

MALVERN WELLS PARISH COUNCIL

Minutes of a Meeting of the Planning Committee duly convened and held in
The Village Hall, Malvern Wells on **Wednesday 18th April, 2012** commencing at 7.45pm

Attendance:-

Councillors:

P Buchanan (Chairman)
K Wagstaff J Black
B J Knibb A Hull
M Victory S Freeman
Mrs A Bradshaw C O Donnell
N Johnson M Victory
Mr D Taverner (Clerk and Responsible Finance Officer)

Apologies recorded: Cllrs Mrs H Burrage, Cllr Mrs A Cheeseman

1 a) Declarations of Interest for the Meeting and b) Any Changes to be notified to the Register of Interests and Gifts & Hospitality – Declarations of interest were as previously recorded and no changes were necessary to the register.

2 Minutes of the previous meeting

The Minutes of the Meetings of the Planning Committee held on 8th February, 2012, having been previously circulated, were approved and signed by the Chairman as a correct record of that meeting.

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 Applications approved

11/01535/ADV – Bhan Thai 191-193 Wells Road – replace existing signage (retrospective) – Approval notice dated 6th March, 2012

12/00098/HOU- 73 Fruitlands - single storey rear extension- Approval notice dated 12th March, 2012

(b) Planning Application refusal

12/00012/FUL – 27 King Edwards Road – Erection of dwelling - Refusal notice issued – 13th February, 2012

(c) Planning Application received from Malvern Hills District Council for comment

12/00416/ FUL – 65 Assarts Road –Rear extension

Members raised no objection to this application

5 South Worcestershire Development Plan (SWDP) - Preferred option sites

At this point the Chairman opened the meeting to the large group of residents who were in attendance so that further questions and comments on the potential development sites included in the draft SWDP could be made

Concerns were expressed about the ground clearance works which had recently been undertaken at the former Abbey College Playing field site in Rothwell Road.

The Chairman replied that the Parish Council had contacted Duncan Rudge – the Development Control Manager at Malvern Hills District Council - and he had

confirmed that the works which had been undertaken were not in breach with planning law. No formal planning application for the site had yet been received and the Parish Council has had no contact with the landowner's agents since the Parish Council meeting on 4th October.

A question was asked on whether there been any follow up to the proposals for the development of the site at the rear of the Moorlands. The Chairman's reply was that the Parish Council had received no further contact from Hunter Page Ltd the agents who had presented the outline proposals for the site at the Parish Council planning meeting on 10th November. Again no formal planning application for that site had yet been made.

There was criticism of the notice given for consultation on the proposals contained within the SWDP. The Chairman drew attention to the fact that the SWDP proposals had been discussed, in detail, at every Parish Council public meeting that had taken place since 28th September. The time and date of each of those meetings had been advertised on all of the Council notice boards and on the Parish Council website.

Further comments and objections to the any future developments of either site were raised and had been summarised by a local resident from Rothwell Road – Mr Peter Walter

The main points of contention were that:-

- The sites are entirely situated in the Malvern Hills AONB
- The potential damage to views to and from the hills
- The adverse affect on the showground's rural setting
- The loss of a potential site for "amenity green space" – something admitted by MHDC to be lacking in the Wells (Open space, sport & recreation study – Dec 2007) – Sport, allotments, community orchard, wildlife haven.
- The fact that the junction at Rothwell Road, Hanley Road and Green Lane are already dangerous and the local road infrastructure would be insufficient to cope with the dramatic increase in traffic
- There is widespread opposition from local residents
- Potential Damage to Malvern's tourist appeal & therefore employment potential
- A dangerous precedent to encroachment on the AONB
- A precedent of ribbon development towards the showground

In closing the public session of the meeting the Chairman expressed his thanks to all those who had contributed to the debate and most especially to Mr Walter for his efforts in coordinating such a comprehensive response to the proposals on behalf of local residents.

Following consideration of all of the points which had been raised during the meeting, the Council **unanimously resolved** that the Clerk should write to the SWDP project team Manager to underline the concerns that had been raised. The letter was to make it clear that the Parish Council could not support the development of either of the sites at the former Abbey College Playing Field or the site at the rear of the Moorlands on the basis that the development of either of those sites would be inappropriate and would not help to facilitate the Parish Council's key objectives which are the promotion and maintenance of the Malvern Hills AONB and the Conservation area.

6 Proposed Development 14 Grundy's Lane

Several Members of the Council had attended the recent open evening at Malvern College at which Banner Homes ltd had outlined their draft proposals for the development of a site which they had acquired in Grundy's Lane.

Although a new site layout plan had now been made available no formal planning application had yet been received. All local residents would be contacted and asked for their comments as and when any such application was actually received for consideration by the Parish Council.

There being no other business the Chairman closed the meeting at 9 .20pm

Signed..... Chairman

Dated 6th June, 2012

Signed.....

Chairman

Dated 6th June, 2012