modifications
Malvern Hills AONB	*	Contribution
MHDC	*	Enforcement Appeal Notigfication
Clerk	*	Car Boots
Malvern Hills AONB	*	Newsletter
BT	*	Phone Boxes
Post Office	*	Changes to Welland Post Office Services
MHDC	*	Rural Rate Relief Applications
MHDC	(i)*	Road Naming
WCC	*	Parish Conference WCC 4th June 2015
MHDC	*	Publication of SHLAA- PC/TC notification
WCC Highways	*	Encroachment
MHDC	*	Parish Newsletter - Spring Edition
AONB	*	Cil/S106
Playsafety		Playground Inspection
Grant Thornton		Audit
MHDC		Elections

- (i) Cllr. Hancock was to draft a response with preferred names for the roads on the Lawn Farm development.

**48/15 Finance****To consider payment of invoices presented:****The following payment was approved from the Neighbourhood Plan Account:**

From/Due to	Date	Amount	Details
Graham Computers	16/04	£64.00	Printing

The following payments require approval from the **Main Account**:

From/Due to	Date	Amount	Details
Jeremy Moore	25/03	£236.00	Lengthman Duties (March)
AONB	-	£250.00	Donation
Broadleaf Tree Care	11/04	£300.00	Grass Cutting
Worcestershire Calc	01/04	£565.51	Annual Subscription
Playsafety Ltd	25/03	£78.00	Playground Report
JMart	20/04	£12.45	Rubbish Bags
MHDC	20/04	£150.98	Rural Rate Relief
HM Revenue & Customs	-	£342.40	PAYE (Jan-Mar)
Edwin Hardman	20/04	£72.00	Handyman (£90 gross)
DA Sharp	20/04	£378.75	Clerk's Fee (£404.08 Gross SP25 + £69.27 NDP)
	<b>TOTAL</b>	<b>£2,386.09</b>	

**Accounts Summary**

Reserves Lloyds B/F	£96.88	£96.88	Main Account B/F	£4,257.50
Reserves BOI B/F	£2,868.08		HM Revenue & Customs VAT	£751.40
Interest	£0.21	£2,868.29	WCC Lengthman	£472.00
Fete Acc.	£332.70	£332.70		
Buildings Acc.	£3,132.51	£3,132.51	April Payments	-£2,386.09
Neighbourhood Plan Acc.	£4,795.85			
April Payment	£64.00	£4,731.85	Main Account C/F	£3,094.81
<b>Total C/F</b>		<b>£11,162.23</b>		

**49/15 Any other matters for report or for future consideration**

The metal fence bordering the school field had been damaged in three sections and the Clerk was to obtain a quotation for its repair.

**50/15 Date of the next meeting**

Monday 18<sup>th</sup> May was confirmed as the Annual Parish Council Meeting.

There being no further business the meeting concluded at 9.40 pm.