

## MAMBLE PARISH COUNCIL

Draft Minutes of the Parish Council meeting held in Mamble Village Hall on Thursday 2<sup>nd</sup> November 2023 at 7pm

Present: Cllrs: Mr C Bunn (Chairman), Mr P Bytheway, Mr S Finney, Mrs S Rawlins, and Mrs J Rogers.

In Attendance: Mrs A Watson (Clerk) and District Cllr. Mr D Godwin

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1. **Apologies:** None.

2. **Declarations of Interest:** Dispensation has been granted to Cllr. Bunn at each meeting for a Declaration of Pecuniary Interest, to enable participation in all discussions relating to the 'Lengthsman'.

3. **Suspension of the meeting for the Democratic 15 mins/Public Question Time:** No public present.

4. **Minutes:** The minutes of the Meeting held on the 05/10/2023 were approved and signed by the Chairman.

5. **Councillors', District and County Council reports:** District Cllr. Godwin gave a short update on the District Council financial affairs, recycling plans for additional bins to take kitchen waste and a small grant that may be available to the Parish Council to help with something that may benefit all the parish.

6. **Progress reports:**

6.1 Lay by and damaged sign. The Chairman reported that the bins in the lay by are quite full and on a recent car fire near the layby.

6.2 Fallen trees and brash from land in Mamble village. The Clerk has received a response from one of the landowners and sent some photographs. The Chairman confirmed that matter has also been logged with Highways.

7. **Correspondence received and Items for Discussion.**

7.1 Correspondence from PSCO Abigail Partridge was read out by the Clerk, who will reply with the information requested regarding meeting dates.

7.2 Worcestershire County Council Tree Warden Scheme is asking for volunteers.

7.3 Worcestershire County Council Local Flood Risk Management Strategy was read out by the Clerk.

7.4 Worcestershire Highways Parish Winter Newsletter. No action required.

7.5 Public Rights of Way Lengthsman Scheme. The Chairman will consider this at a later date.

7.6 Malvern Hills District Council Waste and Recycling Christmas Collections 2023.

7.7 Complaint from Parishioner regarding flooding near Clows Top on A456. Following a discussion with District Cllr. Godwin, the Clerk will reply that the complaint be reported to Worcestershire Highways.

8. **NOTIFICATON OF PLANNING APPEAL PLANNING INSPECTORATE REF:- APP/J1860/W/23/3321898**

Appellant(s) Name Mr Charles Houston Proposal: Proposed construction of 4no. detached live-work units (sui generis use), including new vehicular access, internal private driveways, biodiversity planting and green infrastructure (including drainage fields), land north of A456, Mamble, Worcestershire. Site at: Land At (Os 6896 7149) Mamble

Councillors discussed this item at length and agreed to request the Appeal is rejected. The reasons for this decision and a summary of these, sent to the Planning Inspector, are Appended to these minutes.

9. **Finance:**

9.1 **Bank Statements**

9.1.1 26.10.23 Business Account £5133.31

9.1.2 31.10.23 Current Account £3908.33

**9.2 Payments - The following payments were ratified and cheques signed;**

9.2.1 Mr C Bunn (Lengthsman October) £220.50

9.2.2 Mrs A Watson (Clerk Salary & Expenses) £330.00

10. The Chairman thanked everyone for their attendance and closed the meeting at 8.35pm

**The Date of next meeting is Thursday 7<sup>th</sup> December 2023.**

Signed.....

Date.....

Chairman

Councillors

Mr C Bunn (Chairman), Mr S Finney, Mrs S Rawlins, Mrs J Rogers & Mr P Bytheway

[www.mambleparishcouncil.gov.uk](http://www.mambleparishcouncil.gov.uk)

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### MAMBLE PARISH COUNCIL MEETING 2<sup>nd</sup> November 2023 APPENDICIES

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#### Item 8

#### Mamble Parish Council's response to Planning Appeal

**Re: Notification of Planning Appeal Planning Inspectorate Ref:- APP/J1860/W/23/3321898  
Planning Reference M/22/01623/FUL**

**Mamble Parish Council requests that this Appeal is rejected for the following reasons.**

1. The Character of Mamble has not been considered by the applicant and the design of the units is completely inappropriate for the area and a Category 3 village.
2. The units are far too large and there is no evidence to support a requirement of this type of housing in Mamble.
3. Mamble may not be in a conservation area at present, but the village does have its own very special character with a distinctive village center opposite the proposed site.
4. The lack of a village shop or any other amenity to serve this quiet part of the countryside would put into question the sustainability of any application for a new development of this scale and the proposed design is so out of character with the surrounding properties such as Yew Tree Cottage and the Sun & Slipper, the Malvern Hills Conservation Officer had already recommended refusal.
5. This site is within a Coal Authority High Risk Area and a development on this scale raises major concerns regarding unmapped mining features on the site.
6. Flooding is a huge concern. The local drainage systems do not cope well with mediocre rain, let alone heavy rainfall. The site is on an elevated slope and the properties adjacent to the site are extremely vulnerable to flooding.
7. If permission was granted for units on this scale and subsequently no buyers for them, what is there to stop a potential developer from applying to convert them to 4 pairs of semi-detached houses or other change of use in the future?

**Mamble Parish Council objects to this Appeal in its entirety.** The size of the proposed units for their live/work purpose is not in keeping with the village and is essentially a small-scale industrial site. It is not appropriate use of the land and will not boost the rural environment.

**The proposal does not represent a sustainable form of development for the parish of Mamble and Mamble Parish Council would ask that the Inspector rejects the Appeal.**

#### Councillors

Mr C Bunn (Chairman), Mr S Finney, Mrs S Rawlins, Mrs J Rogers & Mr P Bytheway  
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