

MALVERN WELLS PARISH COUNCIL

Minutes of a Meeting of the Planning Committee duly convened and held in All Saints Church, Malvern Wells on **Thursday 10th November, 2011** commencing at 7.30pm

Attendance:-

Councillors:

P Buchanan (Chairman)
K Wagstaff Mrs A Bradshaw
B J Knibb S Freeman
A Hull Mrs C O'Donnell
Mrs H Burrage

Mr D Taverner (Clerk)

Apologies recorded: Cllrs Mrs A Cheeseman, J Black and N Johnson.

1 a) Declarations of Interest for the Meeting and b) Any Changes to be notified to the Register of Interests and Gifts & Hospitality: None were recorded.

2 Minutes of the previous meeting

The Minutes of the Meetings of the Planning Committee held on 4^h October, 2011 having been previously circulated, were approved and signed by the Chairman as a correct record.

3 Matters Arising from the Minutes

There were no matters arising from the approved minutes.

4 Planning Decision Notices received

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

(a) Planning application refusal

11/00146 FUL – 211-213, Wells Road

Conversion of two ground floors and upper floors into apartments New vehicular access and parking area.

Planning refusal notice issued 15th September, 2011

(b) Planning Applications approved

Replacement Telecommunication Cabinets:-

11/01227 /TEL - (Peachfield Road, Rear off 7 South Lawn)

11/ 01229/TEL - (Upper Welland -opposite The Clovers, Assarts Lane)

11 /01231/TEL (Walnut Crescent - outside 35, Fruitlands)

11/ 01061/TEL - (Wells Road) – grid ref 7732/4208)

11/ 01063/TEL - (Wells Road - grid ref 7732/4271)

5 Planning Applications received from Malvern Hills District Council

The Committee carefully considered the under mentioned applications which had been submitted by Malvern Hills District Council for comment. The Chairman closed the meeting prior to the discussion of each item to allow members of the public present the opportunity to comment on the individual applications listed.

11/001254/HOU - 4 Walton Mews, Hanley Road

Erection of a conservatory

Whilst Members raised no objections to this application, they suggested that consideration should be given to the inclusion of a condition that the height of fencing ,dividing the front of numbers 3 and 4 Walton Mews, should be increased to reduce the loss of privacy which may arise between the two properties.

11/01323/ FUL - 32 Peachfield Road

Demolition of existing outbuildings and garage. Erection of new dwelling and two replacement garages

Members raised no objections to this application

11/01359 /HOU – 130 Fruitlands

Two storey side extension.

Members unanimously resolved to request that the District Council should give careful consideration is given to the objections made by the owner of the neighbouring property -132 Peachfield Road. It was felt that if the District Council was minded to approve this application then any such approval should be conditional on frosted glass being fitted to the windows in the side of the extension to minimise the loss of privacy to the neighbouring property.

11/01361/HOU – 103 Wells Road

Extension above flat roof at rear and single storey extension to side at basement level

Members raised no objections to this application

11/01367/HOU - 241 Wells Road

Two storey side/rear extension and internal alterations

Members raised no objections to this application

11/01381/FUL – Flat 10, Halas House, Holywell Road

Block paved embankment to car parking area

Members raised no objections to this application

6 Pre Planning Application Presentation

Hunter page Ltd – pre application presentation on proposals for development of land at the rear of the Moorlands.

A presentation was given by representatives from Hunter Page Ltd who are planning consultants acting on behalf of the owners of land at the rear of the Moorlands bordered by the Hanley and Woodfarm Roads.

Their intention is to promote the inclusion of that site into the list of preferred development sites to be incorporated into the South Worcestershire Development Plan proposals.

Mr Rob Garnham, from Hunter Page, presented outline proposals for the development of the site and expressed his company's wish to foster engagement with parishioners to learn and respond to their aspirations for any development of the local area. Mr Garnham also explained that whilst the site had previously been included for potential housing development, as part of previous development strategy proposals, these plans had been allowed to lapse and the site had not been actively promoted until now.

A large number of local residents were in attendance at the meeting and at the conclusion of Mr Farnham's presentation the Chairman gave leave for members of the audience to comment on, and question, the proposals for the site. The answers given to questions raised by residents are shown below - highlighted in bold italics.

Question 1 How many dwellings would be built if the development was to proceed?

Answer 1-*"we anticipate that there would be an upper ceiling of 174 dwellings constructed on the site, at a density of 25 dwellings to the hectare."*

Question 2 – Where would the access to the site be located?

Answer 2 - *"from the results of a traffic survey we have undertaken we believe that safe and convenient access can be achieved from Hanley Road and convenient access can be achieved from Hanley Road with secondary access from Woodfarm Road"*

Question 3 When did you undertake the traffic survey – was it when there was a show on?

Answer 3 – *"In terms of the traffic survey, it was undertaken over a week between Tuesday 27th September and Monday 3rd October 2011. During that period the Three Counties Showground hosted The Caravan Show (30 September – 2 October 2011)".*

Question 4 have you undertaken any ecological study and what are the plans for tree screening of the site?

Answer 4 – *"An arboricultural survey has been undertaken and it has been identified that some trees are dying and need felling for safety reasons. That work may have to happen in the near future. A leading local tree surgeon has been consulted, who recommends that three roadside trees should be removed. Steps are being taken to delay this work until next May, which is considered to be the optimum time from a bat/ecological point of view. The trees will be monitored in the interim. The Tree Officer at Malvern Hills District Council is aware and will be kept informed. In the meantime there is a Poplar that has a branch overhanging Wood Farm Road and that branch may be removed sooner as a precaution. In our view there is a great opportunity to enhance the site and to deliver "bio- diversity gain"*

The Chairman thanked the representatives for their presentation and advised that Council would make a response to the proposals once due consideration had been given to them.

7 South Worcestershire Development Plan (SWDP) and development of a Neighbourhood Plan development – (Reference from Council meeting 2nd November, 2011)

The Clerk advised that he had circulated a draft response to the SWDP proposals for members to consider and comment upon.

The final response document would be sent into the District Council before the end of the consultation period on 18th November once Members had approved it.

An initial meeting of the Neighbourhood plan working group would take place before the end of November and a report on the meeting would be made to the next meeting of the Parish Council

There being no other business the Chairman closed the meeting at 9 45pm.

----- (Chairman)
7th December, 2011