

Little Malvern & Welland Parish Council

Minutes of the Parish Council Meeting held on Thursday 19th December 2016

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Present

Cllrs. Mr M Davies, Mr P Hancock, Dr J Humphries, Mrs M Purser, Mrs M Sumner.

In Attendance

Mr D Sharp (Clerk) and eight members of the public.

In the absence of Cllr Nelson the meeting was chaired by Vice Chair Cllr. M Sumner.

Before the meeting Paul Esrich from Malvern Hills AONB and Rob Deri from WCC briefed the meeting on the proposed verge management pilot scheme. It was hoped that most verges within the AONB in Malvern Wells, Little Malvern, Welland and Castlemorton could be allowed to grow naturally and wild flowers would be encouraged by cutting and collecting grass just once per year at the end of the summer. Care would be taken to maintain visibility splays and roadside footways. The Parish Council roundly supported the initiative and the services of the Lengthman were to be utilised where possible.

136/16 Apologies

Cllrs. Miss J Dalton, Mr J Gibbs, Mrs E Horton-Smith, Dr J Mortimer, Mrs V Nelson (accepted). Also County Cllr. Mr T Wells & District Cllr. Mrs C O'Donnell.

137/16 Interests

- i. **Councillors Declarations of Disclosable Pecuniary Interests and Other Disclosable Interests regarding items on the agenda:** Cllr. Sumner declared an ODI on planning application 16/01203/OUT since she was a neighbour. A dispensation to discuss the application had already been granted.
- 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.

138/16 Planning

(i) To consider responses to the following and any late submitted applications:

Application No	From	Details
16/01203/OUT	Mr P Bailey Pheasant Inn Drake St.	Outline Application for the Erection of up to 14 No. Dwellings and Retention of Existing Public House. All Matters Reserved Except Access.
16/01111/REM	Bovis Homes Ltd Lawn Farm Drake St.	Approval of Reserved Matters, Appearance, Landscaping, Layout and Scale following approval of Outline Permission 14/01269/OUT allowed on appeal ref: APP/J1860/W/15/3131939 - for up to 50 dwellings.
16/01349/OUT	Mr A White Land at (OS 7981,4034) Garrett Bank	Outline application with all matters reserved for erection of single dwelling house.
16/01428/OUT	Mr E Buck Beauchief, Marlbank Rd.	Outline planning permission for the erection of two 3 bedroom detached houses with integral garages.

Cllr. Davies abstained from voting due to his position as District Councillor

The following responses were agreed:

16/01203/OUT

Further to the Parish Council comment on 26th October we would also like to see stipulated the area that is to be set aside for the pub, its car park and garden.

Also Welland has recently had built a series of 2-4 bed affordable homes on other developments and we would like provision for 1bed properties.

16/0111/REM

Further to the comments made on 26th September the Parish Council would like to add the following comments we think will improve the development:

- Bring parking spaces to the sides of houses rather than the fronts and roadside wherever possible.
- Plant within front gardens (replacing car parking) to enhance leafy feel.
- Orientate houses with the roadway to define the street rather than staggering front elevations which results in exposed blank side walls.
- Avoid blank exposed gable walls throughout.
- Create visitor parking spaces where possible along the primary street.
- Make real improvements to dual aspect/corner properties (not just a few standard windows), especially where they terminate key vistas within the site.
- Change planting near parking places from fruit tree to less messy species

16/01349/OUT

The Parish Council recommends refusal of the application on the following grounds:

- The dwelling is outside the settlement boundary and so contrary to SWDP 2 and paragraph 55 of the NPPF should apply for the building to be considered acceptable - We do not believe the design shows 'exceptional quality' nor 'innovative design'.
- The proposed new access is located close to a blind bend and we consider this to be dangerous and unacceptable.
- The section of land offered to the PC to deliver a footpath along the frontage offers very little to the community as it does not connect to nearby properties, the village centre nor accessible footpaths.
- There is no flood risk assessment.
- The development lies in the AONB within which NPPF paragraph 115 states that 'Great weight should be given to conserving landscape and scenic beauty'.
- Whilst this is an outline application detail on layout and appearance has been provided and therefore warrants comment. The key points are as follows: the orientation of the house means that it sits in isolation within the paddock rather than addressing the road like nearby properties and the height of up to 2.5 storeys is out of character as there are no dwellings above 2 storeys in the village.

16/01428/OUT

The Parish Council recommends refusal of the application on the following grounds:

- It represents over development of the site since it would erode the leafy landscape character of the village, especially in this location where properties are set within generous plots with large front gardens.
- This landscape character should be protected as it contributes towards the special nature of the AONB, both when viewing the Malvern Hills from within the village and vice versa.
- The two proposed dwellings are considered to be out of character with the village and inappropriate for the following reasons - infilling the front garden does not reflect the local grain of development, the orientation of the dwellings do not address Marlbank Road and the dense nature would result in a lack of amenity space and car parking and would result in two storey dwellings within the context of a series of bungalows.
- There would be 3 dwellings accessed from a driveway designed for 1, situated opposite the new Hill View development and within a location where forward visibility is limited.
- There is also an area of land within ownership of the applicant which is excluded from the application - the justification for which is not clarified.
- The site is also located within the AONB within which NPPF paragraph 115 states that 'Great weight should be given to conserving landscape and scenic beauty'.

(ii) To consider a response to the proposal to divert public footpaths on site relating to planning application 16/01111/REM: It was agreed to make no objection to the application but a request was to be made that where the footpath crossed boundary hedges or fence then gates rather than stiles be installed.

139/16 Minutes

To consider for adoption the minutes of the Parish Council meeting held on 24th November.

These were accepted as an accurate record and they were signed by the Chairman.

140/16 Progress reports and other matters arising from these minutes

The leylandii tree had been removed from outside the village hall and lights had been installed on the fir tree.

141/16 Reports by District and County Councillors and other Representatives.

District Cllr. Mick Davies reported that the Chief Executive, Jack Hegarty, was currently away due to illness. Consultation on new powers regarding dog fouling were currently under way and particular emphasis was to be made to the implementation and publicity of planning enforcement.

142/16 Committee & Working Party Reports & Recommendations

i. Neighbourhood Planning Working Group: The revised plan would be submitted to MHDC in January.

ii. Communications Working Group: No new matters were discussed.

iii. S106 Projects Working Group: Draft applications had been submitted for projects concerning drainage and additions to Spitalfields and also the purchase of a section of Purser's orchard. A meeting had been arranged with MHDC for 20th December to discuss any issues that required attention prior to formal submission of the applications.

iv. Playing Fields/Open Spaces Working Group: *To consider recommendations for new drainage to Spitalfields and associated works:* See S106 project report.

v. Highways Working Group: A meeting had been held on 7th December with WCC Highways and Malvern Hills Conservators to discuss traffic calming measures on Castlemorton Common. New speed and other signs were to be investigated by WCC and the Parish Council was to look at possible VAS units that might be suitable. If space allowed new village gates could be installed on the boundary of the common, not encroaching on Conservators land. Due to the continued failure of the VAS on Garret Bank the Clerk was to enquire whether the Parish Council could take over its maintenance.

vi. Footpaths: This group was disbanded following last month's decision to refer all matters to the parish paths warden.

143/16 Correspondence

To review the following correspondence previously circulated:

From	*email	Subject
CALC	*	Updates
WCC	*	Worcestershire Roadworks Report
MHDC	*	Planning for Health in South Worcestershire Draft Supplementary Planning Document
Civic Society	*	Midsummer Malvern 17th - 24th June 2017
CALC	*	Report to Area Meeting
WCC	*	Worcestershire Minerals Local Plan - Third Stage Consultation and Third Call for Sites
AONB	*	E-bulletin December 2016
MHDC	*	Clifton upon Teme Neighbourhood Plan - Regulation 16 Consultation
Gaynor Smith Owen		Spring Meadows Open Space

144/16 Finance

To consider payment of invoices presented:

The following payment was approved from the **Neighbour Plan Account:**

From/Due To	Date	Amount	Details
RICS	10/11	£1,125.00	Health Check

The following payments were approved from the **Main Account**:

From/Due To	Date	Amount	Details
J Moore	02/12	£236.00	Lengthman Duties (November)
D Sharp	-	£175.00	Clerks 1 st ½ Annual Expenses 16/17
E Hardman	19/12	£72.00	Handyman (£90 Gross)
D Sharp	19/12	£329.80	Clerk's Fee (£412.20 Gross SP25)
	TOTAL	£812.80	

It was agreed to review next month the annual donations that the Parish Council made to local organisations and causes.

Accounts Summary

Reserves Lloyds B/F	£96.88	£96.88	Main Account B/F	£6,910.96
Reserves BOI B/F	£2,872.75			
Interest	£0.25	£2,873.00	WCC Lengthman	£236.00
Fête Account	£715.78	£715.78	HMRC VAT Refund	£2,249.07
Buildings Account	£804.47	£804.47		
Neighbourhood Plan Account	£1,151.75		December Payments	-£812.80
RICS	-£1,125.00	£26.75		
Total C/F		£4,516.88	Main Account C/F	£8,583.23

145/16 Any other matters for report or for future consideration

The Clerk asked for suggested inclusions for next year's budget which would be considered at the next meeting.

Cllr. Davies offered to deliver Christmas cards to new residents on Drake Street, giving details of the Parish Council website.

A review of new bus services was expected in January.

A request to re-site the recycling bins would be considered at the next meeting.

146/16 Date of the next meeting

Monday 16th January at 7.30pm was confirmed.

There being no further business the meeting concluded at 10.00 pm.