

Little Malvern & Welland Parish Council

Minutes of the Parish Council Meeting held on Monday 15th September 2014

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Present

Cllrs. Mr D Atkinson (Chairman), Mrs A Calvesbert, Mr R Cousins, Mr B Downey, Mr P Hancock, Mrs B Hill, Mrs K Jefferies, Mrs M Pettit, Mr S Sharrock.

In Attendance

County Cllr. Mr T Wells, District Cllr. Mrs C O'Donell, Mr D Sharp (Clerk) and nine members of the public.

Before the meeting Mr Andy Pitt briefed councillors on a new development of 95 houses proposed for Little Malvern but with access onto Upper Welland Road in Malvern Wells. Although no planning application had been received the developer had recently held a briefing session in Malvern Wells Village Hall which residents had felt to be ineffective and the Upper Welland Action Group had been formed to campaign against and development of this size.

The Chairman assured Mr Pitt that the parish council would work closely with Malvern Wells on this issue and if and when an application was received the public would be given every opportunity to give their views before a response was submitted.

Concerns were raised over several issues of application 14/01007/REM and the Chairman agreed that a public meeting should take place in October for residents to comment before the Parish Council submitted its comments.

A member of the public asked if pressure could be exerted on landowners whose hedges were obstructing footways.

109/14 Apologies

Cllrs. Mr W Guy, Mr M Upright (accepted).

110/14 Interests

- i. ***Councillors Declarations of Disclosable Pecuniary Interests and Other Disclosable Interests regarding items on the agenda:*** Cllr. Cousins declared a DPI on the Lawn Farm applications since they concerned land that he had owned until recently.
- 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.

111/14 Minutes

To consider for adoption the minutes of the Parish Council meeting held on 18th August:

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

112/14 Progress reports and other matters arising from these minutes

The telephone box near Welland Court Lane had been cleaned.

All hedges had been cut.

The Clerk reported that additional railway tracks that were being stored on the Steam Rally land had been donated to the group and no decision had been made as to their future use. It was noted that the track had been extended and Cllr. Cousins was to ask the enforcement officer if there had been any breach of planning regulations.

The Clerk had spoken to Bob Hughes from SW Drainage Partnersip who had suggested a meeting in October when the summer growth had died back.

The Clerk reported that the section of land at the top of Hancocks Lane belonged to WCC Highways but the trees had been planted by the Parish Council in 1992 to deter any illegal occupation.

113/14 Reports by District and County Councillors and other Representatives.

County Cllr. Tom Wells reported that there had been some operational problems with the new bus service and fare increases had been larger than originally hoped. He also lamented that fact that over 65s were eligible for a free bus pass but there was no concession for over 16s.

District Cllr. Roger Cousins reported that there was a full meeting of the District Council on 30th September at the Bank House to vote on the new proposals for the SWDP. There was also a meeting on 16th October to discuss the shared executive and the Parish Conference was on 23rd October.

District Cllr. Chris O'Donnell introduced herself to the council but had no report.

114/14 Committee & Working Party Reports & Recommendations

i. Neighbourhood Planning Group:

Maureen Lamb was currently inputting the data from the completed surveys and it was hoped that some results would be available next month.

ii. Playing Fields:

Steve Maund had agreed to include that bank behind the goalmouth into the schedule at no extra charge.

The large rough bank had also been cut.

The football club and preschool were investigating buying some 'bunkers' for external storage.

It was agreed that the dead oak tree should be removed from the green.

115/14 Planning:

To consider a response to the following applications:

| Application No | From | Details |
|----------------|---|--|
| 14/01007/REM | Bovis Homes Ltd Lawn Farm, Drake Street | Approval of reserved matters, appearance, landscaping, layout and scale following the approval of Outline planning permission 12/01087/OUT allowed on Appeal APP/J1860/A/13/2197037 - for 50 dwellings. |
| 14/01047/OUT | Mr & Mrs D Horn Woodend Farm 193 Upper Welland Road | Outline application for 3 no. new dwellings with all matters reserved |
| 14/01048/LBC | Mr & Mrs C Cox Hanley Hall Gilberts End | Replacement windows & doors, upgrading of floor construction with insulation to walls and floors. Reworking of ground floor, remove later interventions. Installation of new services. Re-modelling of certain areas to create separate bedrooms/bathrooms. Replacement of external drainage and rainwater goods |
| 14/01094/ADV | Bovis Homes Ltd Lawn Farm, Drake Street | 1 X 3m(H) x 1.5m(W) sign on 4m posts and 2 X 5m flag poles with flags (Retrospective) |

The following responses were agreed:

14/01007/REM – It was agreed to consider this at an extraordinary meeting in October.

14/01047/OUT - 'The Parish Council has no objection provide that the comments already made by Malvern Hills AONB, SW Land Drainage Partnership and WCC Highways are taken into account'.

14/01048/LBC - 'The Parish Council has no objection'.

14/01094/ADV - 'The Parish Council recommends refusal of the application. This application is presumptuous since the reserved matters for the site have yet to be approved. The sign that has been installed stipulates the size of the houses to be built and yet this has still to be decided. This type of advertising is also incongruous in a rural setting'.

116/14 Highways and Footpaths

No further matters were discussed.

117/14 Rural Rate Relief

To consider an application from The Stores, Gloucester Road: It was agreed to support the application and for the Parish Council to contribute £147.61 so that the full 100% relief be awarded.

118/14 Correspondence**To review the following correspondence previously circulated:**

| FROM | *email | SUBJECT |
|----------------|--------|---|
| CALC | * | Investment of reserves |
| WCC Highways | | Safety and maintenance concerns following site meeting |
| CALC | * | Updates |
| WCC | * | Tour of Britain |
| WCC | * | Information on Library Service Consultations |
| WCC | * | Historic Environment Workshop for Neighbourhood Planning |
| CERDA Planning | * | Proposed residential development on Upper Welland Road |
| WCC | * | Parish Conference 29th October 2014 |
| MHDC | * | Parish and Town Council Conference 23 October 7pm |
| MHDC | * | Town and Parish Council Briefings - Recommended Proposed Main Modifications to the SWDP 23/25 Sep. 6.00pm -7.30pm |
| WCC | * | Our New Local Response Team and Winter Weather Reminder |

119/14 Finance**To consider payment of the following invoices:**The following payments were approved from the Neighbourhood Plan **Account**:

| From/Due to | Date | Amount | Details |
|-------------|--------------|---------------|----------------------------------|
| Misc | 15/09 | £75.00 | £50 survey draw + £25 photo comp |
| | TOTAL | £75.00 | |

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

| From/Due to | Date | Amount | Details |
|-----------------------------|--------------|------------------|----------|
| St James Primary School PTA | 15/09 | £500.00 | Donation |
| Welland Village Hall | 15/09 | £500.00 | Donation |
| St James Church | 15/09 | £500.00 | Donation |
| | TOTAL | £1,500.00 | |

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

| From/Due to | Date | Amount | Details |
|-------------------------------|----------------|------------------|--|
| Jeremy Moore | 02/09 | £236.00 | Lengthman Duties (August) |
| Dan Drinkwater | - | £197.67 | Cemetery Maintenance |
| Broadleaf Tree Care | 20/08 09/09 | £600.00 | Grass Cutting |
| Steve Maund | - | £160.00 | Grass Cutting August |
| S Worcs Revenues and Benefits | - | £147.61 | Stores Rate Relief |
| Edwin Hardman | 15/09 | £72.00 | Handyman (£90 gross) |
| DA Sharp | 15/09 | £368.94 | Clerk's Fee (£393.36 Gross SP25) + £67.78 NDP |
| | TOTAL | £1,782.22 | |

Accounts Summary

| | | | | |
|-----------------------------------|------------|-------------------|-------------------------|------------------|
| Reserves Lloyds B/F | £96.88 | £96.88 | Main Account B/F | £3,369.77 |
| Reserves BOI B/F | £2,866.44 | | WCC Lengthman | £236.00 |
| Interest | 0.22 | £2,866.66 | Cancelled Cheque (1642) | £160.00 |
| Fete Account | £1,547.50 | | Misfits Car Boot | £26.00 |
| Car Boot | £285.20 | | Cemetery Fees | £80.00 |
| September Payments | -£1,500.00 | £332.70 | | |
| Buildings Account | £3,132.51 | £3,132.51 | PWLB | -£1,876.49 |
| Neighbourhood Plan Account | £4,927.50 | | September Payments | -£1,782.22 |
| September Payments | -£75.00 | £4,852.50 | | |
| Total C/F | | £11,281.25 | Main Account C/F | £213.06 |

120/14 Any other matters for report or for future consideration

WCC had been made aware of the deteriorating state of the Pheasant Inn and it was hoped that they would arrange for more secure boarding to be installed.

The School had been asked to consider providing a defibrillator but the cost was prohibitive. Clerk to investigate whether they could be included in the Parish Council application which was currently being considered for funding by the BHF. County Cllr. Tom Wells offered to fund the scheme by £500.

The Clerk had collected some old records relating to the Pheasant Inn from Peter Burford of Upton, whose wife's family had once run it. This was lent to Viv Nelson who lived nearby for study before a permanent home for them was considered.

121/14 Date of the next meeting

Monday 20th October was confirmed as the date of the next ordinary meeting, however an extraordinary meeting was to be arranged to discuss the Lawn Farm planning application.

There being no further business the meeting concluded at 9.15 pm.