

# 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 16<sup>th</sup> October, 2013** - commencing at 7.30pm

**Present:-Councillors: -**

P Buchanan (Chairman)  
A Hull, B Knibb  
K Hurst, S Freeman  
Mrs H Burrage, M Victory  
Mrs C O' Donnell, K Wagstaff  
and J Black

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

**Apologies recorded: -** Cllrs Mrs A Bradshaw, N Johnson, and M Victory

## **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:** There were none

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

**d) To consider any written requests from Councillors** for the Council to grant a dispensation (Section 33 of the Localism Act 2011):-

Cllr Mrs H Burrage had submitted a written dispensation request which would enable her to participate in discussions regarding any new building applications; but not to vote on any related proposals brought before the Committee for consideration.

The reason for the dispensation request was that Cllr Burrage was interested in buying a plot of land for a self build or buying a new built property within the Parish. The period of this dispensation would run from 16<sup>th</sup> October, 2013 until the date of the 2015 Parish council elections

The dispensation requested was approved and recorded.

## **2 Minutes of meeting held on 4<sup>th</sup> September, 2013**

The Minutes of the Meeting of the Planning Committee held on 4<sup>th</sup> September, 2013, 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 Presentation from representatives of CALA Homes Ltd regarding their development proposals for a site at Hanley Road/Rothwell Road**

Representatives from CALA Homes Ltd were in attendance at the meeting to outline their proposals for development of the above mentioned site.

The site had been included as a preferred option site for 35 dwellings in the South Worcestershire Development plan which was now at the public consultation stage.

The proposals submitted included plans to build 43 dwellings, of which 15 would be categorised as affordable housing in accordance with current planning policy.

The CALA representatives showed details of their other recent developments in Worcestershire and gave an indicative overview of the style and design of the houses and bungalows which they intended to build on the site.

Since the previous public presentation of the proposals new access arrangements to the site from the Hanley Road were also now being suggested.

Public open space provision would be provided within the development which would be managed and maintained by a management company. The constitution of the management company was still being considered / developed and would be clarified once the formal planning application for the site was submitted.

In addition a Section 106 legal agreement would be drawn up by the developers in consultation with the District Council who had already been made aware of the Parish Council's priorities in this regard.

Residents voiced several concerns regarding:-

- The future stewardship arrangements for the proposed public open space
- The control and effectiveness of any management company appointed
- The effectiveness of the proposed drainage system for the site
- The loss of amenity caused by the proposed development
- The impact of additional traffic and the access arrangements to the site
- The insufficiency of the local roads and services infrastructure

The Chairman thanked the CALA representatives for their informative presentation and advised residents that they would be given the opportunity to comment on the detail of the full planning application for the site when it was received.

#### **4 Planning Decision Notices received**

The Clerk reported that the following planning notices had been received from Malvern Hills District Council:-

(a) [13/00895/FUL- Abbey House, 49 Hanley Road](#) – First floor extension to an existing addition to provide three bedrooms with en suite shower rooms

Approval notice dated 1<sup>st</sup> October, 2013

(b) [13/00908/HOU - 16 Lime Tree Avenue](#) – Removal of rear conservatory and replace with two storey extension

Approval notice dated 8<sup>th</sup> October, 2013

(c) [13/00932/HOU - The Shrubbery, 234 Wells Road](#) – Demolition of single concrete garage to allow replacement single brick and tile garage

Approval notice dated 10<sup>th</sup> September, 2013

- (d) [13/00980/HOU -52 Peachfield Road](#) – Single storey rear extension

Approval notice dated 6<sup>th</sup> September, 2013

**5 Planning Appeal notifications**

[12/01393/FUL -18a Peachfield Road](#)

Appeal against planning refusal upheld 24<sup>th</sup> September, 2013

[12/01391/FUL - 11 Holly View Drive](#)

Appeal against planning refusal lodged 5<sup>th</sup> September, 2013

**6 Planning applications** referred by Malvern Hills District Council for comment, as follows: *(please click on the web hyperlinks to view the proposed plans)*

- (a) [13/01121/LBC - Flat 7 Essington House, Holywell Road](#) - Adjustment to position of internal partition walls

Members raised no objections to this application

- (b) [13/01129/HOU](#) - [1 Hillside Close](#) – Single Storey side extension

Members objected to this application on the grounds that the construction of the proposed extension would harm the architectural character of the property and, bearing in mind its setting in the conservation area, the intended design of the extension would have an adverse impact on the appearance of the group of dwellings in which this property is located.

- (c) [13/01042/FUL](#) – [7 Walnut Crescent](#) - Two storey rear extension on footprint of existing conservatory, extend the dining area at ground and bedroom at first floor and build new 1st floor extension over existing ground floor, creating larger bedroom with en-suite.

Members raised no objections to this application

- (d) [13/00687/FUL](#) - [Braeside Dower, 2 Wyche Road](#), - Extension to link separate buildings on two floors, replacement of flat roofed dormers, alteration of roof to road-side building, construction of car parking area with accommodation beneath and linking glazed corridor

Members raised no objections to this application

There being no other business the Chairman closed the meeting at 9.15pm.

Chairman .....  
P Buchanan 13<sup>th</sup> November, 2013