

# Malvern Wells Parish Council

Minutes of the meeting of the Planning Committee held on Wednesday 22<sup>nd</sup> July 2020 at 7:00pm via the zoom conferencing facility.

**Attendance:** Cllrs J Smethurst (Chairman), K Wagstaff, B Knibb, C O'Donnell, C Gates and

**Present:** Clerk David Taverner, Appointee Clerk Sarah Hart, 3 members of the public.

**1 To receive and consider Apologies for Absence** -received from Cllrs H Burrage, M Dyde, T O' Donnell, J Black,

**2 Declarations of Interest.** There were none. All Councillor declaration of interests forms had been completed and lodged with the District Council

**a) Register of Interests: Councillors are reminded of the need to update their register of interests.** No updates were required

**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 Written Requests from Councillors for the Council to Grant a Dispensation (S33 of the Localism Act 2011)** There were none

*Councillors who have declared a Disclosable Pecuniary Interest, or another Disclosable Interest which falls within the terms of paragraph 12(4) (b) of the Code of Conduct, must leave the room for the relevant items unless a Dispensation has been requested/granted.*

*Failure to register or declare a Disclosable Pecuniary Interest may result in the commission of a criminal offence.*

**3 Decision notices received from Malvern Hills District Council** There were none

**4 Planning applications received from Malvern Hills District Council for comment as follows:**

**[20/00753 28 Hanley Road WR14 4PH](#) -Erection of Single storey extension  
**Members unanimously resolved to raise no objections to this application****

**[20/00788 191-193 Wells Road WR14 4HE](#) - Conversion of restaurant and associated domestic accommodation to form two separate dwellings**

*Members raised no objections to this application with the proviso that the planners consider the drainage issues and the sealing up of the rear door which exits onto private property.*

**[20/00822 3 Holywell Road WR14 4LE](#) – removal of elevated lobby to side and construction of one and a half storey side extension (part retrospective)**

3 Holywell Road is situated on the hillside in an elevated position bordered by its Neighbouring properties- numbered 1 & 5 Holywell Road.

A previous application for a two-storey side extension for this property in December 2019 was approved, although it was later discovered that the building could not be constructed in accordance with the plans that had been passed. Planning enforcement officers then visited the site to order the cessation of construction and the removal of the building works which by then had been undertaken.

At that time, the owners of 3 Holywell Road constructed a substantial area of raised decking to the rear of their property, without applying for the necessary planning permission. This increased the height of their building, compared to that of its neighbours and thus impacted

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negatively on the amenity and privacy previously enjoyed by the owners of both numbers 1 and 5 Holywell Road.

The raised decking area would have needed planning permission, but none was sought and despite being issue asked to reduce the level of the raised decking area the owners of number 3 failed to comply.

It would also now appear that the front entrance of the building is to be moved to a position where, due to its proposed location, there would be a further loss of privacy for the neighbouring property, when compared to the relative protection afforded by the original building entrance.

Since there had been breaches in planning law, with previous parts of this part retrospective application, and having noted the increased loss of privacy and amenity value to neighbouring property, **Members unanimously resolved to object to this application**

**20/00739 Three Counties Showground- WR13 6NW-Office Extension**  
**Members unanimously resolved to raise no objections to this application**

There being no further business to transact the meeting was declared closed at 7.35pm