

MALVERN WELLS PARISH COUNCIL

Minutes of a Meeting of the **Planning Committee** duly convened and held in All Saints Church, Wells Road, Malvern Wells on Wednesday 3rd June, 2015 - commencing at 7pm

Present Councillors: -

N Chatten (Chairman), Mrs J Smethurst,
P Bennett, K Wagstaff, B Knibb, S Freeman, N Johnson
M Victory

Apologies recorded: - Cllrs J Wagstaff, J Black, and Mrs H Burrage

In attendance: - David Taverner – Clerk and Responsible Finance Officer
Mr Tony O'Donnell (re application 15/00526), Mr Kevin Lowe
and Mr Gordon Downs (re application 15/00639)

1 Declarations of Interest

- a) Register of Interests:** Councillors were reminded of the need to update their register of interests if necessary. No such changes were declared.
- b) To declare any Disclosable Pecuniary Interests in items on the agenda and their nature.** – Agenda item 10 (a) – 86 Fruitlands. The proximity of the homes of Cllrs Chatten and Knibb to the application site was noted.
- c) To declare any other Disclosable Interests in items on the agenda and their nature.**
Agenda item (10d) land at Assarts Lane. It was noted that, Cllr Mrs H Burrage, one of the joint applicants in respect of this site, was known to members of the Committee in her capacity as Chairman of the Parish Council. Cllr Burrage was not in attendance at the meeting.
- d) To Consider Written Requests from Councillors for the Council to Grant a Dispensation** (S33 of the Localism Act 2011). No additions were necessary to dispensations which had previously granted.

2 Approval of the minutes of the Planning Committee meetings held on 4th March and 25th March, 2015

The minutes of the meeting held on and 4th and 25th March, 2015 having been previously circulated, were **unanimously approved** and signed by the Chairman as a correct record of those meetings.

3 Matters arising from the minutes

There were none

4 Planning notices received from Malvern Hills District Council

The following decision notices had been received.

15 00194 Hawthorne Cottage, 177 Upper Welland Road WR14 4LB

Conservatory to rear kitchen elevation.

Application approved 31st March, 2015

15 00148 37 Wyche Road WR14 4EF

Form raised parking area and front access

Application approved 7th April, 2015

14/00262 -Former Playing Field, Hanley Road, Malvern

Residential development of 46 dwellings, including 18 affordable dwellings, with

new main vehicular and pedestrian access of Hanley Road and associated car parking arrangements, and on-site open space

Application refused 29th April, 2015

- 5** To consider **Planning applications** referred by **Malvern Hills District Council** for comment, as follows: *(please visit the highlighted web links to view the application details)*

15/00549/HOU **86 Fruitlands, Malvern, WR14 4XB** - Alterations and extensions to side and rear
Members **raised no objections** to this application but would prefer to see the extension completed with a pitched roof, rather than the flat roof proposed.

15/00639/HOU **8 Homestead Close, Malvern, WR14 4HG** – Rear Extension

The Parish Council **unanimously resolved** to object to this application as the proposed size and extent of the proposed extension would be over dominant and result in significant loss of both privacy and natural light to neighbouring properties in Homestead Close.

The rear walls of the properties in Homestead Close are currently in alignment and this affords each property equal views of the Malvern Hills and to the east.

If the extension to the rear of 8 Homestead Close, to the extent proposed, was allowed then this would see that building extended by at least 3 metres and would allow the occupants of 8 Homestead Close a clear view into the rear gardens of the neighbouring properties. This would constitute an unacceptable intrusion of privacy.

In addition a precedent could potentially be set which would see the owners of neighbouring properties seeking to re-establish the level of privacy which they currently enjoy.

15/00577/HOU **St Davids, 117 Wells Road, Malvern, WR14 4PD** - Domestic extension and alterations.

Members **raised no objections** to this application

Note – Cllr Johnson left the meeting at this point

15/00626/FUL **Land at Assarts Lane Malvern WR14 4JU** - Proposed new dwelling with new vehicular access.

Members gave careful consideration to this application and the comments which were presented, in written form by the applicant, and, during the public session, verbally by Mr Tony O'Donnell, the current owner of the application site and the neighbouring property at 2 Assarts Lane. Mr O'Donnell he claimed that from his property the mass of the building would reach an elevation in excess of 45 degrees contrary to existing planning law.

Having paid due regard to the plans and associated information presented it was proposed and seconded that the parish council should register no objections to the application.

Voting on this proposal was recorded as follows:-
For the proposal = 2 votes
Against the proposal = 3 votes
Abstentions = 2

By way of an amendment it was then proposed and seconded that the Council should object to the application on the basis that the size, height, mass and orientation of the proposed development would dominate its immediate surroundings and be incongruous with the prevailing pattern and character of the area. The proposed development *may* obscure light and overlook the adjacent property and that the PC believes further investigation of this should be carried out through the planning process.

Members also remained concerned that, if allowed, this development could contribute to the erosion of the 'green gap' between development in Upper Welland and the southern end of Malvern Wells by setting a precedent that others may wish to follow."

Voting on the amended proposal was recorded as follows:-
For the proposal = 3 votes
Against the proposal = 2 votes
Abstentions = 2

The amendment was thus declared carried and as such formed the substantive motion that the parish council should object to the plans as submitted.

There being no the business the meeting closed at 8.07pm.

Minutes approved Chairman

Dated

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