

## MALVERN WELLS PARISH COUNCIL

Minutes of a Meeting of the Planning Committee duly convened and held in The Village Hall, Malvern Wells on **Wednesday 7th November, 2012** commencing at 7.30pm.

### **Present**

#### **Councillors:-**

P Buchanan (Chairman)  
Mrs H Burrage            A Hull  
Mrs C O'Donnell        Mrs A Bradshaw  
K Wagstaff

**In attendance:-**            Mr D Taverner (Clerk and Responsible Finance Officer)

**Apologies recorded:-**    Cllrs J Black, S Freeman, N Johnson , M Victory, B Knibb

**1 Disclosable Pecuniary interest declarations and any changes to be notified to the Register of Interests and Gifts & Hospitality** – No changes were necessary to Members previously recorded declarations.

### **2 Minutes of the previous meeting**

The Minutes of the Meetings of the Planning Committee held on 3<sup>rd</sup> October, 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 Decision notices received from MHDC**

**12/01108/FUL - 6 South Lawn, Malvern - Loft conversion with front dormer - approval notice dated 16<sup>th</sup> October, 2012**

**12/01233/HOU – Rock House, 20 Wyche Road -Demolition of existing garage with replacement garage and roof garden with extended decking - approval notice dated 5<sup>th</sup> November, 2012**

**12/00935/HOU -2 Rothwell Road –Single storey extension with flat roof and partial balcony – approval notice dated 4<sup>th</sup> October, 2012**

**12/01204/ADV – 30a Peachfield Road –Erection of temporary sale boarding signage – consent granted 22<sup>nd</sup> October, 2012**

**12/00930/HOU – Willow view, 103, Wells Road – erection of boundary fence (retrospective) – refusal notice issued 10<sup>th</sup> October, 2012**

**12/01009/HOU – 174, Upper Welland Road –two storey side extension and garage – application withdrawn by the applicant on 4<sup>th</sup> October, 2012**

**5 Planning applications referred by Malvern Hills District Council for comment, as follows:**

**12/01378/HOU – Willow View, 103 Wells Road** -Alterations to side extension and associated works. New double garage

Members raised no objections to this application

**12/01391/FUL – 11 Holly View Drive** - Conversion of existing part finished dwelling to 6 apartments with associated access and parking.

Several local residents were in attendance at the meeting spoke to raise their concerns in respect of this application. Members were also unanimous in raising their strong objections to the application.

It was felt that if this scheme was to be approved it would substantially alter the character of the conservation area in which the apartments would be located. The compact number and style of the proposed development would also be a significant over development of the footprint of the building for which the property’s original planning permission had been approved.

There would be a substantial loss of privacy for neighbouring property which could be directly overlooked from the additional windows proposed on the rear elevation of the proposed building.

The likely increase in traffic flow which would arise, once each of the proposed apartments was occupied, would greatly exacerbate the existing difficulties with on street car parking in both Holly View Drive and Peachfield Road. This would have an adverse impact on the existing road safety concerns in the immediate area.

**6 Tree preservation orders and associated works – to consider notices received from Malvern Hills District Council.**

Members noted the Tree Preservation Order, numbered 508 (2012), in respect of a mature Sycamore tree sited next to the pedestrian access to 81 Old Wyche Road and the “Pixie Path”( bridleway 500 ) that links Westminster Road and Old Wyche Road.

There being no other business the Chairman closed the meeting at 8.10pm

Chairman .....

Wednesday 5<sup>th</sup> December, 2012