

# MALVERN WELLS PARISH COUNCIL

Minutes of a Meeting of the **Planning Committee** duly convened and held in The Village Hall, Wells Road, Malvern Wells on **Wednesday 5<sup>th</sup> March, 2014** - commencing at 7.00pm

## **Present**

### **Councillors: -**

P Buchanan (Chairman)  
A Hull, B Knibb  
Mrs A Bradshaw, Mrs H Burrage  
K Wagstaff, J Black  
S Freeman

### **In attendance: -**

David Taverner – Clerk and Responsible Finance Officer

### **Apologies recorded: -**

Cllrs K Hurst, Mrs C O' Donnell, M Victory, and N Johnson

## **1 Declarations of Interest**

**a) Register of Interests:** Councillors were reminded of the need to update their register of interests if necessary. No such changes were declared.

**b) To declare any Disclosable Pecuniary Interests in items on the agenda and their nature:** There were none

**c) To declare any Other Disclosable Interests in items on the agenda and their nature:** The proximity of Cllr Wagstaff and Cllr Black's properties to Kinnersley House, 269 Wells Road was noted (*agenda item 5*). Their home addresses were noted as recorded on their Declarations of Interest forms previously lodged with the District Council. It was agreed that both Councillors should be allowed to speak on and take part in the vote on this matter.

**d) To Consider Written Requests from Councillors for the Council to Grant a Dispensation (S33 of the Localism Act 2011) There were none.**

## **2 Minutes of meeting held on 12<sup>th</sup> February, 2014**

The Minutes of the Meeting of the Planning Committee held on 12<sup>th</sup> February, 2014, having been previously circulated, were approved for signature by the Chairman as a correct record of that meeting.

## **3 Matters Arising from the Minutes**

*Agenda item 5 (a) - 12<sup>th</sup> February) 11 Holly View Drive [14/00078](#)*

It was noted that the MHDC planning officer dealing with this particular planning application was likely to be recommending its approval under officer delegated authority. In view of the strong objection made to the application by both Parish Council Members and local residents the Clerk was asked to contact the Local District Councillors to request that the application should be called in for consideration by the Development Control Management Committee.

## **4 Planning Decision Notices received**

No planning decision noticed had been received since the previous planning committee meeting

The Clerk reported on the outcome of two planning enforcement matters where works had been undertaken without formal planning permission having been granted.

**(a) Holly Cottage Holywell Road –Decking to the side and front of the property**

The enforcement officer’s observations were as follows: \_

*A planning officer had visited the site with regards to pre-application advice relating to the decking area, the following quote is taken from the electronic system, "Meeting on site to assess the impact of the decking area. With the provision of climbing plants against the fence to the left side of the fence, I considered that there would be no harm to the AONB or CA. The properties opposite are at a lower level and having sat in the decking area nearest Holywell Road, no view could be gained to ground floor windows, only views to the front areas of neighbouring properties along the road."*

*The householder was advised that they could submit an application to regularised the matter, but due to there being very little harm from an enforcement point of view it is not this is not expedient to pursue and the case has been closed.*

**(b) 7, Hanley Road – Unauthorised extension to the front of a property (infill)**

The enforcement officer’s observations were as follows: \_

*The works that have been carried out the property fall within the permitted development rights of a homeowner, the work is classed as an infill and therefore we are unable to take any formal enforcement action and again the case has been closed.*

**5 Planning applications** referred by Malvern Hills District Council for comment

**14/00084 Kinnersley House, 269 Wells Road-** Change of use from holiday accommodation to care home (assisted living) for adults with special needs

Members resolved to register strong objections to this application, in its current form, due in the main to the inadequacy of the proposed off street car parking arrangements and adverse impact on road safety in the immediate area.

The off street car parking area would be located less than 20 metres from a very busy and dangerous road junction where the main A449 Wells Road meets the Upper Welland Road.

Due to the extremely steep gradient (1in 4) and narrowness of the Upper Welland Road, at the entrance and exit point of the proposed off street parking area, vehicles should be able to enter and exit that area in a forward gear. This does not appear to be possible within the proposed parking area.

It is likely that these difficulties would lead to additional on street car parking on the main A449 Wells Road, outside the property, further hindering the line of sight for drivers at a location where several accidents have occurred in recent years

In any event Members felt that the number of car parking places proposed would seem to be insufficient for the proposed number of staff and likely visitors to the site.

Cllr Burrage requested that her name should be recorded as having abstained from the vote on this resolution.

There being no other business the Chairman closed the meeting at 8.15pm.

Chairman .....  
P Buchanan 16<sup>th</sup> April, 2014