



# **MALVERN TOWN COUNCIL**

## **OPERATIONS AND PLANNING COMMITTEE**

### **REPORTS**

**20 OCTOBER 2021**

**6.00 PM**

**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
<b>Total</b>	<b>£60,000</b>

**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
<b>Total</b>	<b>£34,500</b>

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.

.....  
(Chairman)

**A REPORT OF THE TOWN CLERK TO  
A MEETING OF THE OPERATIONS AND PLANNING COMMITTEE  
MALVERN TOWN COUNCIL  
to be held on Wednesday 20 October 2021  
in the Council Chamber, Belle Vue Terrace, Malvern, at 6.00 pm**

**BANDS IN THE PARK AND  
ALTERNATIVE BANDS IN THE PARK 2022**

**1. Purpose of Report**

- 1.1. For decision.

**2. Recommendation**

- 2.1. Members of the committee are asked to consider combining the Bands in the Park programme with the Alternative Bands in the park programme to run every Sunday from 8 May to 18 September 2022.
- 2.2. Committee members are asked to note that this would be 20 weeks of Sunday band concerts, interspersed with our annual events programme as detailed in 3.5 and 3.6.

**3. Background**

- 3.1. Bands in the Park is a long standing successful event held during the summer months in Priory Park.
- 3.2. The Alternative Bands programme has been running since 2016 and has been really well attended over the last couple of years.
- 3.3. All bands concerts were cancelled in 2020 due to the Covid-19 pandemic and although live music returned in 2021, it was for a much shorter programme. Officers are hopeful that a full twenty weeks of band concerts will take place in 2022.
- 3.4. Due to social distancing regulations the availability of brass bands was limited in 2021 and as a result more jazz bands and blues bands were used and two alternative bands in the park concerts were held on a Sunday rather than a Saturday. Feedback from the public and on social media was extremely positive strongly suggesting that there is demand for a variety of music on Sundays.
- 3.5. Officers are therefore suggesting that all music concerts should be on a Sunday, split across three types of music which would rotate throughout the programme:
- 6 weeks of brass bands
  - 6 weeks of alternative bands
  - 5 weeks of jazz/blues/country bands
- 3.6. Committee members should note that the remaining three Sundays would form part of the Town Council's annual events programme as follows:
- The Queens Jubilee on Sunday 5 June 2022 - Officers are suggesting an afternoon of vintage style music with lindy hop dancing accompanied by a cream tea

- Armed Forces Day on Sunday 26 June 2022 - Officers are suggesting a Military style themed day, including military style bands, and involving local Armed Forces groups.
- Mayor's Bonanza, on Sunday 28 August 2022 - please note this will be held in Victoria Park, so there will not be a band in Priory Park on this day.

- 3.7. All bands would perform from 2.30pm – 4.30pm on Sunday afternoons in Priory Park on the bandstand, excluding the event days listed above, when the event timings will run longer.
- 3.8. All concerts would be attended by either a member of the Operations Team, who is responsible for setting up the PA system, putting out chairs, assisting the band, and co-ordinating the technical aspects of each concert or, for alternative bands, by one of the Council's events officers.
- 3.9. Although a member of Council staff will be present at each concert, two Councillors are required to steward each event. Stewarding involves interacting with the public, handing out the programme of bands, and making announcements on the PA system about the forthcoming programme and the current band. The Council depends on councillor volunteers to ensure the weekly concerts run as smoothly as possible.
- 3.10. Since Priory Park is a public area and there is no charge for the event, the Council does not need to provide direct first-aid facilities. However, the Council does have a responsibility for the band, and to ensure they have made their own first-aid provision.

#### **4. Financial Implications**

- 4.1. Officers would like to suggest a budget of £9,500 for the Bands in the Park/Alternative Bands in the Park programme for 2022/23.
- 4.2. Officers are still investigating refreshments for all bands performing and may need to request additional funding for this.

#### **5. Legal Implications**

- 5.1. A Temporary Events Notice for Priory Park is required.
- 5.2. A Performing Rights Society Licence is required for the Bands programme as they are live performances from sheet/cover music. Officers will ensure the appropriate licences are put in place.

End

Linda Blake  
Town Clerk

Authors of Report:  
Lyndsey Davies/Clare Lawrence  
Operations & Office Co-ordinator/Events Organiser



**A REPORT OF THE TOWN CLERK TO  
A MEETING OF THE OPERATIONS AND PLANNING COMMITTEE  
MALVERN TOWN COUNCIL**

**to be held on Wednesday 20 October 2021  
in the Council Chamber, Belle Vue Terrace, Malvern, at 6.00 pm**

**QUEEN'S JUBILEE CELEBRATIONS JUNE 2022**

**1. Purpose of Report**

- 1.1. For brainstorming.

**2. Recommendation**

- 2.1. Operations and Planning Committee is asked to brainstorm and consider ideas to commemorate the Queen's Platinum Jubilee celebrations in 2022.

**3. Background**

- 3.1. In 2022, Her Majesty the Queen will become the first British monarch to celebrate a platinum jubilee, having acceded to the throne on 6 February 1952.
- 3.2. There will be year-long platinum jubilee celebrations with the focal point being Platinum Jubilee Weekend in June when there is an extended bank holiday from Thursday 2 June to Sunday 5 June.
- 3.3. The matter of whether the Town Council will be marking the jubilee was brought up at Full Council on 7 October with the suggestion being that this matter was considered by Operations and Planning Committee.
- 3.4. The Town Council has already agreed to mark this event with a hand-forged obelisk in the centre of the circular bed at the entrance to Rosebank Gardens, at the top of which will be a royal crown bearing hand-forged Queen Elizabeth roses.
- 3.5. Officers are also proposing that the Bands in the Park Sunday concert which falls on 5 June should be expanded to include a programme of vintage style music and dancing with a catering unit supplying cream teas. And free flags and hats for all who attend this jubilee event.
- 3.6. The Lord Lieutenant of Worcester is also encouraging local councils (amongst others), to participate in The Queen's Green Canopy scheme inviting people to 'plant a tree for the Jubilee'. This correspondence is attached at appendix A to this report and the Town Council may wish to agree to take part in this.
- 3.7. Committee members are invited to make further suggestions whilst keeping in mind budget and available resources.
- 3.8. Further information can be found on [www.royal.uk/platinum-jubilee-central-weekend](http://www.royal.uk/platinum-jubilee-central-weekend)

**4. Financial Implications**

- 4.1. Costs of any events or planting schemes would need to be agreed and included as part of the Town Council's budget for 2022/23.

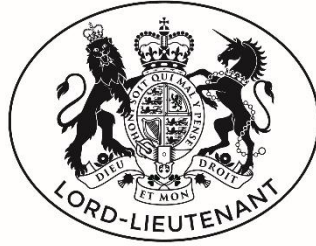
**5. Legal Implications**

**AGENDA ITEM 5**  
**REPORT OC02/21**

- 5.1. The Town Council has the power to provide entertainment and support the arts under Section 145 of the Local Government Act 1972.
- 5.2. The power to manage and control recreation grounds and open spaces is given under the Local Government Act 1972, the Public Health Act 1875 and the Open Spaces Act 1906.

End

Linda Blake  
Town Clerk



### **The Platinum Jubilee – The Queen’s Green Canopy**

In 2022, Her Majesty The Queen will become the first British Monarch to celebrate a Platinum Jubilee. A number of plans are in place to celebrate her seventy years of service to the Nation and it is one of these, The Queen’s Green Canopy (QGC), that I would like to bring to your attention.

The QGC is a unique UK-wide tree planting initiative, inviting people to “Plant a Tree for the Jubilee”, with a focus on planting sustainably.

As HM The Queen’s representative in the County, I would like to encourage Worcestershire’s councils, towns, businesses, communities, schools and residents to participate in this wonderful project and plant trees from October (when the tree planting season begins), through to the end of the Jubilee year in 2022.

The Lieutenancy and Worcestershire County Council (WCC) began work on this project at the end of 2019 and WCC has already identified 2 sites and began planting on its 10-acre site at Bewdley in the Autumn of 2020. A further 150-acre site near Evesham has been identified and development planning is now underway.

The QGC is aimed at everyone so please do get involved, either by planting free saplings being offered by the Woodland Trust to schools and community groups, or planting a commemorative tree in your garden or community, a small group of trees, or a larger woodland area.

The Lieutenancy website has a page dedicated to this project, so please visit [The Queen's Green Canopy - Worcestershire \(opens in a new page\)](#) for further information and useful links. It is our intention to record all the trees planted in the County, so please use the form on the website to let us know where and how many you have planted.

I hope you will agree that this is a meaningful and lasting way of showing our appreciation and gratitude for the 70 years of Her Majesty’s dedicated service to our Community. I am looking forward to seeing Worcestershire planting many trees for the Jubilee and helping to create a lasting legacy for future generations.

Lt Col Patrick Holcroft LVO OBE  
**Lord-Lieutenant of Worcestershire**

#WorcsJubileeTrees  
#QueensGreenCanopy

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A MEETING OF THE OPERATIONS AND PLANNING COMMITTEE  
MALVERN TOWN COUNCIL  
to be held on Wednesday 20 October 2021  
in the Council Chamber, Belle Vue Terrace, Malvern, at 6.00 pm**

**ROSEBANK GARDENS**

**1. Purpose of Report**

- 1.1. For noting and comment.

**2. Recommendation**

- 2.1. Committee is asked to note the report from a specialist geotechnical engineer following the landslip in Rosebank Gardens.
- 2.2. Committee members are invited to make comment on Sections 6 and 7 of the report.

**3. Background**

- 3.1. On 24 February 2021, a land slippage occurred in Rosebank Gardens. The extent of the slip is approximately 25m by 25m and affects a slope which is approximately 10m high.
- 3.2. Initial inspections by outside contractors revealed that the slope was unstable and therefore more detailed investigations by a specialist geotechnical engineer were required.
- 3.3. Two main trial pits were dug out and analysed, with a third exploratory pit also being excavated. Domestic surface water drainage provisions were also investigated.
- 3.4. The report produced is attached at Appendix A and details observations from the site investigation, along with conclusions and a number of preliminary remediation options.
- 3.5. Committee is asked to consider and note the report and make comments as necessary.

**4. Financial Implications**

- 4.1. The annual budget contains funds for general maintenance of Rosebank Gardens but does not contain provisions for an unforeseen event such as a landslip.
- 4.2. In August, Full Council agreed expenditure to cover exploratory works in Rosebank Gardens with costs to date amounting to approximately £10,000.
- 4.3. Further costs, if agreed, will need to be taken from reserves.

**5. Legal Implications**

- 5.1. The Town Council has Rosebank Gardens on a 99-year lease from Malvern Hills District Council.
- 5.2. Malvern Town Council has a duty to maintain, manage and develop the gardens to a high standard. The landslip has taken place on the top western boundary of the gardens which runs along a residential property.

End

Linda Blake  
Town Clerk



**Malvern Town Council**  
 28-30 Belle Vue Terrace  
 Malvern  
 WR14 4PZ

F.AO. Charles Porter

By email

Our ref.: r7314.03 - 21543

Your ref.:

Monday, 18 October 2021

Dear Sirs,

**Rose Bank Gardens, Great Malvern**  
**Site visit report**

*Rev. 02 – Report revised/updated following intrusive ground investigation.*

*Rev. 03 – minor amendments.*

Following our site visit on Friday 9<sup>th</sup> July 2021 and then again on Monday 6<sup>th</sup> September 2021 we provide a follow up to the initial advice herein.

## **1 Introduction**

A landslip that occurred in February of 2021 in the area of Rose Bank Gardens. This was inspected at the time by Bryer Consulting Limited and details of their inspection were reported in a short note that summarised the slope remained unstable. Additional investigations have been carried out and these precipitated the engaging of a specialist geotechnical engineer to help move towards a resolution.

The site lies at the boundary between Rose Bank Gardens and the residential property of Halfway (accessed off Foley Terrace). The built developments of garages and outbuildings associated with Halfway are within the zone that may be affected by the landslip.

We have been commissioned as geotechnical specialist to undertake:

- Desk study to determine the geological setting
- A site visit to understand the scale setting and likely contributory factors, feasibility of investigation and (ultimately) remediation methods.

And then as a follow up commission to undertake:

- A topographic survey
- An intrusive ground investigation
- Drainage survey, and,
- Update our original reporting.

Please find below our findings to date.

### **General Notes**

- 1) This report may not be used for any purpose other than that for which it was commissioned.
- 2) This report has been prepared for the sole benefit, use and information of the organisation named within the report and in accordance with terms of the commission. It has been prepared for the purposes detailed in the report only.
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## 2 Desk study

### 2.1 General

This desk study has been based on publicly available information that is viewable from searches of published papers, journals, maps and texts. The extent of such searches and in particular, historical mapping is limited, and it is recommended that where development exists prior to the earliest maps referenced, then a detailed search and archaeological desk study may be pertinent to ensure that potential hazards are more fully addressed.

### 2.2 Site Location

The site is located on the western side of the main district centre of Great Malvern at National Grid Reference SO 774 457, see Figure 1.

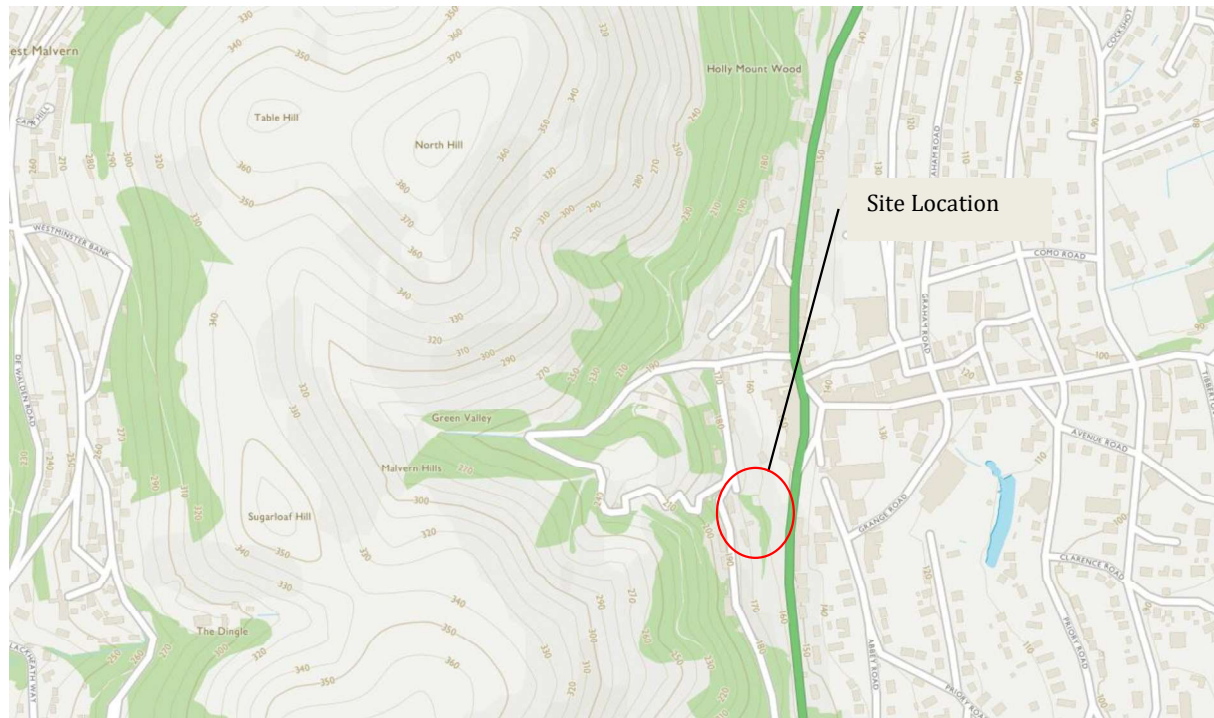


Figure 1 Site Location

The site is situated within publicly owned gardens or Rose Bank Gardens and extends up to the boundary with a residential property to the west.

### 2.3 Site description

The site is located on terraced ground at the foot of the Malvern Hills, specifically Worcestershire Beacon and Sugarloaf Hill. Just to the northeast is Green Valley, which is a valley off the hills up which a switched back footpath leads up to St Ann's Well Café.

The slope that has failed is a steep (1 in 1 gradient) slope that falls from the rear of the properties on Foley Terrace to the gardens. The gardens themselves are terraced and generally laid to lawn and flower beds. The lower boundary to the gardens is formed by the Wells Road (the A449).

The roads around the gardens have benchmarks with elevations of 488 ft (148.7 m OD, wall on the north boundary) and 497 ft (151.5 m OD) on the retaining wall (assumed at street level) on the east side. The current OS mapping suggest that the elevation is around 160 m OD.

### 2.4 Geological Setting

The geology of the site as mapped by the British Geological Survey (BGS, 1993, 1:50 000 scale map of England and Wales, Sheet 199, Worcester), see extract Figure 2, indicates that the site lies on the eastern Malvern Fault. To the west of the fault are the rocks of the Malvern Complex, a



Precambrian rock formation comprising of an igneous intrusion and metamorphic rocks. To the east are the sedimentary rocks of the Mercia Mudstone group, possibly the sub group of the Westbury beds.

Overlying the solid geology is a variable thickness of Head material, soil and rock that has flowed from the hills above to form a poorly stratified and variable soil.

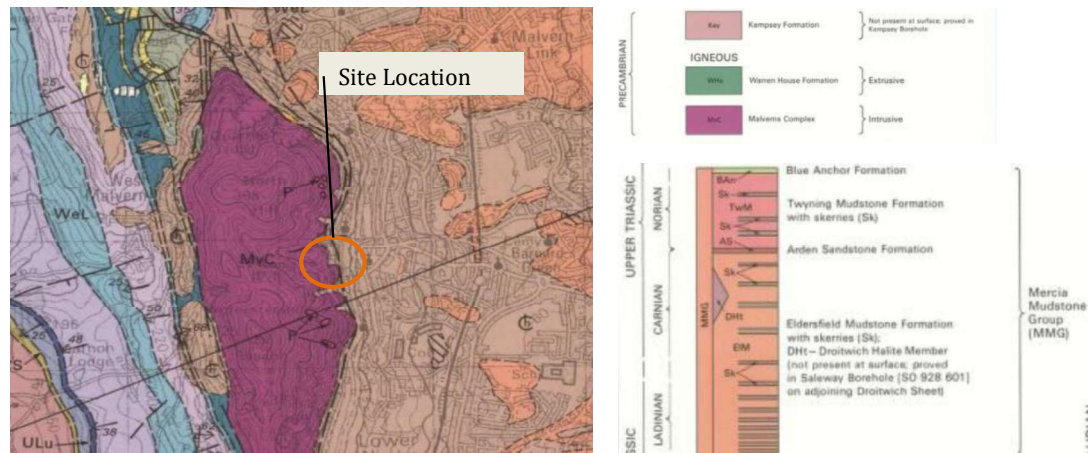


Figure 2. Geological Setting, Extract of 1:50 000 Scale Map, Sheet 199 Worcester © NERC

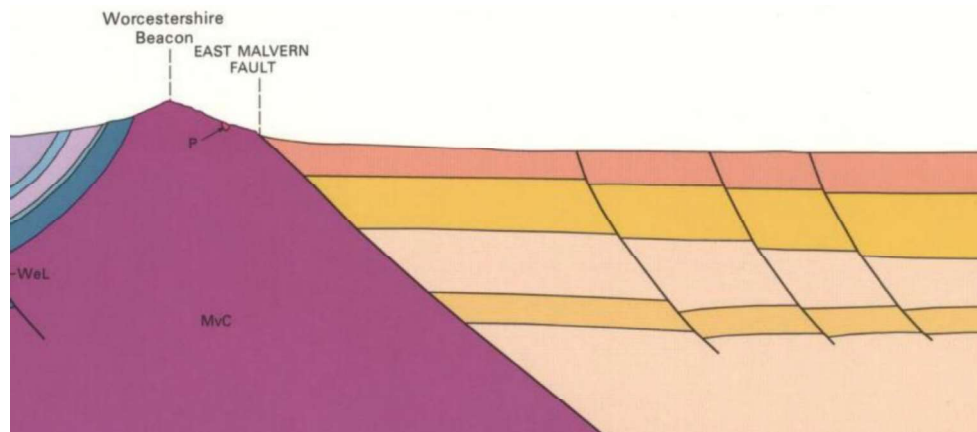


Figure 3. Schematic Geological Section showing general site location

Nearest extractive quarries are NW between St Ann's Well and the main hillside of North Hill. Noted as gravel pits and quarries.

Mapped landslips on the digital mapping of the area indicate 4 no. landslips but all of these appear to be associated with quarrying operations.

## 2.5 Hydrogeology

Several springs are recorded on the sides of Green Valley at elevations between 230 m OD and 275 m OD, there is a 'well' at St Ann's Well on the knoll where Malvern Water flows from a spout.

## 2.6 Site History

The history and development of the site has been established from a review of the following maps, plans and aerial photographs:

- OS 1:2500 scale map of Worcestershire Sheet XXXIX.12 Surveyed 1884 to 1885.
- OS 1:10560 scale map of Worcestershire Sheet XXXIX.SE Surveyed 1884
- OS 1:10560 scale map of Worcestershire Sheet XXXIX.SE Surveyed 1884 Revised 1903
- OS 1:2500 scale map of Worcestershire Sheet XXXIX.12 Revised 1926
- OS 1:10560 scale map of Worcestershire Sheet XXXIX.SE Revised 1938
- Google Earth Images dated: 1945, 1999, 2005 and 2007



The earliest OS mapping dating from 1884 indicates that the site is within the property of the former Rose Bank House, a prominent Regency house with large grounds.

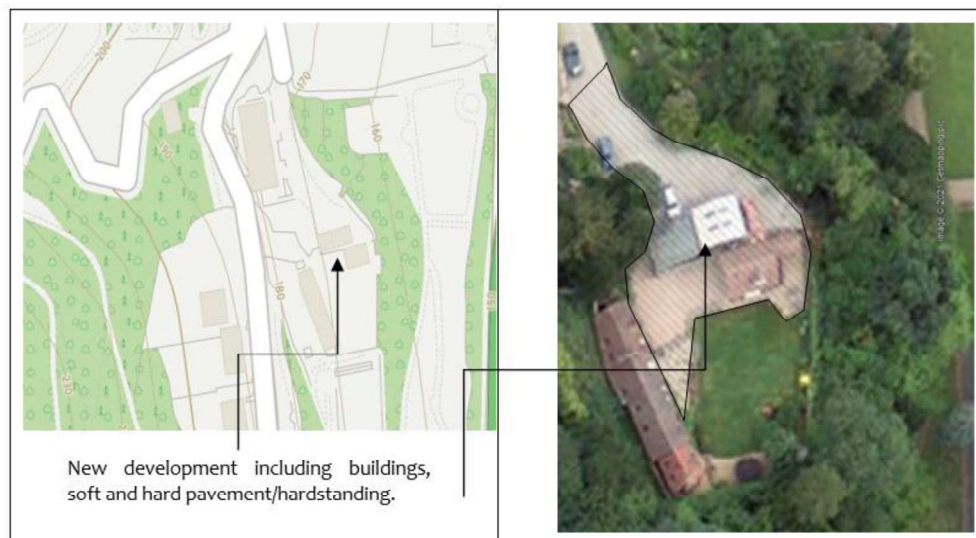
The Site is located on a terrace with a steep bank rising to the west and with further terraces above. The eastern boundary is formed by a brick retaining wall that increases in height to the south.

The site is described on the Visit Malvern website as 'Rose Bank Gardens lies on the edge of the Malvern Hills overlooking Great Malvern. It started life as the grounds of Rose Bank, a Regency house that was gifted to the Town in 1918 by Mr Dyson Perrins and subsequently demolished in 1959'.

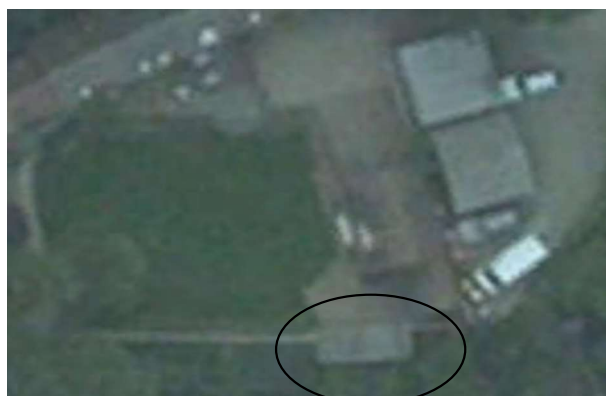
The area to the east of the site comprises well established houses and hotels associated with the growth of Great Malvern as a popular centre for hydrotherapy.

To the west, the ground rises steeply to the Worcester Beacon (420 m OD), SW of the site and North Hill (390 m OD) NW of the site. Between these hills is a saddle feature occupied by Green Valley with St Ann's Knoll (230 m OD) to the immediate NW.

Several properties are located on Foley Terrace cut into the hillside above the site. There appears to have been only limited development along the lane (elevation approx. 180 m OD) between 1884 and current OS tiles. An exception are the three smaller buildings (outbuildings) located north of the slip site which appear between 1970 and 2005.



A further development occurs between 2007 and 2009, whereby the fence line to the property is changed and a terrace overlooking the gardens has been formed.



Other than formal changes to the grounds and the two buzzards statue, no significant changes have taken place in the gardens of Rose Bank.

## 2.7 Previous Investigations

A borehole is located at Malvern Girls College (east of site and dated 1976) recorded 6.5 m of stony head deposits over Mercia Mudstone.

A recent window sampler borehole formed by Spire Consulting encountered head deposits to a depth of 2.7 m at the foot of the landslide.

## 3 Site observations Initial

### 3.1 General

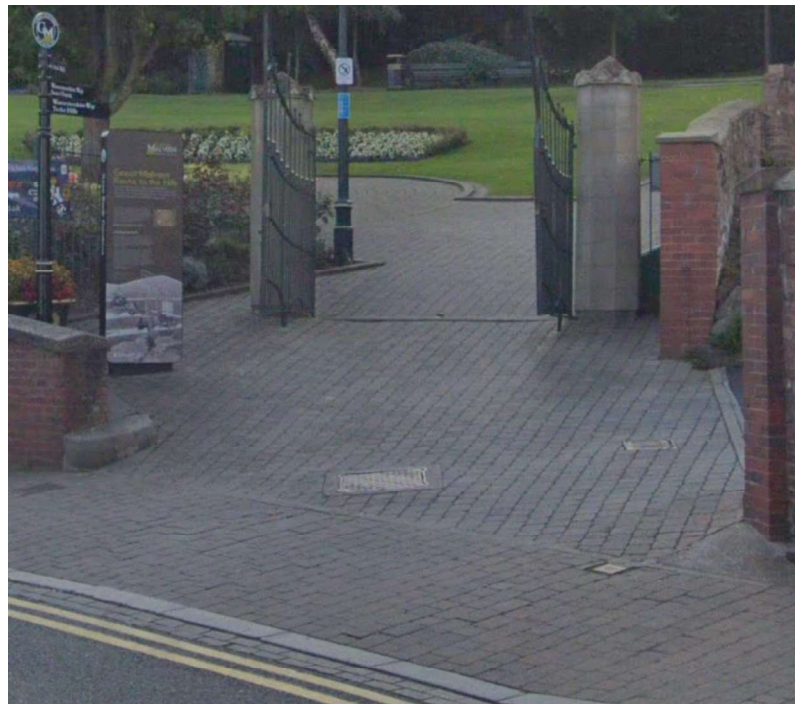
A site visit was made on Friday 9<sup>th</sup> July 2021. It was a fine but overcast day following a period of wet weather.

The site of the landslide is heavily vegetated, and this has restricted what can safely be accessed and seen.

The extent of the landslide is approximately 25 m by 25 m on plan and affects a slope that is approximately 10 m high. The material from the slope which, based on the gradient of the adjacent slopes, was around 1 in 1 gradient has slumped to cover the footways at the toe of the slope/slip.

### 3.2 Access

Access to the toe of the land slip is good with access being made via the gates to Rose Bank Gardens adjacent to the Mount Pleasant Hotel.



*Figure 4. Access off Wells Road to Rose Bank gardens*

Access to the top of the land slip is via the grounds of the residential property of Halfway. Halfway is accessed from Foley Terrace, a steep single-track roadway, on to a publicly owned driveway with narrow access, 2.5m, due to another landslide (see Figure 5).





Figure 5. Access off Foley Terrace

### 3.3 Ground Conditions & Drainage

The ground conditions observable was limited due to access and the presence of vegetation (see Figure 6). The back scarp of the slip was inspected from a distance only and was found to comprise of possibly yellow brown cobbly, gravelly, slightly sandy silty Clay, cobbles of yellow grey angular rock of various lithologies.



Figure 6. Backscarp.



## 4 Site observations Intrusive Ground Investigation

### 4.1 General

A site visit was made on Monday 6<sup>th</sup> September 2021 at which time 2 no. main trial pits were undertaken and a third exploratory pit was excavated. Further, the domestic surface water drainage provisions in place for the out buildings at the Halfway property were investigated.

### 4.2 Topographic Survey

The topographic survey for the site is included herein as an enclosure with this letter report.

### 4.3 Trial pitting

Trial pit logs for the two main pits are included herein as an enclosure to this letter-report.

The trial pits revealed a well-developed slip surface and two primary ground conditions.

A well developed, highly saturated slip surface was observed in all the pits (location shown on topographic survey plan). The slip surface is pictured in Figure 7 and is mapped position has been used to define the circular slip geometry shown on the sketches herein.

The soils encountered above the slip plane were generally topsoil over a slightly gravelly red orange CLAY. Below the slip plane the soils encountered either orange-red CLAY in the middle and eastern side of the slip and orange fine to medium sand on the western side.

A band of cobbles and boulders of local granite was also encountered and was possibly the remanent of a terracing structure within the bank.



Figure 7. Slip surface pictured in trial pits

### 4.4 Drainage provision

The drainage for the outbuildings of the property of Halfway at the top of the slip was investigated. The investigation comprised of cctv tracing and excavation to expose the buried drainage.

The cctv and tracing was not wholly successful, with the location and depth of the buried pipes not being determined by the equipment used. Therefore, excavations was made to expose the buried pipework.

The pipework revealed is mapped in Figure 8.

The investigation found that:

- ## 5 Conclusions

- The slip is contained within the head material over the solid geology.
- The geometry of the slip can be defined and is shown on the sketches below.
- The slip remains unstable.
- The slip is likely to regress back into the slope (into the residential property of Halfway) in time.
- The most likely trigger for the slip is the inundation by surface water from the drainage at the crest of the slope.

It is unlikely that the original slope profile can be reinstated without the implementation of some engineering intervention. Hence the most likely options for remediation are listed below with crude cost estimates assigned to each. The list is ordered in terms of increasing expected cost and complexity.

- 

- Reinforced soil – regrade (Cost: £85,000.00)  
Similar to the regrade option but with the incorporation of geotextile grids to provide a strengthen earthwork. This option may mean all the soil within the slipped mass could be retained on site and a slope approximating the original slope gradient be formed.
- Mass gravity retaining wall (gabion design) (Cost: £110,000.00)  
A mass gravity retaining wall such as a gabion basket retaining wall would be provided at the alignment of the previous slope and designed (height and mass) to stabilise the slope locally. It may be possible to retain some of the soils forming the slipped mass on site behind the wall. This solution would have maintenance requirements associated with the gabions.

Sketches for each of the above options are provided enclosed with this letter-report.


Other options are also possible (e.g. soil nail reinforcement) but are not expanded on herein as they are likely to prove more expensive than the options outline above.

## 7 Recommendations

The next stage is to undertake an outline design of the preliminary option to confirm their feasibility and to develop the solution that best suits the needs of the various stakeholders to full design and specification. This package can then be put out to tender.

We trust the foregoing provides an adequate update and ask that you do not hesitate to contact us should you have any questions or if we could help further.

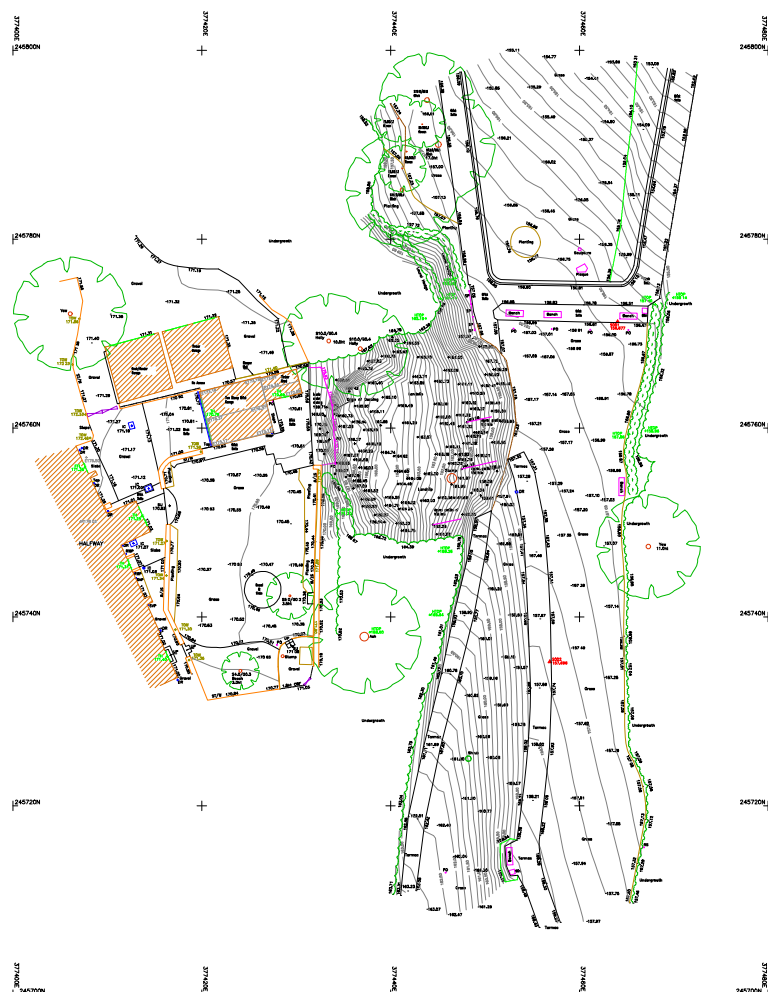
Yours faithfully,

  
Dr Mark O'Neill  
BEng (Hons), PhD, CEng, FICE, FGS, RoGEP (Adviser)



On behalf of GOWN Engineers Ltd

Copied to: cporter@malvern-tc.org.uk; lblake@malvern-tc.org.uk

[illegible]



# Trial Pit Log



Three Winds, Downside, Shepton Mallet,  
Somerset, BA4 4FH

Project number: 21543

Trial pit  
number: TP01

Status:

**GOWN  
ENGINEERS**

01749 400 101

info@GOWN-Engineers.co.uk

Project: Rose Bank Gardens

Logged. by:

MO

Date:

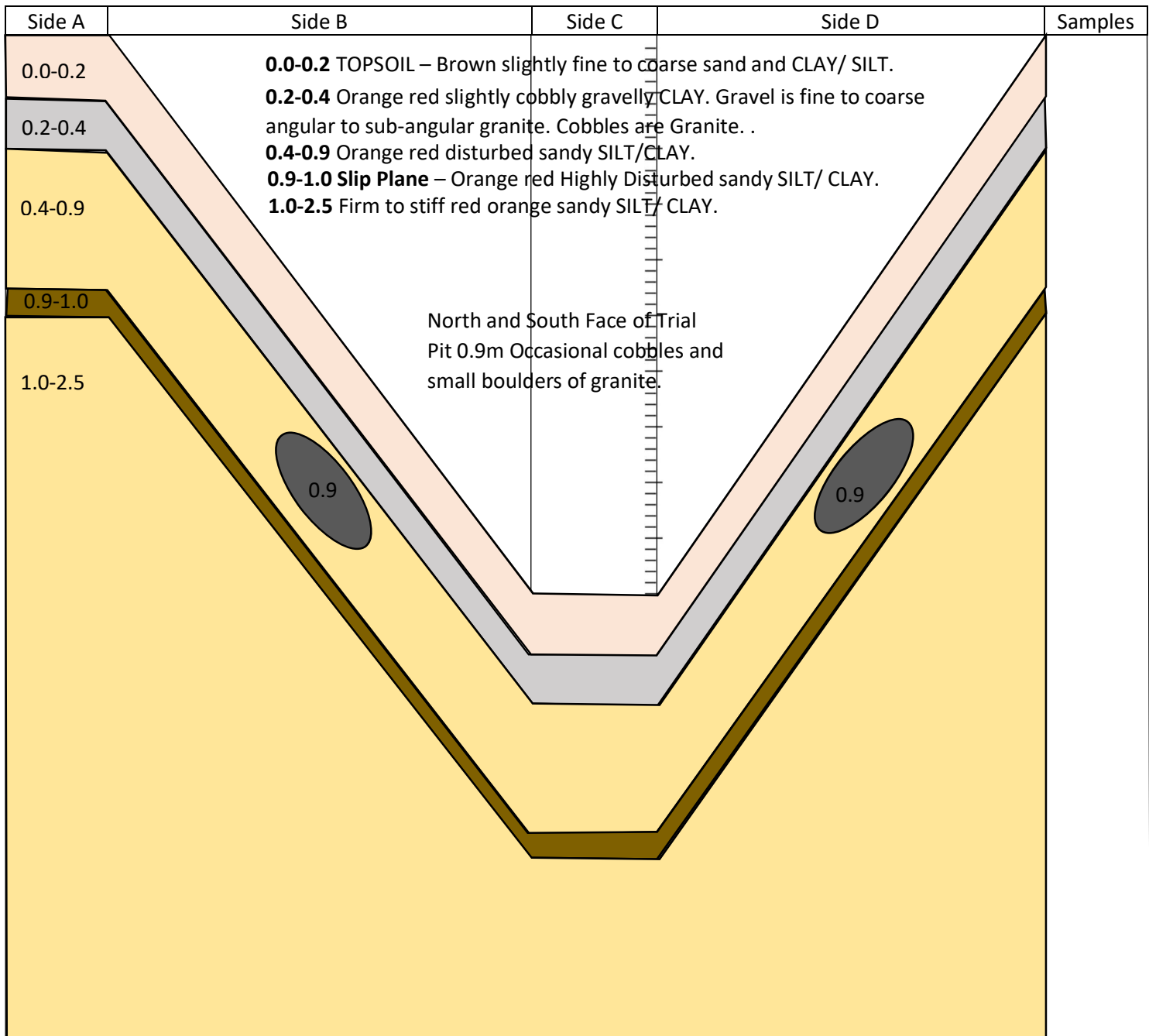
06/09/2021

Coordinates

NA

Page:

1 of 1



Groundwater Observations:

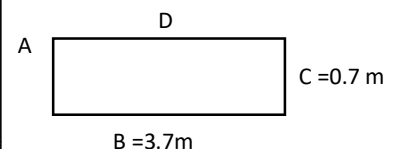
Stability/support: None

Plant: JCB 3CX

Weather: Overcast/ Dry

Key:

Remarks: Slip plane noted in the higher end of the trial pit (Side A), however, it is assumed the slip plane is running down the trial pit at the inferred height shown.





# Trial Pit Log



Three Winds, Downside, Shepton Mallet,  
Somerset, BA4 4FH

Project number: 21543

Trial pit  
number: TP02

Status:

**GOWN  
ENGINEERS**

☎ 01749 400 101

✉ info@GOWN-Engineers.co.uk

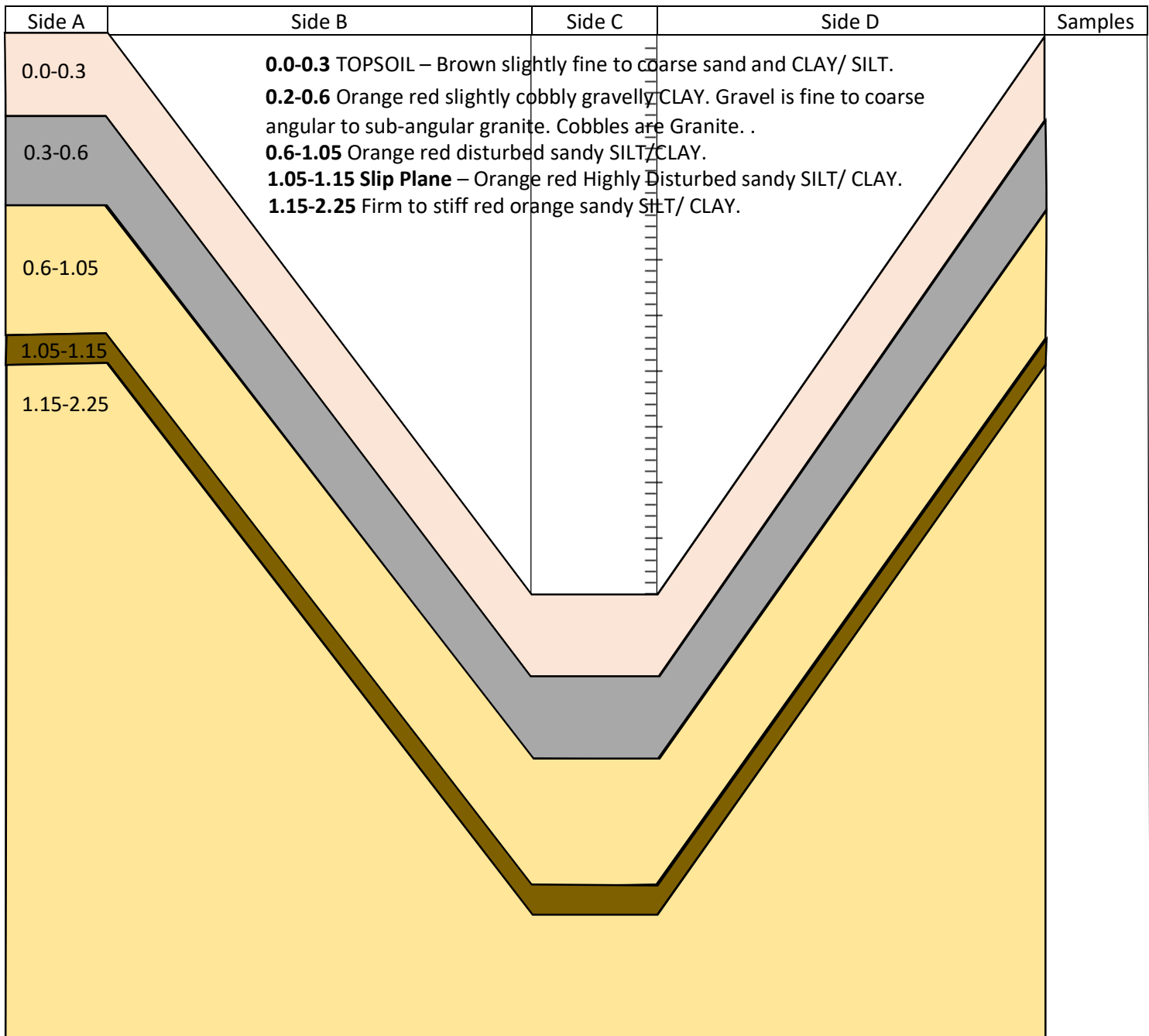
Project: Rose Bank Gardens

Logged. by:  
MO

Date:  
06/09/2021

Coordinates  
NA

Page:  
1 of 1



Groundwater Observations:

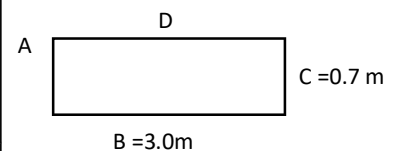
Stability/support: None


Plant: JCB 3CX

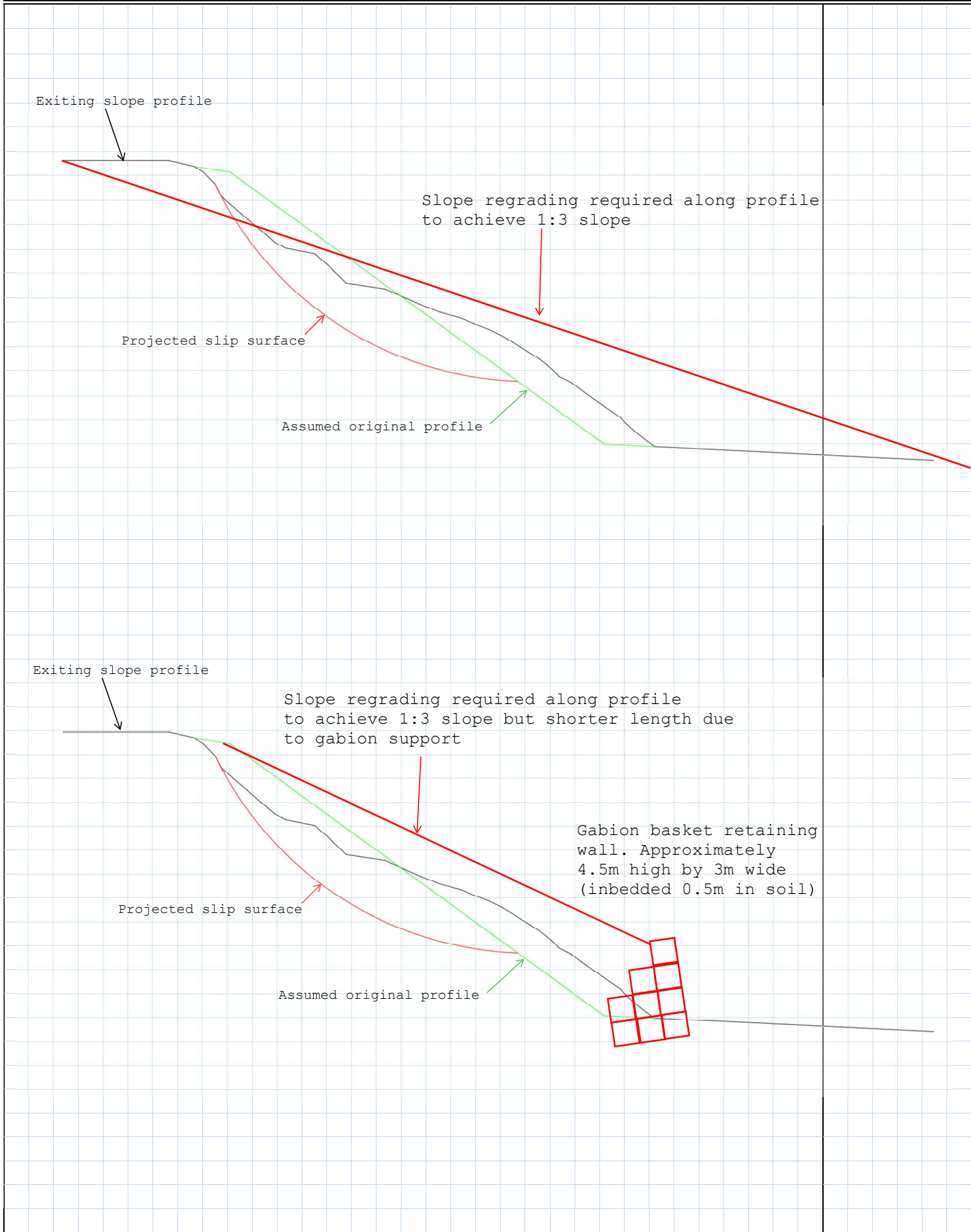
Weather: Overcast/ Dry


Key:

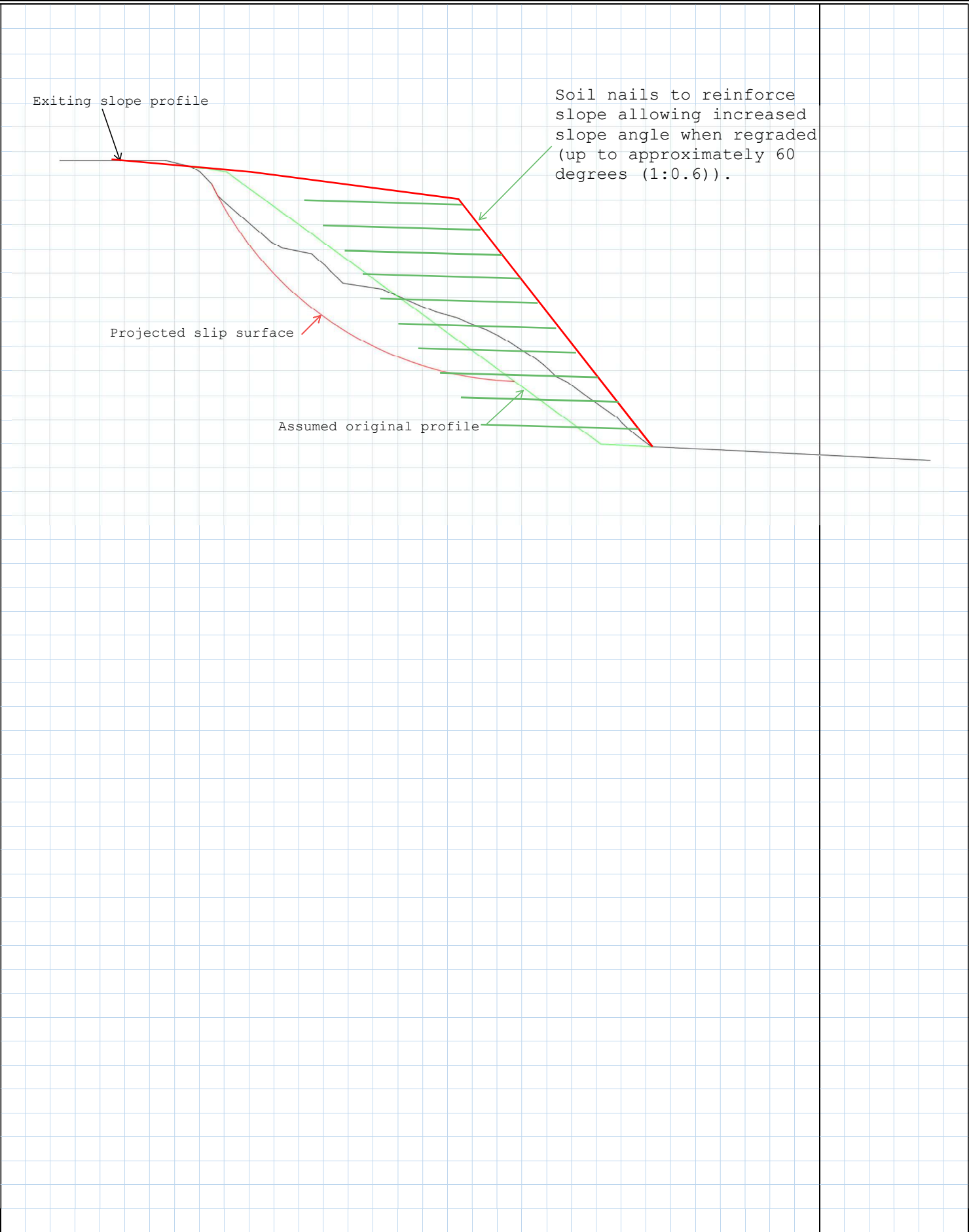
Remarks: Slip plane noted in the higher end of the trial pit (Side A), however, it is assumed the slip plane is running down the trial pit at the inferred height shown.



Project number: 21543	Page:	 <div> Three Winds, Downside, Shepton Mallet, Somerset, BA4 4FH   01749 400 101  info@GOWN-Engineers.co.uk </div>
Project: Rose Bank Gardens, Great Malvern	Revision: 00	
Subject: Remedial options - sketches		



Project number: 21543	Page:	 <div> Three Winds, Downside, Shepton Mallet, Somerset, BA4 4FH </div> <div> 01749 400 101  <a href="mailto:info@GOWN-Engineers.co.uk">info@GOWN-Engineers.co.uk</a> </div>
Project: Rose Bank Gardens, Great Malvern	Revision: 00	
Subject: Remedial options - sketches		



**A REPORT OF THE TOWN CLERK TO  
A MEETING OF THE OPERATIONS AND PLANNING COMMITTEE  
MALVERN TOWN COUNCIL  
to be held on Wednesday 20 October 2021  
in the Council Chamber, Belle Vue Terrace, Malvern, at 6.00 pm**

**REVIEW OF CHARGES FOR TOWN COUNCIL OPERATIONS SERVICES 2022/23**

**1. Purpose of Report**

- 1.1. For decision.

**2. Recommendation**

- 2.1. Committee is asked to consider the level of charges on operational services for 2022/23 and to make recommendations for inclusion in the budget process.

**3. Background**

- 3.1. The budget is decided by Full Council each year in December, and as part of this, the charges on the Council's operational services are agreed in order to finalise income projections.
- 3.2. The budget for 2021/22 estimated that Great Malvern Cemetery would provide approximately £60,000 of income with the charges having been set up as per Appendix A to this report.
- 3.3. Recent increase in cemetery charges have been as follows:
- 2021/22 – no increase
  - 2020/21 - 2% increase
  - 2019/20 – 2% increase
  - 2018/19 – 3% increase
  - 2017/18 – 2% increase
- 3.4. Income from allotment rental is budgeted at £5,496 for 2021/22 with the cost of a 125 square metre plot remaining £36.00.
- 3.5. Recent increases in allotment charges for a 125 square metre plot have been as follows:
- 2021/22 – remained fixed at £36.00 but 10% early payment discount has been removed
  - 2020/21 – remained fixed at £36.00
  - 2019/20 – remained fixed at £36.00
  - 2018/19 – remained fixed at £36.00
  - 2017/18 – increased from £29.50 to £36.00
- 3.6. Following an Audit Committee review of how Town Council income is invoiced and collected, Full Council agreed in December 2019 that allotment fees should be held at £36.00 per 125 square metre plot for 2021/22 but that the 10% discount offered for prompt payment would be removed as it was a complicated system and too administratively time consuming.

- 3.7. Income from pitch fees and changing room hire for sporting fixtures was budgeted at £1,775 for 2021/22 with the cost to hire a football pitch at £258 and for changing rooms £255 for the season.
- 3.8. Recent increases on sports hire charges have been as follows:
- 2021/22 – no increase
  - 2020/21 – 2% increase
  - 2019/20 – 2% increase
  - 2018/19 – 3% increase
  - 2017/18 – 2% increase
- 3.9. Two new basketball courts at Victoria Park were opened in August 2021 and whilst the majority of usage will be recreational, non-competitive basketball with no charges applying, committee may wish to consider if the council should accept bookings for official matches/games and whether this should be chargeable.
- 3.10. Committee members are now asked to consider the level of operational charges for the period 1 April 2022 until 31 March 2023 and any increases that should be applied.

**4. Financial Implications**

- 4.1. Income from Operational Services is forecast as follows for the 2021/22 financial year:
- Cemetery charges - £55,000
  - Allotment rental - £5,496
  - Hire of sporting facilities - £1,340
- 4.2. The level of charges will influence income projections for 2022/23 and will be included in the budget statements for the 2022/23 financial year.

**5. Legal Implications**

- 5.1. The Town Council has a statutory duty to provide allotments where there is a demand for them, under the Smallholdings and Allotments Act 1908.
- 5.2. The Town Council acts as the Burial Authority in Malvern on behalf of the District Council.
- 5.3. Sporting facilities are provided under the powers of a Town Council covered by the Public Health Act 1875, Local Government Act 1972 and Open Spaces Act 1906.

End

Linda Blake  
Town Clerk

**AGENDA ITEM 7**  
**APPENDIX A**

	<b>Resident</b>	<b>Non-resident</b>
<b>PURCHASE OF GRAVE SPACE</b>		
Persons under 5 years	No charge	No charge
Persons 5 years and over	£504	£1,008
<b>PURCHASE OF CREMATED REMAINS SPACE</b>		
Cremation plot	£180	£360
<b>INTERMENT</b>		
Persons under 5 years	No Charge	No Charge
Persons 5 years and over:		
Single depth	£355	£710
Double depth	£431	£862
Cremated remains	£180	£360
<b>RE-OPENING OF GRAVE</b>		
Single depth interment	£383	£766
<b>GARDEN OF REMEMBRANCE</b>		
Leave to scatter cremated remains in Garden of Remembrance, including the right to insert bronze plaque	£143	£286
<b>INTERMENT IN UNPURCHASED GRAVE SPACE</b>		
Persons under 5 years	No charge	No charge
Persons 5 years and over	£557	£1,114
Cremated remains	£220	£440
<b>MISCELLANEOUS CHARGES</b>		
Use of Chapel	£74	£148
Organist	£56	£112
As approved - the right to erect or place on a purchased grave a headstone without inclusive works	£118	£236
Transfer of any Right of Burial	£89	£178

**A REPORT OF THE TOWN CLERK TO  
A MEETING OF THE OPERATIONS AND PLANNING COMMITTEE  
MALVERN TOWN COUNCIL  
to be held on Wednesday 20 October 2021  
in the Council Chamber, Belle Vue Terrace, Malvern, at 6.00 pm**

**PLANNING CONSULTATIONS**

**1. Purpose of Report**

- 1.1. For comment as necessary.

**2. Recommendation**

- 2.1. The Committee is recommended to note and comment on:
- i. Specific planning applications raised by Ward members, Officers or requested by members of the public.
  - ii. Any major planning applications currently being considered.
  - iii. Any 'live' planning applications as circulated on the weekly planning lists and on the planning application log attached at Appendix A.
- 2.2. The Committee is recommended to nominate a Councillor to speak on behalf of the Town Council at MHDC's Southern Area Planning Committee where relevant.

**3. Background**

- 3.1. A list of planning applications is sent to members each week. Following a change in the Council's policy dating from December 2013, members are now asked to consider both major and minor applications and comment as appropriate.
- 3.2. No applications have been raised by ward members.
- 3.3. Other 'live' applications from the planning log can be raised by Committee members at the meeting. Full details of the applications are available by clicking on the relevant link below.
- 3.4. Members are asked to look at details of any planning applications for discussion before the meeting to allow an expeditious decision-making process.
- 3.5. Members are reminded that the Town Council is a consultee in the planning process and the comments that Council makes will go forward to the District Council as part of the planning application process. Therefore, comments should relate to material planning considerations so that they will be properly considered.
- 3.6. If a Councillor is nominated to speak at an MHDC SAPC meeting, Town Council Officers will await the application being listed on an agenda and will register the Councillor to speak through the agreed procedure.

**4. Financial Implications**

- 4.1. None pertaining to this report.

**5. Legal Implications**

- 5.1. None pertaining to this report.

End

Linda Blake  
Town Clerk



**AGENDA ITEM 9**  
**APPENDIX A**

<b>Application number</b>	<b>Location</b>	<b>Ward</b>	<b>Description of works</b>	<b>Applicant</b>	<b>Comment deadline</b>
<a href="#"><u>21/01695/LB</u></a>	170A Guarlford Road, Malvern, WR14 3QT	Chase	Remove brickwork wall in south gable of cross-wing and replace with oak framing and lime mortar panels. Replace windows. Remove brickwork dividing wall in cross-wing to create open plan kitchen/dining area.	Mr Keith Shinn	21/10/2021
<a href="#"><u>21/01751/HP</u></a>	Flat 5, Mythe Court, 2 College Road, Malvern, WR14 3DD	Priory	Proposed alterations to 2no. windows to create doors, enlargement of 1no. window, and a new glass arcade canopy to the side.	Mr and Mrs M Weager	21/10/2021
<a href="#"><u>21/01795/HP</u></a>	18 Wilton Road, Malvern, WR14 3RL	Pickersleigh	Single storey side/rear extension	Mrs D Blois	22/10/2021
<a href="#"><u>21/00646/HP</u></a>	2 Grafton Close, Malvern, WR14	West	(Notification of Planning Appeal) Demolition of garage and erection of two-storey extension	Mr & Mrs Pervez	No opportunity to make further comments. Withdrawing of comments can be made before 29/10/21
<a href="#"><u>21/01798/FUL</u></a>	Leigh Sinton Farm And Nurseries Ltd Lower Interfields, Malvern WR14 1UU	Dyson Perrins	Change of Use of Agricultural Building to Storage and Distribution (B8)	Leigh Sinton Farm and Nurseries Ltd	25/10/2021
<a href="#"><u>21/01349/HP</u></a>	11 Hall Green Close, Malvern, WR14 3QY	Chase	Single storey extension to side and rear. Demolition of garage.	Mr David Sutton	Approved
<a href="#"><u>21/01796/HP</u></a>	Little Bank House, 6 Pinnacle Way, Malvern, WR14 1FX	Dyson Perrins	Single storey front and rear extensions	Mr Michael Harvey	27/10/2021
<a href="#"><u>21/01753/FUL</u></a>	110 Worcester Road, Malvern, WR14 1SS	Link	Alterations to commercial space on ground floor and 2(no.) additional residential units above with new second floor rear extension for 2 new apartments plus demolition of existing garage and sheds to rear of site and replace with a new dormer bungalow with parking and amenity space.	Mr Gerry Deegan	28/10/2021
<a href="#"><u>21/01797/LB</u></a>	War Memorial Bus Shelter, Court Road,	Chase	Replacement of 2no bulkhead lights. Repainting exterior and interior to 1998 scheme.	Ms Linda Blake	29/10/2021

**AGENDA ITEM 9**  
**APPENDIX A**

	Malvern				
<a href="#">21/01805/HP</a>	16 Alexandra Road, Malvern, WR14 1HQ	Link	Erection of single storey side extension, new vehicular access, and veranda to rear	Ms Amanda Reade	29/10/2021
<a href="#">21/01816/HP</a>	56 Broadlands Drive, Malvern, WR14 1PW	West	Resurfacing of an existing driveway area (approximately 40m2) with an impermeable concrete surface, as well as subsequent drainage works. Rebuilding of a masonry boundary party wall.	Mr Robert Webber	02/11/2021
<a href="#">21/01814/FUL</a>	Formerly Brays (Malvern) Ltd, 31-37 Worcester Road, Malvern, WR14 4RD	Priory	Installation of a sail awning over an external seating area.	Faun Ltd	12/11/2021
<a href="#">21/01533/HP</a>	21 Wilton Road, Malvern, WR14 3RG	Pickersleigh	Proposed loft conversion with internal and external alterations.	Mr and Mrs Rendall	04/11/2021
<a href="#">21/01901/HP</a>	23 Richmond Road, Malvern, WR14 1NE	Link	Single storey rear extension (including demolition of existing rear extension)	Mr and Mrs Bergman	05/11/2021