

POWICK PARISH COUNCIL

Report of a meeting of the PLANNING COMMITTEE held Wednesday 6th July 2016
at Powick Parish Hall commencing at 7.00pm

Present - D. Jones, S. Underwood, R. Willetts, P. Inman, J. Price, M. Richmond, J. Allsopp.

Apologies – A. Lamb, C. Phillips, P. Harris, J. Foy, J. Allsopp, P. Inman, R. Humpage, J. Raymond.

Elected Chairman for this meeting – proposed M. Richmond, seconded S. Underwood that J. Allsopp chair this meeting. All agreed.

Declarations of Interest – Jane Price re Fortis Living application 16/00737

APPLICATIONS RECEIVED:

APPLICANTS:	APPLICATIONS RECEIVED:	DECISION MADE:
MH 16/00737/FUL Fortis Living Land at Winsmore (Os 8302 5128) Malvern Rd Powick	Application for the residential development on land at Winsmore, Powick for 49 affordable dwellings.	Please see attached sheet – appendix A. All Councillors agreed to this response.
MH 16/00569/FUL Mr David Mason The Coach House St Clouds Old Hills, Callow End	Conversion of an existing single storey garage and home office to form a new granny annexe at ground floor and home office and store in roof space.	Recommend approval – proposed M. Richmond, seconded D. Jones. Voted carried 5:1.
MH 1/00790/REM Mr D Tyler Doltonia, 1 Sparrowhall Lane Powick	Reserved matters for access, following outline approval 15/00002/OUT for the erection of 3 new detached dwellings within the grounds of Doltonia (retention of Doltonia)	Recommend approval – proposed R. Willetts, seconded M. Richmond. All agreed.
MH 16/00878/REM Mr S Rutley Southview, 48 Malvern Road Powick	Reserved matters following granting of outline approval 15/00015/OUT for erection of x4 dwellings.	Comment – the PC support comments made from Land Drainage Partnership and Landscape Officer. Proposed J. Price, seconded S. Underwood. All agreed.

MH 16/000917/HOU Mrs S Sterckx The Shrubs Studio 2A Kings End Road Powick	Installation of a connecting bridge between the lounge and the raised garden and installation of patio doors to rear elevation of lounge.	Comment – whilst the PC would not normally support retro applications, in this case, minor domestic alterations should be approved. Proposed M. Richmond, seconded P. Inman. All agreed.
MH 16/00818/HOU Mr & Mrs Strackan Malvern View Farm Jennett Tree Lane, Callow End	Erection of two storey side extension.	Defer to next meeting as no plans available.

NOTIFICATIONS RECEIVED:

16/00701/FUL – River Severn Carrington Bridge shallows, market buoys – approval granted.

15/01718/REM – Southview, 48 Malvern Rd – appeal notification for reserved matters – APP/J1860/W/16/3152216

16/00435/HOU – 26 Malvern Rd – approval for two storey and single storey extensions.

14/01569/OUT – Bastonford Cottage – appeal APP/J1860/W/15/3129963 dismissed for 1 ½ storey dwelling.

There being no further business the meeting closed at 8.30 pm

APPENDIX A

MH 16/00737/FUL – Land at Winsmore, Powick

Powick Parish Council made the following comments on the proposal to develop 49 dwellings on this site.

We recommended refusal on the following grounds –

1. SWDP - The area is in the SWDP but the allocation was for 'up to 35 houses' but they are asking to develop 49 which is a much larger number bringing with it additional pressures on sustainability. If the number was reduced back to 35, some green space could be included in the scheme.
2. Village life – we would like to see 15% of the dwellings set aside for local residents and families to have first refusal. This would enable families already living within the Parish to access these homes and remain within their local area. We note the positive outcome from this development which would be a change to the demographic of the Parish as it would most likely attract younger families to the area.
3. Access – the narrowness of current roadway in Winsmore plus its alignment causes concerns over access etc during the construction phase. There may be opportunity to improve traffic flow on Upton Rd through new access measures which might reduce speeding traffic on Upton Rd, but this remains unclear at present. The access to the site is very narrow and it will be difficult to manoeuvre large vehicles. Emergency vehicles and bin lorries immediately come to mind but how will construction traffic cope? The access via the existing Winsmore estate road is also narrow and feeding traffic into Upton Road will be difficult. Anyone turning right into the estate coming from Worcester could clog up traffic flows along the A449 back to the roundabout at peak times. Parking on estate roads will probably cause obstruction and there seems no space for visitors. The extra vehicle movements are in the region of 300 per day and this would increase risk of accident to children playing and pedestrians. We would be totally against access from the A449. Beyond Winsmore is a field and it may be possible to run an access road through that area but it is known to be Common Land used for grazing so legal process may be required if this is used as an option.
4. Drainage & Sewage - no comprehensible drainage plan submitted. Concern from local residents re insufficient provision for both drainage and sewage especially given size of development. There are worrying issues with land drainage particularly as the water ultimately has to go somewhere and if soakaways are used there isn't much land left into which to drain if you build 49 properties. It is unclear if the County will accept soakaways or porous asphalt which are both in the plan.
5. Sustainability issues - more houses will probably lead to a likely high no of children in social housing - no additional school places, no retail outlet no medical centre etc. It is

noted that Powick School plans to gradually phase out children from outside the immediate area and reduce its catchment area, but this will be achieved over a period of time (years). We are therefore concerned about short term provision and associated transport needs in light of other additional Parish housing development schemes which have been approved.

6. Car parking - insufficient car parking provision included in the plans. There is also no provision made for the residents of Winsmore flats who currently park outside the building and who wouldn't be able to if this development goes ahead as proposed.
7. Greenspace – there is no provision for a reasonable amount of green space / recreation land in this development. It is likely that children playing will move down to the current Winsmore Green area which is considered to be unsafe as a pedestrian route and would not allow them to be seen by parents at home.
8. Speed limits – we consider that current speed limits in the area may need to be reviewed for this scheme on H&S grounds. This is especially important due to the increased traffic along the Upton Rd during events at the Three Counties Showground at which times this area is especially busy.