

## 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 23<sup>rd</sup> September, 2015 - commencing at 7.30pm

### **Present Councillors: -**

N Chatten (Chairman), P Bennett  
Mrs J Smethurst, B Knibb, M Victory, and J Black

### **Apologies recorded: -**

Cllrs N Johnson, K Wagstaff, J Wagstaff, S Atwell, Mrs H Burrage, Mrs C O' Donnell , S Freeman

### **In attendance: -**

David Taverner – Clerk and Responsible Finance Officer  
Mr Martin Smith (re application 15/01099)

As less than seven Committee Members were in attendance the meeting was declared as non-quorate, although the Clerk advised that the Committee was still able to make recommendations, for approval by the full Parish Council at its next scheduled meeting on 30<sup>th</sup> September

### **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) **Declaration of Disclosable Pecuniary Interests in items on the agenda and their nature.**  
There were none.
- c) **Declaration of other Disclosable Interests in items on the agenda and their nature.**  
There were none.
- d) **To Consider Written Requests from Councillors for the Council to Grant a Dispensation (S33 of the Localism Act 2011).**  
There were none.

### **2 Approval of the minutes of the Planning Committee meeting held on 18<sup>th</sup> August, 2015**

The minutes were unanimously approved and signed by the Chairman as a correct record of that meeting.

### **3 Matters arising from the minutes.** There were none

### **4 South Worcestershire Development Plan (SWDP)**

Cllrs Chatten and Bennett had attended a briefing on 10<sup>th</sup> September which had outlined the latest position of the SWDP proposals.

It was pleasing to note that site at Green Lane/ Rothwell Road, which had been earmarked for the development of 35 dwellings, had now been dropped from the plan as a result of various representations, including those made by the Parish Council, which had been considered by the SWDP Inspectorate. This was the only site which had been removed, at this stage of the process across the whole of the SWDP area.

This change was due to be incorporated into the SWDP Main Modifications (MM) which were now due to be debated by Malvern Hills, Worcester City and Wychavon District Councils. If approved the MM will then be subject to a further 6 weeks public

consultation period. As part of the of the response to that consultation the Clerk was asked to send a further letter to the District Council supporting the deletion of the Rothwell Road / Green Lane site.

The timeframe for the adoption of the SWDP was now:-

**January/February 2016** – anticipated receipt of Inspector’s Final Report  
**February/March 2016- District Council to** formally adopt the SWDP  
**April 2016**– High Court Challenge period (6 weeks) from adoption

CLlr Bennett was of the view that the SWDP had not incorporated an accurate view of housing needs within the Parish and that there was a need for the survey previously undertaken in 2010 to be updated as part of the updated evidence base. It was agreed that an item to consider this matter should be included on the next Planning Committee agenda.

**5 Planning notices received from Malvern Hills District Council**

No decision notices had been received since the previous meeting of the Committee. [15/01004 - 15 The Moorlands WR14 4PS](#) - First floor front extension and new bay window on front elevation- **This application was approved on 15<sup>th</sup> September, 2015**

[15/00721- Land adj the Garden House - 2 Green Lane WR14 4HU](#)

Proposed construction of new detached dwelling house - **This application was refused on 16<sup>th</sup> September, 2015**

**6 Planning applications** referred by **Malvern Hills District Council** for comment, as follows: *(please visit the highlighted web links to view the application details)*

[15/01119/HOU](#) – 1 Hanley Terrace – Single Storey extension to side

The Committee **unanimously agreed to recommend to Council** that no objections should be raised in respect of this application

[15/01099/FUL](#) - Pumping Station adj to 80 Wyche Road - Conversion of redundant pumping station to residential use.

The Committee carefully considered the details of this application and the representations made by Mr Martin Smith who was in attendance at the meeting in his capacity as a near neighbour to the application site.

The Committee **unanimously agreed to recommend to Council** that the Council should raise no objection in principle to the application, but that the planning authority should be mindful of the need to ensure the privacy of neighbouring property and that the raised terracing area proposed as part of the application appears excessive and would not be suitable in meeting that objective

[15/01080/HOU](#) - 80 Old Wyche Road - forming 2 windows in detached single garage.

The Committee **unanimously agreed to recommend to Council** that no objections should be raised in respect of this application.

There being no other business the meeting closed at 8.25 pm.

Minutes approved ..... Chairman

Dated 21<sup>st</sup> October, 2015