

# **Little Malvern & Welland Parish Council**

Minutes of the Parish Council Meeting held on Thursday 20<sup>th</sup> March 2017

[www.wellandparishcouncil.org.uk](http://www.wellandparishcouncil.org.uk)

## **Present**

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

## **In Attendance**

County Cllr. Mr T Wells, Mr D Sharp (Clerk) and eight members of the public.

In the absence of the Chairman, Cllr. Sumner chaired the meeting.

Before the meeting the Revd. Barry Unwin introduced himself as the new vicar of St James' church Welland and looked forward to meeting residents at local events.

Concerns were raised over the amount of litter in the village associated with the three development sites. The Clerk was to write to all sites asking for tighter controls and regular litter picks.

It was also noted that some Sunday working had been taking place contrary to planning conditions and a request was to be made to cease.

## **25/17 Apologies**

Cllrs. Mrs E Horton-Smith, Dr J Mortimer, Mrs V Nelson (accepted).

Also District Cllr. Mrs C O'Donnell.

## **26/17 Interests**

- i. **Councillors Declarations of Disclosable Pecuniary Interests and Other Disclosable Interests regarding items on the agenda:** Cllr. Sumner declared an ODI on item 3ii (Pheasant Inn) since she was a neighbour to the property.
- 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.

## **27/17 Planning**

**i. To consider responses to the following and any late submitted applications:**

<b>Application No</b>	<b>From</b>	<b>Details</b>
17/00108/FUL	Mrs Charlotte Morgan Broad Oak Trout Lakes Gilvers Lane	Change of use from recreational fishing lakes (D2) (previous approval 04/02015/FUL) to a mixed use of D2 and the siting of a Shepherds Hut for holiday accommodation (C3) part retrospective.
17/00196/CLE	Mr Steven Knight 43 The Avenue	Application for a Lawful Development Certificate for a change of use from C2 to self contained dwelling house (C3 Use).

The following responses were agreed:

17/00108/FUL – No plans were available at the time of the meeting and comment was deferred to next month.

17/00196/CLE – 'No objection'

The following late submitted application was considered:

<b>Application No</b>	<b>From</b>	<b>Details</b>
17/00437/FUL	Rosie Clare Rosebud Meadow	Siting of 4 camping pods for holiday (Business) use in connection with planning application 15/00575/FUL

17/00437/FUL – 'The Parish Council has no objection to the principle of this development. However ingress and egress between the single lane access track and Marlbank should be improved by creating visibility splays at the junction. This track is well used by pedestrians and incoming as well as outgoing traffic need good lines of sight.'

**ii. To consider any action with regards to the Pheasant Inn development:** A group of councillors had met with the owner of the site, Mr Peter Bailey, last Friday. The pub and a section of land had been put on the market for £195,000. Mr Bailey confirmed that he had no plans to renovate the building and it was for sale in its current state. The meeting concluded that the 'six week' decision period relating to its 'Asset of Community Value' status would soon be triggered and a working group initially comprising Cllrs. Nelson, Davies and Sumner together with resident Maureen Lamb would investigate options open to the Parish Council and the public to ensure the Pheasant Inn reopened.

### **28/17 Minutes**

**To consider for adoption the minutes of the Parish Council meeting held on 20<sup>th</sup> February:**

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

### **29/17 Progress reports and other matters arising from these minutes**

Cllr. Davies notified the meeting that planning applications 16/01785/FUL and 17/00048/FUL were both being considered at the Southern Area Management committee meeting on 29<sup>th</sup> March and the Parish Council was invited to attend and comment.

The Clerk reported that two new waste bins were now in place.

### **30/17 Reports by District and County Councillors and other Representatives.**

**County Cllr. Tom Wells** reported on a meeting regarding signage at the edge of Castlemorton Common; smaller deregulation signs were to be sited at the Welland exit, village gates could be installed along the boundary wall/fence, and the Malvern Hills Conservators had agreed for the installation of a VAS and repositioning of the 'Welland' sign. He also expressed concern over the number of livestock injuries caused by vehicles and planned to visit other areas with similar problems. Signs indicating the number of casualties could be considered.

**District Cllr. Mick Davies** incorporated the report of Cllr. O'Donnell with his. He gave details of the next Parish and Town Forum (24/04) and updated the meeting on the move to alternate weekly collections from April 2018 intended to save £150k annually but requiring an investment of £600k-£700k in new bins. Work to the Council House was well underway and the new planning IT system was operational. A more rigorous approach to planning enforcement had resulted in several cases recently. The District Council are proposing a Local Lettings Plan for the Cornfield Close development and is to be considered by the Parish Council later. Finally he commented on the CB3 bus service that had been running for six months but funding would be removed after a year. A new publicity drive was needed to encourage more people to use the service so that it could continue.

### **31/17 Committee & Working Party Reports & Recommendations**

**i. Neighbourhood Planning Working Group:** Progress was being made and the plan restructured to comprise four main policies. Draft to be sent to MHDC.

**ii. Communications Working Group:** Contributions for the next newsletter were requested by the end of the week. The Neighbourhood Plan website information had been incorporated in the new Parish site.

### **iii. Playing Fields/Open Spaces Working Group:**

**Update on village green maintenance:** A meeting with Paul Esrich (AONB) and WCC had taken place to finalise the scheme and the Clerk had discussed the new arrangements with the grass cutting contractor.

It was also agreed to undertake a survey of trees on all Parish Council owned land.

### **iv. S106 Projects Working Group:**

**a. Update on installation of Welland Children's Play Area:** This was now under way and an official opening event was to be arranged for Good Friday between 2pm and 4pm. Some sponsorship from the contractors was available and the Parish Council allocated a further £150 for the event. The Clerk had arranged for a post installation RoSPA inspection to take place in early April.

A piece of original play equipment had been removed without damage since the PreSchool had expressed an interest in it. Details regarding its installation would be available after a meeting later this month.

**b. Update on acquisition of part of Pursers Orchard:** Wade Muggleton from WCC Countryside Services and Paul Esrich (AONB) had met with councillors on site and an audit of the trees was to be made. Some additional funding, other than S106, was to be sought and it was considered that this should be a community led project and a public meeting would be held when all information had been gathered.

**c. Update on Spitalfield drainage project and to consider for approval the scheme for tender:** The Clerk had circulated the proposed Design and Specification from TGMS and this was approved. The tender process would commence as soon as possible with a start date hopefully in early May. The Clerk was to lodge the appropriate documents on the Government Contracts Finder website.

**d. Update on Spitalfield Gym Equipment:** The Clerk reported that he had received twelve enquiries to tender for the work and bids were to be in by the end of March. The group would then assess the returns and bring recommendations to the council.

**v. Highways Working Group:**

**a. Update on Castlemorton Common entrance signage:** Progress on this scheme had been discussed under County Cllr. Tom Wells' report. A new VAS would cost about £3,300 and it was agreed that local fundraising should be sought to cover the expenditure.

**b. Review of pedestrian walking routes (footways and footpaths):** It was agreed to further investigate the possibility of a footway/footpath on Garrett Bank. Clerk to arrange a meeting with the owner of land in the area and Cllrs. Hancock and Humphries were to attend and report back. Concerns were raised over overgrown hedges on this route but any requests to cut back would be made in the Autumn.

**c. To consider continued involvement in the Lengthman Scheme:** This was agreed for the next financial year.

**32/17 Correspondence**

**To review the following correspondence previously circulated:**

From	*email	Subject
CALC	*	Updates
WCC	*	Worcestershire Roadworks Report
WCC	*	Worcestershire Local Transport Plan Consultation
Barry Turbutt	*	St James Church Newsletters
MHDC	*	Planning Training 23 February - Flood Risk & Drainage
MHDC	*	Great British Spring Clean
MHDC	*	Town and Parish Council Workshop on 17/03: Health and Well Being
WCC	*	Worcestershire Minerals Local Plan - Third Stage Consultation
MHDC	*	Five year plan consultation
MHDC	*	S106 Application
CALC	*	Training Sessions
TGMS	*	Drainage Specification
MHDC	*(i)	New Street Name Consultation - Kingston Close
MHDC	*(ii)	Affordable Housing - Marlbank
AONB	*(iii)	Funding
Cllr. Davies	*	Welland B4208 South Entrance
David Manning	*(iv)	Door Knock
MHDC	*	Resident Magazine
Gaynor Smith Owen	(v)	Guild Homes Communal Area
Western Power		Recreational Field Electrical Services
Streetscape		Fitness Space Proposal

(i) – No objection to the street name on the Lawn Farm development was to be made.

(ii) – A suggestion to create a Local Lettings Plan for the Marlbank development was supported.

(iii) – This would be considered in September

(iv) – The results of the recent door knock survey were noted.

(v) – No progress was reported from Guild Homes on the proposed adoption of communal space by the Parish Council.

**33/17 Finance****To consider payment of invoices presented:**

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

From/Due To	Date	Amount	Details
J Moore	03/03	£118.00	Lengthman Duties (February)
Lumous	16/03	£188.35	Domain/Web Hosting
Boston Seeds	09/03	£32.99	Grass Seed
Keys	24/02	£8.00	Keys
E Hardman	20/03	£72.00	Handyman (£90 Gross)
D Sharp	20/03	£329.80	Clerk's Fee (£412.20 Gross SP25)
	<b>TOTAL</b>	<b>£749.14</b>	

**Accounts Summary**

<b>Reserves Lloyds B/F</b>	<b>£96.88</b>	<b>£96.88</b>
<b>Reserves BOI B/F</b>	<b>£2,873.46</b>	
Interest	£0.25	<b>£2,873.71</b>
<b>Fête Account</b>	<b>£715.78</b>	<b>£715.78</b>
<b>Buildings Account</b>	<b>£804.47</b>	<b>£804.47</b>
<b>Neighbourhood Plan Account</b>	<b>£39.25</b>	<b>£39.25</b>
<b>Total C/F</b>		<b>£4,530.09</b>

<b>Main Account B/F</b>	<b>£74,170.12</b>
WCC Lengthman	£118.00
Welland Juniors FC	£1,585.00
March Payments	-£749.14
<b>Main Account C/F</b>	<b>£75,123.98</b>

**34/17 Any other matters for report or for future consideration**

Cllr. Mortimer was to be asked for suggested inclusions for an information pack for new residents. It was considered wise to hold the Annual Parish Meeting separately from the Parish Council meeting this year since both the future of The Pheasant Inn and Pursers Orchard were likely topics for discussion.

**35/17 Date of the next meeting**

Monday 24<sup>th</sup> April at 7.30pm was confirmed.

**36/17 Private Session**

**To consider the exclusion of the public and press for consideration of Clerk's Salary:** This was agreed and the Clerk and public left the meeting.

There being no further business the meeting concluded at 10.30 pm.