

**MINUTES OF A MEETING OF
THE OPERATIONS AND PLANNING COMMITTEE
MALVERN TOWN COUNCIL**

**Held in the Council Chamber, Belle Vue Terrace, Malvern on Wednesday 29
September 2021 at 6.00 pm**

Present

Councillors

C Palmer (Chairman)
D Watkins (Vice Chairman)
L Lambeth
J Leibrandt
N Morton
P Smith

Also in attendance

L Blake - Town Clerk
L Wall – Minute Clerk
C Porter – Operations Manager
Cllr N Houghton (Mayor)

Four members of the public

Absent

C Bovey (apologies)
S Taylor (apologies)

41. APOLOGIES FOR ABSENCE

Apologies for absence from Cllr Sharon Taylor and Cllr Caroline Bovey were noted.

42. DECLARATIONS OF INTEREST

There were no declarations of interest.

43. MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the following meeting be approved and adopted as a correct record of the proceedings, and these were signed by the Chairman:

- Operations and Planning Committee meeting 8 July 2021.

PUBLIC PARTICIPATION

There were two members of the public who wished to speak on a planning application.

Judy Gibson of Geraldine Road, spoke on Planning Application 21/01513/FUL on behalf of around 70 residents of Werstan Close, Storer Court, Barnards Close, Geraldine Close and Geraldine Road, numbers of attendees being limited due to covid restrictions. She made it clear to the meeting that the residents were not opposed to development of the site at 41 Geraldine Road, but were opposed to this particular proposal due to the following points:

- It would be an overdevelopment of the site, exceeding the SWDP required average housing density by 170%.
 - The site size has been overestimated
 - Parking spaces too small and insufficient in number
 - Suggested parking on narrow one-way access road not suitable
- Lack of consultation with residents

- No public meeting and only 6 residents in Werstan Close have been contacted
- Traffic problems
 - There is an assertion that the new development will reduce traffic movements but this is based on wrong assumptions, including that the Social Education Centre was open seven days a week until 10pm, leading to over-estimation of traffic movements.
 - An under-estimation of traffic movements from the proposed 37 new houses, at 157 per day.
 - The development will in fact create significantly more traffic, particularly at peak times and cause safety issues on Geraldine Road, which is used by The Chase High School and Qinetiq.

The residents therefore recommended rejection of the application.

The Chairman announced that the order of business would be altered so that agenda item 13, Planning Consultations, would be taken first.

44. PLANNING CONSULTATIONS

Planning application 21/01513/FUL, 41 Geraldine Road, Malvern: Demolition of all existing buildings and erection of 37 dwellings (Use Class C3) for 100% affordable housing including access, parking, landscaping and all associated works

Members of the committee agreed that it appeared the proposal was an overdevelopment of the site and thanked Judy Gibson for her clear and informative presentation.

It was **AGREED** that Malvern Town Council would formally object to the application based on it being an overdevelopment of the site and the resulting impact of increased traffic in the area.

The meeting reverted to the order of the agenda from item4.

45. THE MAYOR'S BONANZA

Report OC01/21 was received and accepted.

It was noted that this year's Bonanza had been very successful, with the increased space at Victoria Park allowing more variety of stalls and an increased number of activities. The Town Clerk presented suggestions for improvements to next year's event along with the recommendations to hold the Bonanza on Sunday 28 August 2022 and a budget of £7,000.

Members who had attended the event agreed that it had been very successful and congratulated all staff who had worked on the preparations and on the day. Further comments were as follows:

- Would like to see Raptors World Dinosaurs again
- The queues for refreshments were very long and some people got fed up waiting, and a dedicated tea and coffee stand should be provided
- Catering units should be better organised to serve customers
- The provision of basketball related activities as part of the event were very important to draw a larger audience
- Toilets were not well signposted

The suggestions for improvements to the 2022 event as outlined in the report were **AGREED**.

It was **RECOMMENDED** that the next Mayor's Bonanza be held on Sunday 28 August 2022 at Victoria Park.

It was **RECOMMENDED** that the budget be increased by £500 to £7,500 for the 2022 event.

46. HEART OF ENGLAND IN BLOOM

The Operations Manager was pleased to report that the Town Council had been awarded Gold again in the Heart of England in Bloom competition. Judges had made particular mention of the portfolio which had made their task of judging that much easier, due to its content. The diary of events and community involvement also scored well.

It was noted that this year's flower displays had been wonderful and committee thanked all involved for their hard work. Particular thanks were given to Lyndsey for her work on producing the portfolio.

It was **AGREED** that the success should be widely advertised by banners in the town, notices on the signs marking the three entrances into the town and a press release.

47. TOILET PROVISION AT VICTORIA PARK

Report OC02/21 was received and accepted.

Members discussed the three options presented to the meeting and it was **AGREED** that there be no toilet provision for the winter months in Victoria Park, with a review to be carried out ahead of spring 2022.

48. PROVISION OF BIKE RACKS

The Town Clerk gave an update to the meeting on the provision of bike racks:

- Malvern Link outside St Richard's Hospice Shop – it is proving difficult to establish who installed the present racks but as the land is owned by WCC, permission to change them is awaited.
- Barnards Green Bus Shelter – Malvern Hills Trust will issue a letter of permission following a site meeting with the Operations Manager.
- Barnards Green Cats Protection League shop – awaiting permission from WCC, no response received to two recent emails but these have been copied to the relevant county councillors.
- Outside Faun – awaiting the developer to install these but currently large bins are in the space where the bike racks should be. There is some urgency to this installation as the provider, ParkThatBike are requesting photographic evidence of the installation, or return of the racks.

Cllr Leibrandt left the meeting at 7.20pm

49. BARNARDS GREEN BUS SHELTER

The application for listed building consent has been submitted and a response is now awaited, but the Conservation Officer at MHDC had expressed an agreement in principle with the proposed colour scheme.

50. WORK PROGRAMME

Report OC03/21 was received and noted.

The Operations Manager reported:

- A delay on installing some play equipment whilst the suppliers had been working on the basketball courts.
- The completion of repairs to the cemetery lodge roof, under budget.
- Researching suppliers of steel doors for the pavilion at Lower Howsell, who will need to be able to fit the doors as well as supply.

51. OPERATIONAL PROJECTS 2022-23

Report OC04/21 was received and accepted.

It was **RECOMMENDED** that the following Operational Projects be included in the Council's 2022/23 budget.

DETAILS	ANTICIPATED COSTS
Cemetery roadway - Tarmac area around the chapel, plus potholes in various areas	£15,000
Dukes Meadow - Tarmac pathway from Sherrards Green Road to Dukes Meadow	£8,000
Michaels Crescent - Refurbish play area	£15,000
Victoria Park - Replace trim trail	£10,000
Rosebank Gardens - Replace fencing and refurbish footpath on western boundary	£12,000
Total	£60,000

52. VEHICLE AND MACHINERY REPLACEMENT FUND 2022-23

Report OC05/21 was received and accepted.

It was **RECOMMENDED** that the following proposals be included in the Council's Vehicle/Machinery Replacement Budget for 2022/23:

Machine	Cost
Replacement John Deere mower	£12,500
Replacement vehicle (2015)	£22,000
Total	£34,500

It was **NOTED** that in line with Environmental Strategy, electric vehicles would be procured where viable.

53. TRANSFER OF LAND AT MILL LANE

The Town Clerk gave a verbal report on the progress of the transfer.

The planting scheme approved as part of the original planning application, and which has recently been provided, would constrain Town Council plans for a car park and wetlands area.

A site meeting had been held this week, when the planning officer had indicated that it may be possible to vary the location of the trees, as long as biodiversity requirements were adhered to. The developer is now working alongside Town Council officers to submit a new plan, and a decision under MHDC officer delegations is awaited.

54. DATE, TIME AND LOCATION OF NEXT MEETING

It was agreed that the date of the next meeting of Operations and Planning Committee would be Wednesday 20 October 2021 at 6.00 pm in the Town Council chamber.

The meeting finished at 7.50pm.

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(Chairman)