

POWICK PARISH COUNCIL

Report of the Planning Committee meeting held on
Wednesday 6th October 2021 at 7.00pm at Callow End Village Hall

Present: Cllrs C. Phillips (V/Chairman), R. Humpage, J. Allsopp, D. Jones, S. Williams, F. Williams, S. Underwood, E. Newman. Cllrs A. Lamb & M. Richmond attended via Zoom link.

21.57 Apologies: Cllrs M. Huckfield (Chairman), R. Willetts, J. Foy, P. Harris.

21.58 Declarations of Interests: None.

21.59 Applications for consideration:

APPLICANT	APPLICATION RECEIVED	DECISION MADE
21/01719/OUT Mrs Tamsin Almeida Land at (Os 8349 4918) Old Hills, Callow End	Outline application with all matters reserved except for access for 30 dwellings.	Proposed Cllr Jones, seconded Cllr F. Williams to object as follows – 1. The site is outside the Settlement Boundary. 2. The site is not included within the SWDP. 3. The site is adjacent to a very busy road, so access is a concern. 4. The site is on an elevated position within the village. 5. The traffic survey shows an average speed of 32mph which is 'convenient' for the required access splay - we would query the traffic speeds along this stretch of road. 6. We believe that the village is cat.2 not cat 1 - please can this be confirmed? 7. We require further detail of drainage plans re the run-off from the pond shown on the plans - Upper Ferry Lane already has drainage problems and we would not like this development to further impact on the area. 8. We believe that the information given regarding sustainability and cycle/walking infrastructure is misleading and lacking in detailed information which should be incorporated into any development plans. There is also no real detail given

Clerk: Michelle Alexander, Guestwick, Suckley, Worcs WR6 5EH

Tel: 01886 884195 Email: council@powickparish.org.uk

		regarding green infrastructure included in this development, which we would need to consider alongside any planning response made, in line with our local commitment to climate emergency mitigation. All agreed.
21/01276/FUL Lockley Homes Wheatfield Court, Upton Rd Callow End WR2 4TZ	Demolition of existing property and erection of 14 new dwellings, with access arrangements, landscaping and associated works. <i>(Deferred from previous meeting for additional information)</i>	Proposed Cllr Humpage, seconded Cllr S. Williams that the Parish Council supports this application subject to there being a commitment to road safety as part of the development. This being the installation of a pathway for pedestrians where the wall is currently along the bend in the road. This would allow safer access to those wishing to walk to the village from this site and the adjacent mobile home park. The concerns raised by the Tree Conservation Officer are also supported. The Energy Statement needs further clarification re the measures proposed which are currently non-committal. We would like to see proper commitment in line with our own commitment to climate emergency mitigation. We would also like to see more provision for affordable homes on this site as this would be local expectation. Otherwise, confirmation of off-setting on another site OR an appropriate dividend to be paid to MHDC. All agreed.
21/01394/CLE Steve Croft The Halfway House Inn Bastonford Powick WR2 4SL	Certificate of Lawfulness for the existing use of a mobile home for residential purposes.	It was proposed by Cllr Humpage, seconded Cllr Underwood that the PC confirms that the residential mobile home has been in continuous use for at least 15 years. All agreed.

Clerk: Michelle Alexander, Guestwick, Suckley, Worcs WR6 5EH

Tel: 01886 884195 Email: council@powickparish.org.uk

21/01556/HP Ms Cooper Orchard Cottage, Upton Rd, Callow End WR2 4TE	Proposed two storey side extension.	Proposed Cllr Jones, seconded Cllr Underwood, no objections. All agreed.
21/01563/HP Mr Jon Turton Henwick House, Jennett Tree Lane Callow End WR2 4UB	Removal of existing conservator and bedroom at ground level and replacement with single storey extension to the east facing elevation.	Proposed Cllr S. Williams, seconded Cllr Allsopp, no objections. All agreed.
21/01657/HP Mr David Wilson Green Barn, Bush Lane Callow End WR2 4TF	Detached oak frame garage/garden store.	Proposed Cllr Newman, seconded Cllr Underwood, no objections. All agreed.
21/01101/HP Hollie Kemp 19 Bow Hill, Callow End WR2 4TN	Proposed two storey rear extension.	Proposed Cllr S. Williams, seconded Cllr Jones, no objections. All agreed.

21.60 Notifications: Noted.

- 20/00058/S106 – Land at (os 8209 5098) Crown Inn, 21 Malvern Rd, Powick - planning approval (s.106) to modify clauses to facilitate sales, amend definition of occupation, mortgage possession, the tenure from fixed equity to shared ownership and removal of local letting/connection criteria for fixed equity/shared ownership units (ref 14/01360/OUT)
- 21/01471/HP – Meadow View, Lower Ferry Lane, Callow End WR2 4UH – planning approval for single storey rear extension.
- 21/00937/FUL – Lower Woodsfield Farm, Lower Woodsfield, Madresfield WR13 5BE – additional information (air quality assessment and geophysical assessment) has been received for this planning application – erection of agricultural buildings with assoc. access, drainage, landscaping and external works.
- 20/01287/CU – The Ridgeway, Malvern Rd, Powick WR2 4SN – appeal is allowed for change of use of land to provide an extension to an existing caravan storage facility.
- 21/00832/FUL - Moat House Farm, Jennett Tree Lane, Callow End, WR2 4UA - Renovation of existing farmhouse including conversion of integral agricultural building to residential use and demolition and rebuilding of the western wing of the dwellinghouse and change of use of two buildings from agricultural purposes to domestic storage and workshop.
- Malvern Hills DC Planning Dept – notification of a consultation regarding the Draft Supplementary Planning Document for local listed buildings – local listing, nomination and adoption processes for the authority. Consultation period is 21st Sept to 19th Oct 2021.

There being no further business the meeting closed at 7.45pm

Clerk: Michelle Alexander, Guestwick, Suckley, Worcs WR6 5EH

Tel: 01886 884195 Email: council@powickparish.org.uk