

## MALVERN WELLS PARISH COUNCIL

### Minutes of the meeting of Malvern Wells Parish Council Planning Committee - held on Wednesday 25<sup>th</sup> October, 2017, in The Village Hall, Wells Road, commencing at 7.30 pm

- 1 **Apologies for Absence** - Cllrs C O'Donnell, T O'Donnell, P Ditchburn
- 2 **Attendance** – Cllrs N Chatten (Chairman), J Smethurst, M Victory, K Wagstaff, J Wagstaff, H Burrage, N Johnson, S Freeman, J Black, B Knibb, David Taverner (Parish Clerk)  
  
40 members of the public
- 3 **Declarations of Interest**
  - a) **Register of Interests**: Councillors are reminded of the need to update their register of interests- **There were none.**
  - b) **To declare any Disclosable Pecuniary Interests** in items on the agenda and their nature- **There were none.**
  - c) **To declare any Other Disclosable Interests** in items on the agenda and their nature.  
*Councillors who have declared a Disclosable Pecuniary Interest, or any other Disclosable Interest which falls within the terms of paragraph 12(4) (b) of the Code of Conduct, must leave the room for the relevant items unless a Dispensation has been requested/granted.*  
  
*Failure to register or declare a Disclosable Pecuniary Interest may result in the commission of a criminal offence.*  
**Re Planning application 17/01044-Cllrs M Victory, K Wagstaff and J Wagstaff declared non -prejudicial interests in that the applicant was known to them personally, and they indicated that they would not take part on any vote on the application**  
  
**Re Planning application 17/01044-Cllr S Freeman declared a non-prejudicial interest in that that he was an elected Member of the Malvern Hills Trust who had a potential involvement in the outcome of the application**  
  
**Re Planning application 17/01446-Cllr Mrs H Burrage declared a non-prejudicial interest in that that she was the former owner of the property and that the applicants were known to her personally.**
- 4 **Written Requests** from Councillors for the Council to Grant a Dispensation (S33 of the Localism Act 2011)- **There were none.**
- 5 **Approval of the Minutes of the Planning Committee Meeting held on 20<sup>th</sup> September 2017**- The minutes were unanimously approved.
- 6 **Matters Arising from those Minutes - There were none**
- 7 **Planning decision notices received from Malvern Hills District Council**

[17/01293/HP](#) - 5, Treetops Drive – canopy to side of garage

**Application approved 10<sup>th</sup> October 2017**

**8 Planning applications received from MHDC for comment as follows: -**

**[17/01044/FUL](#) 50 Wyche Road (Including 54, 56 & 58 Wyche Road) Malvern WR14 4EG**

Proposed demolition of existing buildings and erection of 12 No. 2 bedroom apartments and 2 No. 3 bedroom penthouse apartments with off street parking.

Following careful consideration of this application, and after hearing the views of residents in public session, the Parish Council resolved to **object to this application** on the basis that: -

1. The plans submitted showed a lack of the potential impact of extensive demolition and construction works in a highly restrictive area without paying regard to the need for vehicle access
2. The planned building would constitute an over development of the site, particularly with regard to the northward extension of the building
3. The lack of public transport and poor local road infrastructure in the vicinity of the site
4. The lack of sufficient car parking space on the proposed ground floor of the development
5. The lack of viable car parking space from the public footway at roof level
6. Insufficient detailing of the height of the proposed building and general lack of clarity in the plans submitted
7. The planned development would not preserve or enhance the current street scene
8. The size, character and style of the development is totally inappropriate for such a prominent site in an ANOB. The design is unsympathetic to the area and not aesthetically pleasing. The proposal for a large, oblong and uniform block structure in this location would be inappropriate. Any proposal for this site should be more sensitive to the local landscape setting and to its position within the Malvern Wells Conservation Area
9. The Parish Council supports the AONB guidance on building design which states that the dark skies of the Malvern Hills AONB are a key component of its natural beauty and contribute to the sense of tranquillity and rural character of the landscape. The proposal involves very large expanses of sheet glass for 4 storeys in a prominent location within the AONB. Therefore, consideration should be given to whether lighting emitted from within the proposed residences, including balcony areas, would impact on the dark skies of the AONB, as well as on views from and to the Hills

Members requested that, in view of the strong level of parishioner objections to this application it should be called in for consideration by the Southern Area Development Management Committee, rather than it being dealt with under officer delegation.

**[17/01575/HP](#) 2A King Edwards Road Malvern WR14 4AJ**

Replacement timber windows (front and side elevations), removal of existing front porch and replacement with new timber porch and various alterations to windows and sliding doors.

**Members raised no objections to this application**

**[17/01563/FUL](#) Summerfield 8 Hanley Terrace Malvern WR14 4PF**

Change of use from Hotel to Residential

**Members raised no objections to this application**

**[17/01501/HP](#) Rose Cottage 57 Assarts Road Malvern WR14 4HW**

Replacement greenhouse with carport building

**Members raised no objections to this application**

**[17/01527/HP](#) The Glen 74 Peachfield Road Malvern WR14 3LD**

Single storey side extension which includes a single bedroom and ensuite

**Members raised no objections to this application**

**[17/01150/HP](#) 27 Wyche Road Malvern WR14 4EF**

Replacement porch, erection of orangery and creation of access and driveway

**Members raised no objections to this application**

**[17/01539/HP](#) The Shrubbery 234 Wells Road Malvern WR14 4HD**

Demolition of existing old single concrete garage to allow replacement with a new single brick and tile garage

**Members raised no objections to this application**

**[17/01446/HP](#) Dell House 2 Green Lane Malvern WR14 4HU**

Reinstatement of upper section of chimney

**Members raised no objections to this application**

**[17/01456/HP](#) Cutchy Cottage 185 Wells Road Malvern WR14 4HE**

Erection of single story side extension, including demolition of existing garage and two storey rear extension (at lower ground level)

**Members raised no objections to this application**

There being no other business to transact the Chairman closed the meeting at 9.05pm

Minutes approved .....  
Chairman 22nd November,2017