

# **Little Malvern & Welland Parish Council**

Minutes of the Parish Council Meeting held on Thursday 19<sup>th</sup> November 2018

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

Before the meeting Debbie Brookes from DB Land and Planning discussed her proposal for a Housing Needs Survey in the Parish. She was looking to develop part of the land near Welland House Nursing Home as a rural exception site and hoped to predominantly build bungalows. If the Parish Council supported such a survey they would be invited to suggest questions for inclusion and the results would be shared with the council after the information had been assessed.

## **Present**

Cllrs. Mrs V Nelson(Chair), Mrs J Burford, Mr M Davies, Mr P Hancock, Dr J Humphries, Dr J Mortimer, Mrs M Purser, Mrs M Sumner & Mr J Whitehouse.

## **In Attendance**

County Cllr. T Wells, Footpaths Warden, Mr D Sharp (Clerk) and 10 members of the public.

## **134/18 Apologies**

**To consider acceptance of apologies for absence from Councillors:**

Cllr. Miss J Biggs (accepted). Also District Cllr. Mrs C O'Donnell

## **135/18 Interests**

**i. Councillors Declarations of Disclosable Pecuniary Interests and Other Disclosable Interests regarding items on the agenda:** Cllrs. Nelson, Mortimer & Sumner declared an ODI for planning application 18/01316/RM due to sharing property boundaries with the site.

**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:** Cllrs. Mortimer & Nelson to discuss planning application 18/01316/RM: This was approved and would last until the next ordinary election. Cllr. Sumner had been granted a dispensation to discuss this application last month.

## **136/18 Planning**

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

Application No	At	Details
18/01316/RM	Pheasant Inn Drake Street	Reserved Matters Application for details of appearance, landscaping, layout and scale following a grant of Planning Permission 16/01203/OUT for the Erection of up to 14 No. Dwellings and Retention of Existing Public House.

The following response had been made between meetings:

"The Parish Council is pleased to see the presence of one bedroomed homes and a variety of housing mix to cater for the local requirements. We also endorse the Landscaping Officer's comments.

There are several areas on concern, notably:

- The number of parking spaces are set at the minimum required with no allowance for visitor parking. Unless this is addressed there may be issues with cars parking on the entrance road and causing an obstruction.
- There is not enough variety in housing detailing which could possibly be overcome by material choices.
- The roof pitch appear to be unusually steep and out of keeping with local character. The visual impact from the west is particularly prominent and could be refined with reduced pitches.
- The north gable end of the affordable block will be visible from afar as a blank wall with a few windows. This needs enhancement with features or detailing.
- Similarly the south gable end of the market two bedroom property.
- There are no details over access to the banks of the watercourse for maintenance purposes.
- There are continuing concerns about the visibility around the junction with Drake Street. Traffic flows at high speeds around the corner from Gloucester Road and visibility to the east is limited.

No further response was to be made.

The following application had been submitted late:

Application No	At	Details
18/01634/OUT	Land At (Os 7984 3962) Drake Street	Removal of Condition 12 of planning application 14/01269/OUT to allow Worcestershire County Council Travel Plan Services to be utilised on site for outline application in relation to a sustainable residential development of up to 50 dwellings including access, with all other matters reserved.

It was agreed to obtain more information before a decision was made. If a decision was required prior to the December meeting it was delegated to the Clerk in consultation with Councillors.

No further response was to be made regarding the appeal for application 17/01724/FUL (Boundary Cottage Gloucester Road).

**ii. To consider whether to support a Parish Housing Needs Survey:** It was agreed to support the survey and a copy of the proposed questionnaire was to be requested. Clerk to contact Birtsmorton and Castlemorton Parish Councils to enquire whether they wished to be included.

**137/18 To consider for adoption the minutes of the Parish Council meetings held on 15<sup>th</sup> October:** These were accepted as an accurate record and they were signed by the Chairman.

#### **138/18 Progress reports and other matters arising from these minutes**

Cllr. Davies reported that the 'Dementia Friends' session had been very informative.

#### **139/18 Reports by District and County Councillors and other Representatives.**

**County Cllr. Tom Wells** distributed new bus timetables and confirmed that the service was guaranteed until April but if usage figures did not increase then even this reduced service was in jeopardy. Timetables were to be delivered to all houses along the route to try to boost numbers. The first forum of the User Group was to take place on 26<sup>th</sup> November in Hanley Swan.

**District Cllr. Mick Davies** reported on the SWDP review and the Parish briefing that took place recently. Settlement boundaries were being reviewed and village facilities were being assessed. Drop in sessions had been arranged for 20<sup>th</sup> November in Upton and 26<sup>th</sup> November in Malvern. A 'Protect your farm' event was to be held at the Three Counties Showground on 22<sup>nd</sup> November. The 5 year MHDC plan was under review and the new edition would be published in May 2019. Stephen Gabriel had been appointed Joint Head of Housing & Communities for both Wychavon and Malvern Hills District Councils.

Finally Cllr. Davies notified the meeting that he would be standing for re-election next year as an independent candidate.

#### **140/18 Committee & Working Party Reports & Recommendations**

**i. Neighbourhood Planning Working Group:** The Group was planned to meet within the next few weeks and hoped to liaise with Mrs Brookes on the contents of the Housing Needs Survey.

**ii. Communications Working Group:** The next edition of the Newsletter would be published within the next few weeks and it was hoped would include positive news of The Orchard and The Pheasant Pub.

**iii. Playing Fields/Open Spaces Working Group:** The Clerk reported that the Primary School had requested an official licence for the use of the School Field. He was to consult the Parish Council solicitor and distribute the proposed document for consideration at the next meeting.

The final portion of grant funding for the Spitalfield project had been received from MHDC and the final payment to DW Shotton could now be made.

#### **iv. Orchard Working Group:**

**a. Update on land transfer and grant funding:** The grant funding agreement had been signed and approved by MHDC. The solicitor was awaiting the Land Registry searches. The final wording of the transfer agreement was considered and approved and provided it was acceptable to the vendor then the transfer could take place.

**b. Update on the formation of the Orchard Management Group:** Once the transfer had been signed the boundary fence and new entrance would be installed and the Group would be able to take over management responsibilities.

### v. Highways Working Group:

**a. Update on Byfields Lane PRoW:** It was agreed that a 'footpath modification order' be made to WCC to designate that section of Byfield Lane from Byfield House to Southend a PRoW.

Appropriate forms would be sent to the landowner and also users of the route citing evidence of past and current access.

**b. Update on 363 Bus users Forum:** The first meeting of the User Group was to take place on 26<sup>th</sup> November in Hanley Swan.

### 141/18 Parish Council Promotions

The Tradegar Male Voice Choir event had been a great success and although no funds had been banked the stock remaining approximated at £700. Ashley Hutchins was booked for 1<sup>st</sup> December and another Shindig event was planned for March. Recommendations from residents over acts they had seen were sought.

### 142/18 Pheasant Inn

**Update on new development and sale of Pub:** Negotiations between the owner and the proposed purchaser of the pub site were ongoing.

### 143/18 Correspondence

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

FROM	* email	SUBJECT
CALC	*	Updates
WCC	*	Worcestershire Roadworks Report
St James Church	*	Newsletters
Safer Neighbourhood Team	*	Upton Parish News Letter
CALC	*	Community Engagement Workshop 27/11 19:00-21:00
MHDC	*	Heartstart training - Mon 22/10 2pm at the Council House
Malvern Hills AONB	*	Management Plan 2019-2024
MHDC	*	South Worcestershire Development Plan Review
WCC	*	Invitation to Libraries Member Briefing
MHDC	*	Malvern Town Neighbourhood Plan - Regulation 16 Consultation
CALC	*	AGM -14 <sup>th</sup> November 6.30pm
MHDC	*	Great British Spring Clean 2019
MHDC		Orchard S106 Grant Agreement

### 143/18 Finance

**To consider payment of invoices presented:**

The following payments were made between meetings from the **Main Account** and were ratified:

From/Due To	Date	Amount	Details
Broadleaf Tree Care	26/10	£148.00	VAT on October Invoice
Tozers LLP	26/10	£500.00	Solicitor fees on account
Tozers LLP	26/10	£100.00	Solicitor fees on account
<b>TOTAL</b>		<b>£748.00</b>	

The following payment were approved from the **Fete Account**

From/Due To	Date	Amount	Details
R Sumner	-	£149.00	2 x Barbecues

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

From/Due To	Date	Amount	Details
J Moore	30/10	£236.00	Lengthman Duties (October)
J Moore	30/10	£300.00	Work at Old St James, Welland Court
DW Shotton	19/09	£17,533.45	Spitalfields Contract Fee
M Middleton Welding	31/10	£168.00	Speed Sign Brackets
S Maund	07/11	£230.00	Grass Cutting Spitalfields (October)
DHW Enterprises	18/10	£41.40	Remembrance Banner
Royal British Legion	-	£25.00	Remembrance Wreath
Gravel Master	08/11	£127.50	Grit Salt
B&Q	16/11	£7.20	Cemetery Tap
JMart	23/10	£11.98	Rubbish Bags
E Hardman	19/11	£104.00	Handyman (£130 Gross)
D Sharp	15/10	£384.28	Clerk's Fee (£480.48 Gross SP25)
<b>TOTAL</b>		<b>£19,168.81</b>	

**Accounts Summary**

<b>Reserves Lloyds B/F</b>	<b>£2,973.11</b>	<b>£2,973.11</b>	<b>Main Account B/F</b>	<b>£20,671.71</b>
<b>Fête Account</b>	<b>£1,433.00</b>		MHDC S106 Grant Spitalfields	£22,501.59
R Sumner	-£149.00	<b>£1,284.00</b>	WCC Lengthman	£472.00
<b>Buildings Account</b>	<b>£804.47</b>	<b>£804.47</b>		
<b>Neighbourhood Plan Acc</b>	<b>£5.65</b>	<b>£5.65</b>	BT (DD)	-£295.13
<b>Funding Account</b>	<b>£1,460.10</b>	<b>£1,460.10</b>	November Payments	-£748.00
				-£19,168.81
<b>Total C/F</b>		<b>£6,527.33</b>	<b>Main Account C/F</b>	<b>£23,433.36</b>

**144/18 Any other matters for report or for future consideration**

It was noted that the PRow through the Spring Meadow Close site was in a poor state and efforts were to be made to ensure it was returned to a usable condition.

**145/18 Date of the next meeting**

The next Parish Council Meeting was to be held on Monday 17<sup>th</sup> December at 7.30pm.

There being no further business the meeting concluded at 9.25 pm.