

MALVERN WELLS PARISH COUNCIL

Minutes of a Meeting of the **Planning Committee** duly convened and held in The Village Hall, Wells Road, Malvern Wells on **Wednesday 16th April, 2014** - commencing at 7.30pm

Present

Councillors: -

P Buchanan (Chairman)
B Knibb, N Johnson
Mrs A Bradshaw, Mrs H Burrage
K Wagstaff, S Freeman, K Hurst,
Mrs C O'Donnell, M Victory

Apologies recorded: -

Cllrs A Hull, J Black
District Cllr C Cheeseman

In attendance: -

David Taverner – Clerk and Responsible Finance Officer
Messrs Dan Forrester & Rueben Bellamy- CALA Homes Ltd
67 parishioners

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: Cllr Knibb declared an interest in the agenda item in respect of planning application 14/00187/HOU as his home was located next door to the application site. Cllr Knibb took no part in the vote on the application.

c) To declare any Other Disclosable Interests in items on the agenda and their nature: There were none

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 the dispensations previously granted.

2 Minutes of meeting held on 5th March, 2014

The Minutes of the Meeting of the Planning Committee held on 5th March, 2014, having been previously circulated, were approved for signature by the Chairman as a correct record of that meeting.

3 Matters Arising from the Minutes

There were no matters arising from the approved minutes.

4 Planning Decision Notices received

14/00084 Kinnersley House, 269 Wells Road- Change of use from holiday accommodation to care home (assisted living) for adults with special needs

The application was approved on 10th April, 2014

5 Planning applications referred by Malvern Hills District Council for comment

14/00262 FUL Former Abbey College Playing Field, Hanley Road

Residential development of 43 dwellings, including 17 affordable dwellings, with a new main vehicular and pedestrian access of Hanley Road and associated car parking arrangements, and on-site open space.

Messrs Dan Forrester & Rueben Bellamy, representing CALA Homes Ltd, gave an overview of their company's plans for the development of the site and answered Members and Parishioners questions on the proposals.

Amongst the concerns raised were:-

- the ownership and future management arrangements in respect of the the intended public open space provision
- the impact of the scale of the intended development on the Malvern Hills AONB
- the intended parking arrangements and the likely increase in on street parking in Rothwell Road
- the appropriateness of the affordable housing mix and its location in the site
- the lack of suitable road and services infrastructure
- the suitability of the proposed drainage arrangements for the site

At the conclusion of the debate on the application the Chairman presented he following proposals for Members consideration;-

"The Parish Council objected to the inclusion of this site in the SWDP and was disappointed to find it designated for 35 dwellings. We object to it being developed with 43 dwellings, 8 more than was originally considered.

Given the nature of Malvern Wells and the fact that this proposed development is in an AONB, we believe that the development should be treated as major and not as the minor development suggested by the developer.

We note that the application only shows one view from the ridge of the hills, although the development would irrevocably alter the view from a significant stretch of the ridge.

The part of the proposal along Hanley Road is outside the existing built area and would encroach into the rural area between the built area and the Showground. This we believe would be detrimental to the area.

We would wish to be assured of the ownership and management of the public space in the long term. Ideally, we believe it should be in public ownership, so that there is no possibility of an owner submitting an application to 'infill'. Similarly, what arrangements would be in place to ensure the upkeep of the area if the management company failed to do this or went into liquidation?

There does not appear to be any safeguarding to prevent property owners parking in Rothwell Road and this will inevitably create unacceptable congestion. Some allocated parking is at a distance from the properties it is intended to serve. This is thus unlikely to be used thereby creating additional and undesirable on street parking

If, as we assert, this is a major development in an AONB, it should only be allowed in exceptional circumstances. The application does not conclusively show any such circumstances.

We do not wish to repeat unnecessarily the objections registered by others, but would ask the Planning Authority to consider carefully their comments. In particular, we endorse the detailed response made by the Malvern Hills AONB unit and it appears that this application does not meet the requirements of either national or local policies.”

The Chairman’s proposed response to the District Council, in its role as the Planning Authority, was seconded by Cllr Victory and, on being put to the vote, the response was unanimously supported, acknowledging that Cllr Mrs Burrage holds a dispensation and does not vote on new build applications.

14/00293/S73 60 Old Wyche Road, Malvern
Variation of condition 2 on Planning Permission 11/00470/FUL to amend design, reduce the size and additional details

Members raised no objections to this application.

14/00282/HOU 1 Chase Road, Malvern
Proposed modifications to existing dwelling to replace previous extensions

Members raised no objections to this application.

14/00187/HOU 96 Fruitlands, Malvern
Single storey rear extension.

Members raised no objections to this application

There being no other business the Chairman closed the meeting at 8.50 pm.

ApprovedP Buchanan.....

P Buchanan – Chairman – 1th June, 2014