

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 10th September, 2014 - commencing at 7.30pm

Present

Councillors: -

P Buchanan (Chairman)
Mrs A Bradshaw, Mrs H Burrage
B Knibb, J Black, M Victory,
K Hurst, A Hull, S Freeman

Apologies recorded: - Cllrs N Johnson, K Wagstaff, Mrs C O' Donnell

In attendance: - David Taverner – Clerk and Responsible Finance Officer

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: No changes were necessary to the Disclosable pecuniary interests previously recorded.

c) To declare any other Disclosable Interests in items on the agenda and their nature: Cllr Knibb advised that he was a near neighbour of the applicant in respect of application 14/00998 -108 Fruitlands and took no part in the vote on the application

Cllr Mrs Bradshaw advised that she was near neighbour of the applicant regarding application 14/00071-Holly Cottage, Holywell Road and she took no part in the vote on the application

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 Planning notices received from Malvern Hills District Council

The following decision notices had been received

14/00500/LBC Flat 6 Hornyold Court, 161 Wells Road – reinforce existing wooden beams with steel RSJs

Application approved 18th July, 2014

14/00713 HOU -Flat 1, 8 Peachfield Road –proposed entry porch

Application approved 19th August, 2014

14/00739/HOU -31 Assarts Lane – side extension , single storey

Application approved 14th August,2014

14/00753/FUL –Masefield House, Wells Road – Variation of condition 4 of planning permission 03/00777/FUL to allow any purpose within use class D1

Application refused 22nd August,2014

14/00758/FUL–106,Wells Road –conversion of existing second floor of property into holiday accommodation

Application approved 25th July,2014

14/00763/CLE – The Dell House, Green lane –application for a lawful development certificate for the continued use of the former Coach House as a self-catering/ holiday accommodation unit, in excess of 10 years

Application approved 24th July,2014

14/00795/HOU – The Limes, 2 Assarts Road – enlargement of gated access

Application withdrawn 29th August,2014

14/00804/FUL – The Belvedere, 252, Wells Road – change of use from clinic to residential

Application approved 28th August, 2014

3 Report back from presentation by KLER group on their proposals for the development of land south of Upper Welland Road (the proposals can be viewed at the following web link- [KLER group proposals- land south of Upper Welland Road](#))

A large number of local residents were in attendance at the meeting, many of whom spoke to outline their concerns at the proposals which had been outlined by the KLER group at their presentation.

A very well attended meeting of the Upper Welland residents group had taken place on the previous evening and the group's representative, Mr Andrew Pitt, was given the opportunity to summarise the strong objections which had been raised, at that meeting, by residents to any potential development on the site in question.

Cllr Buchanan advised that, in common with other Parish Councillors, he too had attended the presentation which he thought had been somewhat lacking in detail and appeared to have been rather poorly thought out. In particular there had been no real consideration of the need for the considerable infrastructure improvements which would need to be undertaken to support any development plans which might be put forward.

As the proposed site would border both the Parishes of Little Malvern and Malvern Wells, the two Parish Councils had agreed to collaborate closely on formalising objections to any formal planning application for the site. If such an application was eventually received public

meetings to consider the plans would be held by each of the two Parish Councils.

Councillors reiterated their view that one of the Parish Council's key objectives is to help to promote and maintain both the characteristics both of the AONB and the conservation area, not only on behalf of the local community, but also to preserve the natural beauty of the area for all those who visit it.

In that context members found it difficult to see how the proposed development at Upper Welland would foster those aims. The natural topography and the already overburdened road and services infrastructure in the area should, in any event, preclude development at that particular site.

- 7** To consider **Planning applications** referred by Malvern Hills District Council for comment, as follows:
(Please click on blue hyperlinks to view plan details)

[14 00071 HOU](#) – Holly Cottage, Holywell Road WR14 4LE -Decking terrace to south/south east of Holly Cottage. (Retrospective)

Members raised no objections to this application

[14 00990 HOU](#) -70 Old Wyche Road, WR14 4EP -Installation of external wall insulation to the rear elevation of the property

Members raised no objections to this application

[14 00993 HOU](#) - 7 Walnut Crescent WR14 4AX - Create new single storey extension to rear over existing conservatory footprint, extending dining area with hipped roof above. Reconfiguration of internal layout. Increase width of former extension to side elevation and create additional storey at 1st floor level increasing size of bedroom and creating an en-suite.

Members raised no objections to this application

[14 00995 HOU](#) – Wychwood, 19 Eaton Road WR14 4PE - Construction of steel deck to provide off road parking space, and raised height boundary wall to street frontage

Members raised no objections to this application on condition that full structural approval is given the County Council's structures department and that the Planning Authority is confident that there will be no adverse impact from the development of this structure on the properties located, below Wychwood, in Hanley Terrace.

[14 00998 HOU](#) - 108 Fruitlands WR14 4XB – First floor extension and alterations to provide granny annexe

Members raised no objections to this application

14 01012 HOU - **104 Woodfarm Road WR14 4PP** – Side and rear extensions and front porch

Members raised no objections to this application

14 01121 HOU - **6 South Lawn WR14 RY** –Erection of a conservatory

Members raised no objections to this application

14 01036 LBC - **The Manse Studio 183 Wells Road WR14 4HE** –Install a new flue for central heating

Members raised no objections to this application

14 01080 HOU - **18 The Moorlands WR14 4PS** –Side and rear extension

Members raised no objections to this application

14 01407 OUT - **Woodend Farm, 193 Upper Welland Road, WR14 4LB** - Outline application for 3 no. new dwellings with all matters reserved, to include demolition of existing dwelling and agricultural buildings

Members raised no objections to this application

There being no other business the Chairman closed the meeting at 9.35 pm

Approved.....

Cllr P Buchanan – Chairman - 2nd October, 2014