

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 25th January, 2017** - commencing at 7.30 pm

Present Councillors: -

N Chatten (Chairman), Mrs J Smethurst, S Freeman, J Black, B Knibb, M Victory, K Wagstaff, J Wagstaff, Mrs H Burrage, T O'Donnell

Apologies recorded: - Cllr N Johnson

In attendance: - David Taverner – Clerk and Responsible Finance Officer
District Councillor – Mrs C O'Donnell

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 19th October, 2016. The minutes of the planning committee meeting held on 19th October, having been previously circulated, 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

**[16/01257/HOU -43 Green Lane](#) - Proposed single storey side extension
Application approved 25th October, 2016**

[16/01276/HOU-8A Hanley Road](#) -Formation of new front entrance porch and internal alterations.

Application approved 22nd December, 2016

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

Application withdrawn by the applicant 1st December, 2016

[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

Application approved 31st October, 2016

**[16/01074/HOU -11 Homestead Close](#) - Single storey extensions to side and rear
Application approved 3rd November, 2016**

**[16/01090/HOU -Mulberry House, 229 Wells Road](#) -Lounge Extension
Application approved 7th November, 2016**

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

17/ 00084/ HOU 40 Peachfield Road, Malvern, WR14 4AL

Two storey rear extension to replace existing conservatory.

Members raised no objections to this application

17/ 00062 /FUL 2 Yew Tree Lane, Malvern, WR14 4LJ

Proposed construction of 3-bedroom house with associated garaging, parking, landscaping and access.

The site is situated in on an extremely sensitive plot within the Malvern Hills AONB and Conservation Area and forms part of a green corridor of small fields providing an important 'soft edge' between urban developments and the open countryside

The proposed building is now set further forward in this proposal than was indicated when the original outline planning permission (15/01166/OUT) for this development was granted. If this application was now allowed the building would also occupy a larger footprint than that which was originally indicated in the outline permission granted. The size and mass of the building would be out of context with neighbouring properties

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on local planning authorities, in the exercise of their planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area which this application, if approved, would fail to achieve.

The Parish Council therefore resolved to object to the application.

6 Malvern Wells Neighbourhood Development Plan (NDP).

- (a)** The Clerk circulated copies of the Parish Council's application to Malvern Hills District Council to be designated as a Neighbourhood Area. This application had subsequently been approved.
- NDP working group**
- (b)** The following Councillors were appointed to the Council's Neighbourhood Development Plan Working Group – Cllrs T O'Donnell (Chairman), Cllr N Chatten, Cllr Mrs J Smethurst, Cllr Mrs H Burrage, Cllr J Black. The Clerk advised that he held the contact details of other parishioners who had also expressed an interest in serving on the Group. They would be contacted prior to its first meeting which had been scheduled for Tuesday 14th February commencing at 7pm in the Committee Room of the Village Hall.
- Landscape assessment commissioning**
- (c)** Paul Esrich, representing the Malvern Hills AONB management unit, gave a presentation explaining how their team could assist with the early stages of the formation of the NDP by commissioning landscape assessments at an early stage in the process to underpin NDP development work. These assessments can provide Working Groups with information about what is special about their local landscapes and they can also provide a professional and transparent basis for determining the capacity of different plots of land around a settlement to accept new development.

The results of these assessments are in no way binding on communities but they have proved very useful and informative to those drafting and consulting on plans.

Funds were available within the AONB budget to support communities developing NDPs and could use some of this to generate a landscape assessment in Malvern Wells. However, this money needs to be spent before the end of the 2017/18 financial year.

It was **unanimously resolved** to commission the AONB unit to undertake a landscape assessment to support initial phase of work on the Parish NDP as soon as was practicable. The estimated gross costs of this work would be in the order of £8K which would be offset by AONB funding and central government grant

The AONB Unit has been involved in and managed landscape assessment work for other NDPs in the recent past and it was believed that this part of the process for Malvern Wells could be completed before the end of March, 2017.

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

Minutes approved Chairman

Dated 15th February, 2017