

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 19th October, 2016** - commencing at 7.30 pm

Present Councillors: -

N Chatten (Chairman), Mrs J Smethurst, S Freeman, B Knibb, M Victory, N Johnson, K Wagstaff, J Wagstaff

Apologies recorded: - Cllrs Mrs C O'Donnell, Mrs H Burrage

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.** 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 13th September ,2016.** It was agreed that the minutes of the meeting held on 13th September should be amended to reflect the fact that the Chairman at that meeting had brought forward consideration of, *agenda item 6.Planning enforcement issues - Holly View Drive*, to the start of the section of the meeting dealing with new planning applications and the meeting had been opened to the public to hear representations on that subject from a local resident.

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

3 Matters arising from the minutes.

There were none.

4 Planning notices received from Malvern Hills District Council

16 00912 HOU - 108 Fruitlands - Erection of Garden Shed
Application approved 27th September, 2016

16 00391 HOU -May Cottage, 15 Wyche Road -lower round floor and first floor extension
Application refused 10th October, 2016

16 01032 HOU -WILLOMAR 186, Upper Welland Road -proposed replacement garaging with link to dwelling and single storey extension.
Application approved 15th September ,2016

16 01250 PDN -159, Upper Welland Road -application for prior approval for a proposed larger home extension
Application refused 12th October, 2016

16 00123 FUL – 101 Upper Welland Road - Proposed new dormer bungalow with amended vehicle access

Application approved 14th October, 2016

16 00986 HOU -53, Old Wyche Road -installation of external wall insulation to all elevations in a neutral colour

Application approved 10th October, 2016

16 00815 HOU – 8 The Moorlands -erection of 1.95M high fence along Hanley Road

Application refused 12th October, 2016

16 01109 -27 The Moorlands -rear single storey extension

Application approved 21st September, 2016

5 Planning applications received from Malvern Hills District Council for comment as follows: -

16/01257/HOU -43 Green Lane - Proposed single storey side extension

Members raised no objections to this application on condition that the materials to be used in the construction of the extension should match those used in the construction of the original building.

16/01276/HOU-8A Hanley Road -Formation of new front entrance porch and internal alterations.

Members raised no objections to this application

16/01286/FUL 2 Yew Tree Lane -Proposed construction of a four-bedroom dwelling with associated garaging, parking, landscape and access

Members unanimously resolved to object to this application on the basis that the proposed dwelling, by virtue of its size, scale and siting forward of nearby existing properties, would result in an incongruous development, which would be over dominant and out of character with the prevailing pattern of buildings within the local area.

If approved the development would therefore fail to preserve or enhance the character and appearance of the Conservation Area and would be detrimental to the special landscape quality of the Malvern Hills Area of Outstanding Natural Beauty in which the building would be situated. This proposal would therefore be contrary to policies contained within the approved South Worcestershire Development Plan and the National Policy Planning Framework.

16/01113 HOU -Hillcroft, 18 Eaton Road -Porch to side elevation, raising roof of existing rear extension to create bathroom, replacement flat roof to kitchen at rear, and changes to fenestration and installation of roof lights

Members raised no objections to this application

16/01074 HOU -11 Homestead Close - Single storey extensions to side and rear

Members raised no objections to this application

16/01090/HOU -Mulberry House, 229 Wells Road -Lounge Extension

Members raised no objections to this application

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

Minutes approved Chairman

Dated 23rd November, 2016