

Parish Of Alfrick And Lulsley Appendices - Minutes of the Meeting of the Council 17/06/08.

Appendix -a Questions for members of the public.

None

Appendix-b Reports. County & District Councillors, Parish Paths Warden, Parish Tree Warden et al.

Cllr C Smith (County Councillor) reported

The WCC has allocated £15m for road repairs mainly in urban areas and he will be questioning the executive on the lack of support for rural roads.

Community Activities Grant; He has a grant of £3.5k to be distributed of which £2.0k has now been allocated. The closing date for applications is 1st July 2008.

Cllr D Hughes (District Councillor) and Cllr A Warburton (District Councillor) reported;

Malvern Hills District Council is looking at a number of schemes to reduce operating costs including a sharing of administrative functions with Worcester City Council and also relocation of the council's offices to purpose-made accommodation. However the timing and structure of these are likely to be influenced by the pressure from central government for a Unitary Authority at the county level.

Cllr B Fishwick reported on the Alfrick and Lulsley Village hall Committee Meeting - Monday 2nd June 2008

"Aspects of Alfrick" Open Gardens.

Bridget Lewis joined the meeting to confirm the joint arrangements for this event. There will be 12 gardens open in Alfrick, Alfrick Pound and Lulsley. Lunches and afternoon teas will be served in the village hall and transport has been arranged for anyone needing it. Now all we need is a fine day.....

Matters Arising from the Last Meeting.

The area of subsidence has been excavated and backfilled.

Treasurer's Report.

The invoice to the Parish Council for the use of the hall has been paid.

Wine Tasting. An enjoyable evening, yielding a profit of £152-56.

Building Sub-Committee.

The problem of the building extension impacting on the electricity supply pole and a corner of the tennis court has been discussed with the architect. The architect said that he had always intended to remove the electricity pole and replace it with an underground power supply cable to meet an altered power supply point in the hall. The position as regards the tennis court is less clear, the architect expects the impact to be minimal but this remains an issue to be resolved. There was no further news on the lottery funding or from the quantity surveyor.

Assuming a finally successful bid it will be necessary to commence planning for the hall to be closed during the approximate period July 2009 to February 2010 and there needs to be provision to accommodate our regular user-groups.

Hiring Agreement/Procedure.

The revised and condensed hiring procedure has now been agreed and will be put into use. For regular users it will only be necessary to complete one set of forms for an entire years use.

Tennis Courts.

The playing surface has now become hazardous due to an accumulation of moss and algae and quotes are being sought for high pressure cleaning and relining. Additionally, ideas are being discussed to widen the use of this facility and discussions are taking place with Cllr Clive Smith for a possible grant from WCC. Until the surface is restored it was decided to temporarily close the court to avoid an accident.

Fundraising/Events.

21st June. Sponsored walk and ploughman's lunch.

5th July. Children's Talent Show

13th July. Selina Bella Strings.

15th November Shindig –Opera Dudes.

30th January Shindig –Hansel and Gretel

appendix -c The informal group on Housing and Planning;

NOTES OF MEETING WITH MHDC HELD ON 28 MAY 2008

Present: Councillor P Tebbitt
Councillor P Brown
Councillor R Jackson
Duncan Rudge – Head of Planning MHDC
Rosie Murray – Planning Officer MHDC

The meeting was held to discuss the draft Parish Design Statement submitted to MHDC Planners for comment. It was also to determine the views of MHDC on the adoption of the Design Statement as a Supplementary Planning Document.

Adoption as Supplementary Planning Document

DR explained that the process of adoption is complicated as the Design Statement would need to comply with local strategy and under the Town & Country Planning Act 2004, which is the regulatory framework for the adoption process, the Design Statement would need to include a sustainability appraisal, a documented consultation process and a statement of conformity with overlaying plans such as the Local Development Plan, Regional Spatial Strategy and national planning policies.

The Planning Officers were of the opinion that, even if the Design Statement was not formally adopted as a Supplementary Planning Document, it would still be a usable document as a "material consideration" in the planning process. It may actually have greater weight in that context, as it is not constrained to the same extent as a Supplementary Planning Document would have to be by the overarching planning policies and processes.

The Planning Officers also suggested that much of the detail about how the Local Development Plan and Planning Policy Statement 7 (PPS7) applies in the parish should be removed to make the Design Statement more accessible to the population of the parish. They suggest that the main body of the Design Statement should only contain references to the relevant sections of these documents so that, should interested parties wish to follow through and research the detail of these policies, then the references are there to permit them to do so.

The suggestion was that the Design Statement focus far more on the issues which are of particular interest in the parish, much of which is already contained in the Design Statement, but it was suggested that this could be reinforced. These issues, such as the treatment of property boundaries using hedging and natural materials rather than, say, brick walling, are very specific examples of how the appearance of the parish can be maintained. Other examples given were the size and extent of dormer windows, grouping of housing and important views. The draft Design Statement contains much of this information already, but it was felt that it should be reconfigured to focus on this, and particularly with the help of photography to highlight what the community think is good, and also where there is room for improvement.

The Planners were interested in the sense in the Design Statement that it is actually the open space and dispersed development which characterises the parish, rather than any particular design feature. They suggested that this could be a key starting point for the Design Statement. The Design Statement needs to answer the questions: "What is locally distinctive?" and "Who is the document for?" It was suggested that we highlight with equal weight to reference to planning policy any points that were made in the Parish Plan as they would affect the Design Statement. Another suggestion was to have a list of ten "likes" and ten "dislikes", which summarises the Design Statement in a punchy, easily understood way. They suggest that much use of photography is helpful as this instantly gives a representation of the key points.

The Design Statement should contain opportunities for improvement in the parish in terms of public open space and amenity. Strategic green space within the settlements should be identified if there is a body of opinion that it should be preserved as open space. The Planners also suggest that we identify projects which would benefit from Section 106 money so that, should any such funds become available from development within the parish, then there is a pre-formed list of worthwhile investment, rather than being seen to be opportunistic and reactive should such funds become available.

Consultation

It is important that the Design Statement is seen to be properly consultative. The level of response to the consultation which is deemed to be appropriate was discussed, and it was felt that if the same level of response was achieved as for the Parish Plan, i.e. 130 households registered their views, then this would be regarded as a very good level of interaction. A variety of methods of consultation were suggested:-

- Open weekend
- Website
- Young people

The Design Statement should contain some paragraphs on the consultation process and results.

Miscellaneous

It was suggested that the Housing Group locate a copy of the Malvern Open Green Space Study and mark on a map of the village the important spaces, whether they are public or privately owned. This accords with the section in the draft Design Statement which highlights the dispersed nature of development and that the parish is characterised by its space rather than its built environment.

Some element of environmental sustainability could well be encapsulated in the Design Statement. For instance, the use of block pavements and gravel for driveways rather than concrete and tarmac would assist in reducing water run-off and overloading drain capacity.

Action

It was agreed that the Housing Group would redraft the Design Statement along the lines suggested by Malvern Hills Planners, submit for consultation in the various ways discussed, and then re-submit to Malvern Planners for their comment. The subject of adoption as an SPD will be discussed by the Parish Council in full, but it is likely that this strategy will be reversed so that the Design Statement is not an SPD but can still lie on file to be used as a "material consideration" by the Planning Authorities, which in some ways carries equal weight and will require significantly less work to achieve.

RJJ