

MAMBLE PARISH COUNCIL

Draft Minutes of the Parish Council meeting held in Mamble Village Hall on Monday 4th March 2024 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), District Councillor Mr D Godwin and 9 Parishioners.

1. **Apologies:** These were received and accepted from County Councillor Mr D Chambers.
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:** Due to the significant interest in both planning applications at Item 5, additional time was permitted for Parishioners to speak. The Chairman invited parishioners to give their views and they raised several relevant points the Councillors agreed with, which included;
 - The impact on neighbours, inconsiderate siting, and noise levels.
 - Current disputes with neighbours.
 - Overdevelopment and change of use for both sites.
 - Increase in traffic at these sites.
 - Unproven use for both applications, Parishioners are not aware of any equestrian interests of Mr Evans or any furniture restoration undertaken by Mr Tramontana.
 - Flood risk is significant and the environmental impact for both has not been considered.
 - Both applications should be dealt with by Malvern Hills District Council Northern Area Planning Committee, and not a delegated decision.
 - The Conservation Officer should be invited to report on both applications.
 - Neither application has considered the impact on the historic surroundings and are inappropriate and harmful to the heritage assets nearby.

The Chairman thanked everyone for attending the meeting and giving their views. Parishioners left the meeting at 8.05pm.

4. **Minutes:** The minutes of the Meeting held on the 01/02/2024 were approved and signed by the Chairman.

5. MHDC Planning Applications/Notifications:

5.1 Planning Application Consultation M/23/01647/HP

The Orchard, Church Lane, Mamble, DY14 9JY Applicant: Mr P Evans

Proposal: Detached Stable Block and Temporary Container Store

Mamble Parish Council agreed to object to this application in the strongest possible terms and request that this application is considered by the Northern Area Planning Committee and a site meeting be arranged as soon as possible. A copy of the letter submitted to Malvern Hills District Council planning department is appended to these minutes.

5.2 Planning Application Consultation M/24/00169/FUL

Land At (Os 6913 7113) Mamble Applicant: Mr R Tramontana

Proposal: Conversion of Barn into a Live/Work Unit

Mamble Parish Council agreed to object to this application in the strongest possible terms and request that this application is considered by the Northern Area Planning Committee and a site meeting be arranged as soon as possible. A copy of the letter submitted to Malvern Hills District Council planning department is appended to these minutes.

6. **Notification of Appeal Decision for APP/J1860/W/23/3321898. Appellant(s) Name Mr Charles Houston Proposal: Proposed construction of 4no. detached live-work units. Site at: Land At (Os 6896 7149) Mamble. Decision dated 31/01/2024 The Appeal is DISMISSED and Planning Permission REFUSED. All correspondence and documentation can be viewed on the MHDC website at Planning application: M/22/01623/FUL - Malvern Hills District Council**

Councillors

Mr C Bunn (Chairman), Mr S Finney, Mrs S Rawlins, Mrs J Rogers & Mr P Bytheway
Clerk to the Council: Mrs A Watson, Brookend Farm, Abberley, Worcs. WR6 6BU Tel: 01299 896841
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7. Councillors', County and District Councillor reports. District Councillor Godwin reported that the Council Tax is going up, although the current interest rates are helping the District Council reserves. Levelling up money has been applied for, although this is aimed at the more deprived boroughs. The Arts College building is to be sold, with the District Council receiving a percentage of the sale to put towards local art projects.

8. Progress reports:

The Chairman reported that the mess in the layby has been cleaned up and there are several pot holes on the main road in need of attention.

9. Correspondence received and Items for Discussion.

9.1 Lengthsman's Contract 2024-2025 and to agree an increase to the hourly rate. Worcestershire County Council is still to send the contract for 2024/2025. Cllr. Bunn informed the meeting that his hourly rate will be increasing to £16.50 from the 1st April 2024, which Councillors unanimously agreed.

9.2 Clerk & Councils Direct January 2024 Issue 152

9.3 Community Orchard and Mini Forest Funding – no action required.

9.4 The Chairman requested that ideas for a memorial for the late Mr H Jenkins be an agenda item for the next meeting, together with grants to local organizations and celebrations for D Day on the 6th June.

10. Finance:

10.1 Bank Statements

10.1.1 26.02.24 Business Account £5158.14

10.1.2 31.01.24 Current Account £2926.94

10.2 Payments - The following payments were ratified and cheques signed:

10.2.1 Mr C Bunn (Lengthsman February 2024) £212.62

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

11. The Chairman thanked everyone for their attendance and closed the meeting at 9.05pm
The Date of next meeting is Thursday 4th April 2024

Signed.....

Date.....

Chairman

Councillors

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APPENDICIES

Item 5.1

6th March 2024

For the attention of Miss Georgina Luxton
Assistant Planning Officer
Malvern Hills District Council
The Council House
Avenue Road
Malvern
WR14 3AF

Dear Miss Luxton

Re: Planning Application Number M/23/01647/HP

The above application was considered by Mamble Parish Council at the meeting held on the 4th March 2024, where it was unanimously agreed to Recommend Refusal and object to the proposed plans in the strongest possible terms. We would also request that a delegated decision is not appropriate for this application and it be put before Malvern Hills District Council's Northern Area Planning Committee, and a site visit for members be arranged as soon as possible. It is also extremely important the Conservation Officer has opportunity to report on this application before any decision is made, and we have sent a copy of this letter to District Councillor Douglas Godwin requesting the same.

There are several listed buildings within the village, particularly in Church Lane, which has its own distinctive character. The location of 'The Orchard' property, a mid -20th century two-storey house to the south of Church Lane, is within the setting of several of these listed buildings with direct views towards it. It is bounded by two Grade II listed dwellings to the west and east and is opposite the Grade I listed Church of St John.

Development in this historic part of the village should be sympathetic with regards to the location to other properties, size, building, design and in keeping with materials used. It is blatantly obvious; this has not been considered by the applicant and the development is completely inappropriate for Church Lane and harmful to the heritage assets surrounding it.

Overdevelopment and Change of Use – the proposal is completely inappropriate, too large, too high and the siting of both the stable block and temporary storage container has been extremely inconsiderate. We would also ask for evidence to confirm the statement *'to replace an original stable block that was situated on the site some time ago and re-establish a paddock'*. In addition, how temporary would the 'temporary storage container' be and for what real purpose as 'Storing building materials' would strongly suggest other uses.

Flood Risk - the applicant does not appear to have addressed this in any detail. The suggested scale and water generated from the proposal raises concerns, including the process of manure generated by 2 horses.

Unproven Use – as far as the Parish Council is aware, the applicant does not have any horses or equestrian interest. The storage container being used for 'Livery Equipment' might suggest an equestrian business which should be questioned. The size of the stables is far greater than required and with the outline of a vehicle and tyres contained within, would again, strongly suggest the applicant has other uses in mind.

Impact on Neighbours – Mamble Parish Council is aware of a current legal dispute regarding the boundary with the owners of Tudor Cottage. Should the current stage of this litigation be established before any decision is made? It appears to be very clear from the proposal, the siting of the stables would, in its present form, block out light and views from this historic building.

Mamble Parish Council objects to this application. The historical, cultural, and aesthetic significance of Church Lane would be hugely impacted by the proposal and the application should be refused.

Yours sincerely

Anne Watson

Clerk to Mamble Parish Council

Councillors

Mr C Bunn (Chairman), Mr S Finney, Mrs S Rawlins, Mrs J Rogers & Mr P Bytheway
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Item 5.2

13th March 2024

For the attention of Hayley Jones
Planning Officer
Malvern Hills District Council
The Council House
Avenue Road
Malvern
WR14 3AF

Dear Ms Jones

Re: Planning Application Number M/24/00169/FUL

The above application was considered by Mamble Parish Council at the meeting held on the 4th March 2024, where it was unanimously agreed to Recommend Refusal and object to the proposed plans. We would also request that a delegated decision is not appropriate for this application and it be put before Malvern Hills District Council's Northern Area Planning Committee, and a site visit for members be arranged as soon as possible. We would also ask the Conservation Officer is invited to report on this application before any decision is made, and we have sent a copy of this letter to District Councillor Douglas Godwin requesting the same.

The application is an inappropriate, overdevelopment of the site in a beautiful part of the countryside and there is no proven requirement. The location is within the setting of a listed building, Sodington Hall, and the Councillors would argue this application would have a huge impact on the character of this historic building and the surrounding area. We understand that a previous application and appeal was dismissed for this very reason. SWDP 6 seeks to protect Heritage Assets and any permission at this site sets a precedent for the wider area and should be refused.

Due to the location, there would be a reliance on the use of motor vehicles, Mamble has little in the way of facilities and a limited bus service. The Councillors would question how genuine the proposed furniture restoration business plans are, when the applicant has for many years been well known for his shot blasting business. The applicant already lives in Mamble, so has no requirement for a dwelling. The applicant has also gone out of his way to be non-compliant with a previous enforcement notice and appears to have a total disregard for his neighbours when it comes to noise. Mamble Parish Council is aware of several complaints from neighbours regarding noise from the site, even during unsociable hours and at weekends.

The water course is 5m away, running behind the building and prone to flooding. The land has also previously been mined. The site is crossed by two public footpaths and there would be at severe risk of these being blocked by the applicant, if consent was given.

SWDP8 sets out when development can be permitted in open countryside especially for live/work units and we do not believe the criteria for this has been met.

Mamble Parish Council objects to this application in the strongest possible terms, and ask that it be refused.

Yours sincerely
Anne Watson
Clerk to Mamble Parish Council

Councillors

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