

POWICK PARISH COUNCIL

Report of a meeting of the PLANNING COMMITTEE held Weds 23rd August 2017
at Callow End Pavilion commencing at 7.00pm

PRESENT

C. Phillips (Chairman), A. Lamb, S. Underwood, D. Jones, M. Richmond, R. Willetts, J. Price, J. Foy, R. Humpage

APOLOGIES

P. Harris, J. Allsopp, B. Pilcher

DECLARATIONS OF INTEREST:

J. Price – Fortis Living, Winsmore.

APPLICATIONS RECEIVED:

APPLICANT	APPLICATION RECEIVED	DECISION MADE
MH 17/00162/FUL Mr & Mrs Gareth Jones Court Farm Deblins Green Callow End	Touring caravan site with service unit to include 8 touring pitches and 4 pitches for the siting of 4 timber camping pods an assoc. works.	Proposed M. Richmond, seconded R. Humpage. All agreed. The Parish Council recommend refusal on the following grounds 1. Increased traffic along a narrow lane 2. Sustainability and location of local facilities ie pub and shop approx 1 mile away 3. Development appears to be 20% over the 'small scale' site criteria within the 2016 Local Plan - could the pitch nos be reduced? 4. There is a competing site at Riverside, Clevelode and at Newland. Also a new application lodged for the Old Bush PH at Callow End. 5. This site has already significantly increased in size from previous developments. 6. We would prefer camping pods to caravans - greener option and more potential for cyclists rather than cars 7. Concern about the impact on the aspect to and from the Malvern Hills 8. Mathon House, Jennett Tree Lane, development was refused due to traffic increase / impact - did this set a precedent?

<p>MH 17/01189/FUL Mr Matthew Williams The Old Bush Inn Upton Rd Callow End</p>	<p>Part retrospective change of use to provide 6 no. camping and caravan pitches. Laying of the driveway and standing areas and terracing of the land to provide level standing areas and installation of a chemical waste holding tank.</p>	<p>Proposed A. Lamb, seconded D. Jones. All agreed. The PC recommend approval on the following grounds - It is normal PC policy not to approve retrospective applications, however there appear to be no sustainability issues as the site is close to both a shop and a pub. We have some concern about narrow access, however there have been no issues to date and the PC have supported this business from it previously being an asset of community value. We accept that there has been a genuine mistake in not to apply in advance for planning permission.</p>
<p>MH 17/01274/RM B Hodgkiss Construction Ivy Barn Beauchamp Lane Callow End</p>	<p>Reserved Matters for the erection of two dwellings following outline approval (15/01524/OUT), to include appearance, layout, scale and access.</p>	<p>The PC agreed to make no comment to this application.</p>

WINSMORE DEVELOPMENT (FORTIS LIVING): APPEAL REPRESENTATION FOR PLANNING INSPECTORATE REF APP/J1860/W/17/3174725

M. Richmond updated the PC on the process to date and current appeal lodged. Concerns were noted re parking and through access at the pinch point just beyond The Green and along the yellow lined area. Road width is 4.9m and normal accepted width is 5.2m. The Fire Service is also to be consulted re the access arrangements. There are currently 97 spaces proposed for the 49 houses planned but this does not appear to agree with the small print on the plans. The appeal hearing is on 11th Oct and information has to be lodged with the Inspectorate by 31st Aug so no time to instruct a Planning Consultant. Vehicle movements are estimated at 300 per day – national benchmark is x6 double movements per vehicle which will be a huge impact on this estate. The scale of development increasing from 39 to 49 affordable houses was noted. Sustainability of parish services does not match occupancy levels – there are only basic facilities and no planned additional school places. The recreation area is 35% of the area – normal min. amount is 40%. There are also landscaping inconsistencies in the plans. It was proposed by J. Foy, seconded by R. Humpage that M. Richmond represents the PC at appeal together with the Winsmore Action Group. All agreed that views are similar enough to enable M. Richmond to represent both groups.

NOTIFICATIONS RECEIVED:

17/00276/FUL – Mrs P. Lloyd: approval of variation of condition 18 on planning permission 13/01502/FUL to allow for the retention of the gap in central reservation on A449 at Bowling Green Farm, 8 Malvern Rd, Powick.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 8.15PM