

## 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 21<sup>st</sup> October, 2015 - commencing at 7.30pm

### **Present Councillors: -**

N Chatten (Chairman),  
Mrs J Smethurst, B Knibb, J Black, N Johnson, K Wagstaff, J  
Wagstaff, Mrs H Burrage \*, Mrs C O' Donnell, P Bennett

**Apologies recorded: -** Cllrs S Freeman and M Victory

**In attendance: -** David Taverner – Clerk and Responsible Finance Officer

### **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.**  
Cllr Mrs Burrage declared that she had a disclosable interest in planning application 15/01166 – 2 Yew Tree Lane - in that the applicant was known to her personally Cllr Burrage indicated that she would leave the meeting prior to that particular application being discussed.
- 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 23rd September, 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 Presentation by Paul Esrich - Malvern Hills AONB re potential future projects in the Parish.**

The Chairman welcomed Mr Esrich to the meeting, who then gave an outline presentation of future projects that the AONB unit are considering developing in line with the local transport strategy set out in their management plan.

The first of these would be the development of a cycle route and walkway along the end of the old Malvern to Upton railway line from the St Andrews Road area running along the back of the Three Counties showground to link up with the Hanley Road.

The AONB were setting out on the process of liaising and consulting with local landowners and were at the early stages of developing the project.

A great deal of legal and preparatory work would be needed to get the scheme off the ground and the groundworks needed to facilitate such a scheme would be considerable. There are six different landowners who would all need to give their agreement to the project. Their initial responses have been broadly positive so far.

Funding would come from various grants and Section 106 contributions arising from developments such as the QinetiQ site in Malvern.

Members indicated that they were supportive of the proposals in principle and Mr Esrich agreed that the AONB unit would provide updates, as required, to future meetings of the Council's Play and Open spaces group.

Mr Esrich also gave an outline of the statutory protection afforded to Heritage Assets within the AONB, by securing their listing under the Planning (Listed Buildings and Conservation Areas) Act 1990

There are many such buildings, structures and historic designed landscapes which the community holds dear and which make a valuable contribution to a local sense of history, place and quality of life. Whilst these heritage assets can be a consideration in planning matters, inclusion of a non-designated heritage asset on a supplementary local list will give them a greater level of protection on matters that affect them. The asset must have a significant heritage interest for such a categorization to be a material consideration in the planning process.

It is possible to nominate assets for inclusion on the list by using the nomination form, which can be downloaded from the District Council's website. Members were asked to consider whether there were any such assets, within the parish, which might be suitable for inclusion on the list. An asset such as the land that the Council had previously attempted to purchase at Holywell Park could potentially be eligible for inclusion. The AONB unit could offer support in the process as required.

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

[15/01119/HOU](#) – 1 Hanley Terrace – Single Storey extension to side-  
Application approved 24<sup>th</sup> September, 2015

[15/01099/FUL](#) - Pumping Station adj to 80 Wyche Road - Conversion of  
redundant pumping station to residential use -  
Application approved 15<sup>th</sup> October, 2015

[15/01080/HOU](#) - 80 Old Wyche Road - forming 2 windows in detached single  
garage. Application approved 24<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 01380 HOU](#) **103 Woodfarm Road, WR14 4PP**  
Demolition of outhouse and garage and replacement with new single  
storey garage extension.

Members were unanimous in raising no objections to this application.

**15 01365 FUL Oak Tree Cottage, Shuttlefast Lane, WR14 4JB**

Proposal to demolish existing cottage and replace with single dwelling and car port.

By a majority vote of 5 votes to 4, Members resolved to raise no objections to this application; on condition that non-reflective materials were used in the construction of the building and that the completed dwelling would not detract from the existing views when seen from the Malvern Hills.

Councillors J Wagstaff, K Wagstaff, B Knibb and P Bennett requested that their names should be recorded as having voted against this resolution

**15 01268 HOU 5 Treetops Drive, WR14 4XH**

New carport between existing garage and house.

Members were unanimous in raising no objections to this application

**15 01262 HOU 104 Woodfarm Road, WR14 4PP**

Revised scheme (14/01012/HOU) for proposed side and rear extensions and porch (with increased width of 450mm on side extension)

Members were unanimous in raising no objections to this application

\* *Cllr Mrs H Burrage left the meeting at this point.*

**15 01166 OUT 2 Yew Tree Lane, WR14 4LJ**

Proposed construction of 4 bedroom dwelling with all matters reserved except access

Members unanimously resolved to object to this application on the basis that the intended development would detract from the character and appearance of the Malvern Hills Conservation Area and the Area of Outstanding Natural Beauty in which it would stand.

The size, materials and mass of the proposed building would be out of context with neighbouring properties. Members were also concerned that, if allowed, this building could contribute to the erosion of the green gap between development in Upper Welland and the southern end of Malvern Wells.

There is no existing access point, as claimed in the application, to this site from Upper Welland Road.

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**Housing Needs Survey update**

The Parish Council's last Housing Needs Survey had been undertaken by "Community First", a County Council backed organisation, back in 2010.

A Parish Housing Needs Survey is designed to find out what affordable housing need there is in a parish within the next five years, both in terms of property type and tenure (affordable rented accommodation or affordable part ownership).

Housing Needs Surveys are aimed at gathering up-to-date information at a local level on the amount and type of affordable housing that is required in the locality. It supports the local evidence and information submitted in the formulation of the South Worcestershire Development Plan.

The primary objective of identifying housing need is to:

identify the future quantity of housing needed, including a breakdown by type, tenure and size;

identify the future quantity of land or floor space required for economic development uses including both the quantitative and qualitative needed for new development; and

provide a breakdown of that analysis in terms of quality and location, and to provide an indication of gaps in current land supply.

It was agreed that the matter should be afforded greater research and referred for consideration by the Council at its November meeting.

There being no other business the meeting closed at 8.55 pm.

Minutes approved ..... Chairman

Dated 18<sup>th</sup> November, 2015