

**MINUTES OF THE PLANNING COMMITTEE MEETING OF
RUSHWICK PARISH COUNCIL HELD ON THURSDAY 18TH JANUARY 2018**

AT 6.00 PM AT THE VILLAGE HALL

PRESENT: - Cllr Deakin (Chairman), Cllr Parker, Cllr Williams, Cllr Jenkins, Cllr Elcock (joined at 6.20pm), Cllr Bennett, Cllr Wigglesworth, Cllr Rowley & Cllr Haywood

IN ATTENDANCE: - 51 Members of the Public

1. Apologies: None
2. Declarations of interest in items on the agenda
 - (a) Declaration of any Disclosable Pecuniary Interests - None
 - (b) Declaration of any Disclosable other – None

The meeting was adjourned for Public Question Time, notes of which are appended to these minutes. Please note developers plans were available to view in the Village Hall prior to the commencement of this meeting.

3. The following planning applications were considered for comment:-

Planning Application No: 17/01923/OUT

Location: Land at (OS 8163 5361), Bransford Road

Proposal: Outline application with all matter reserved except for access for the erection of up to 42 dwellings.

Comments: Rushwick Parish Council OBJECTS to this application

Rushwick Parish Council (RPC) OBJECTS to this application on the following grounds;

- 1 LAND NOT IDENTIFIED FOR DEVELOPMENT
- 2 OVERDEVELOPMENT
- 3 LOSS OF RURAL AMENITY

- 1 LAND NOT IDENTIFIED FOR DEVELOPMENT

RPC would make 3 primary points here in that the proposed development land is;

- Not identified within the current SWDP, as it applies to Rushwick Village.
- Would be located outside of the settlement boundaries defined within SWDP.
- MHDC '5 year land supply plan' identifies sufficient sites not to warrant development of this site.

Five Year Housing Land Supply

Malvern Hills District Council carried out their latest five year housing land supply update in April 2016. The council can demonstrate a Five Year Housing Land Supply in the Malvern Hills sub-area of 6.70 years with a 5% allowance (or a 'leeway' of 508 dwellings) and 5.85 years with 20% allowance (or a 'leeway' of 294 dwellings).

RPC believes MHDC has demonstrated that it is currently able to fulfil its obligations in identifying a supply of deliverable sites sufficient to provide five years' worth of housing against the housing requirement set out in the recently adopted SWDP with an additional buffer of either 5% (6.70 years supply) or 20% (5.85 years supply), in order to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.

- 2 OVERDEVELOPMENT

"Rushwick is recognised in the SWDP as a sustainable settlement for some growth."

This phrase is oft repeated in Custom Land Community Consultation Statement.

Rushwick Parish Council believes Rushwick has seen **SUBSTANTIAL** growth in recent years and offers the following information.

- The Village of Rushwick has been subject to considerable speculative housing development in last several years.

- The adopted SWDP has other areas identified for further development.
- Rushwick has already received three times its allocated number of dwellings which more than meets the assessed need contained in the SHLAA.
- The Rushwick Parish Profile shows that in the decade up to 2011 Rushwick had an increase of 11 new houses.
- In the years since 2011 Rushwick Parish has seen the building of at least 60 new houses.
- In addition to this there are currently 5 plots under active development on land within Rushwick Village for new dwellings at;
 - Ash Path – 2 houses
 - Woodbine Cottage – 3 houses
 - Snowdrop Way – 8 houses
 - Old Bransford Road – 18 houses
 - Bransford Road – 54 houses
- The wider Parish of Rushwick has also seen major housing development plans agreed for;
 - 96 dwellings between the A4440 and Laugherne Brook by Persimmon
 - 150 dwellings at Grove Farm off A4440

With the expected Worcester West development at Temple Laugherne, Lower Broadheath, Rushwick Parish will see approx. a 1000 new houses built within its boundary. Not in the Parish but co-terminus with our boundary, in the Worcester West Development Area, Bloor Homes are 'preparing a planning application for a new residential development of around 170 dwellings' on land off Oak View Way and Bromyard Road.

With this scale of development ongoing RPC does not feel that these houses are required.

3 LOSS OF RURAL AMENITY

RPC considers use of this land for house building will;

- Reduce the landscape setting of the Village, due to overdevelopment in light of other areas already identified for house building.
- Create a 'development corridor' as it extends the built area further out of Village on both sides of the road.
- Reduce status of a listed building in that area.
- Reduce status of the hamlet of Broadmore Green, by bringing it into Rushwick Village.
- Remove farming land from active production.
- Create unacceptable detrimental impact directly affecting biodiversity in the area ie; fishing, trees and hedgerows.
- Create unacceptable detrimental impact directly affecting biodiversity and wildlife in the area due to;
 - Removal of trees and hedgerows
 - Light pollution
 - Construction noise and disturbance
 - Residential area noise pollution
- Create unacceptable detrimental impact directly affecting the fishing lake in the area and remove a further amenity that contributes to 'Village Life'.
- Not create adequate provision for Green Infrastructure within its setting.
- Create a safety risk for Parishioners, young and old with ill thought out access routes.

RPC also considers the application and supporting information offered contains fundamental errors and to be of poor quality, as highlighted by statutory bodies consultation comments.

Rushwick Parish Council objects to this planning application and recommends REFUSAL.

Application Ref: 17/000036/REG3 **Grid Ref:** (E) 384375, (N) 251691

Applicant: Worcestershire County Council
Proposal: Worcester Southern Link Road Phase 4 including dualling of A4440 between
Ketch & Powick Roundabouts with foot & cycleway improvements, new bridges alongside existing
Powick Common Viaduct and Carrington Bridge and pedestrian / cycle bridge at Hams Way
Location: Worcester Southern Link Road, A4440 Temeside Way, Worcester
Comments: No comments to make.

4. To discuss any additional plans requested by MHDC up to the date of this meeting – None

5. Any Other Business

New Street Name request

Site Address: land at (OS 8243 5378) Bransford Road Rushwick

(Development of 18 properties land at Bransford Road)

The developer suggested the name Greyfriars Drive, after a nearby National trust property.

The Parish Council wish to submit the name of Walpole Drive for this development.

Back in the 1800's the landowner was William Walpole Willis Esq. His family lived at Wick
Episcopi located nearby.

Meeting closed at 6.55 pm

Sharon Baxter

Clerk

Signed..... Chairman.....Date

PUBLIC QUESTION TIME

Comments received from parishioners in respect of:

Planning Application No: 17/01923/OUT

Location: Land at (OS 8163 5361), Bransford Road

Proposal: Outline application with all matter reserved except for access for the erection of up to 42 dwellings.

Frank Crompton – Grange Lane

Reiterated that he is not opposed to developments, but believes that with the increase in housing, and the added population to Rushwick that it will lose its village identity.

Philip Atfield – Christine Ave

Has the SWDP been accepted?

Roy Furlong – Christine Ave

Extra housing increases demand on our health centre, schools and road system.

Deborah McIntosh – Broadmore Green

Raised concerns about sustainability and the village identity.

She later added concerns about congested roads and parking issues.

Miranda Coles – Broadmore Green

Supports everything said so far.

Raised concerns with access and the dangers this could potentially apply.

Is not convinced that the utility services will be sufficient for the Kier Development.

Kay Poole – Broadmore Green

Highlighted the destruction to the hedges and the disruption caused by noise and lorries.

Her home has listed building status due to significant architecture status and surroundings, which will be impacted upon. There will be damage to the significant gap. She cannot see a favourable outcome and is oppose to this development.

Jeff Wilson – Broadmore Green

Questioned if there was a plan to improve the infrastructure?

What is the future to land behind Broadmore Green?

Ruth Goode – Coronation Avenue

Raised concerns of safety issues both for children and the elderly.

Susan Weaver – Coronation Ave

Raised concerns to potential health risks (asbestos and go round gas) and changes to the ecological habitats. She also referred to the lighting strategy.

These will all make permanent changes to the landscape. Is this what we want for our village?

Jeff Cox – Christine Ave

Emphasized the number of objections on the MHDC website.

Alan Poole (represented by Kay Poole) – Broadmore Green

The additional of street lighting would spoil the light pollution and night sky.

Caroline Powell – Coronation Ave

Had concerns with road congestion and parking from a safety aspect.

Alan Wigglesworth – Tan House Lane

Highlighted that this proposal is outside the development boundary (contrary to policy 2 SWDP).

He also questions if the 2 hectares of agricultural land has been calculated accurately, as the pond

He also questions if the 2 hectares of agricultural land has been calculated accurately, as the pond has been excluded, perhaps this should be recalculated?

Abigail Tilling – Bransford Road

Highlighted that there were 109 individual letters of objection and no letters of support.

A petition has been submitted indicating 462 are against.

Not in the SWDP (outside the settlement boundary)

Rushwick is overdeveloped. To recommend REFUSAL.