

MALVERN WELLS PARISH COUNCIL

Minutes of the meeting of Malvern Wells Parish Council Planning Committee - held on Wednesday 13th June, 2018, in The Village Hall, Wells Road, commencing at 7.30 pm

- 1 **Apologies for Absence** - Cllrs T O'Donnell, H Burrage
- 2 **Attendance** – Cllrs N Chatten (Chairman), J Smethurst, S Freeman, B Knibb, M Dyde, K Wagstaff, J Wagstaff, J Black
D Taverner (Parish Clerk)
- 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. -**There were none**
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.
- 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 9th May, 2018**- The minutes were unanimously approved and signed by the Chairman as a correct record of the meeting.
- 6 **Matters Arising from those Minutes - There were none**
- 7 **Planning decision notices received from Malvern Hills District Council**

**18/00845/HP 35 Walnut Crescent Malvern WR14 4AX
Removal of existing carport and erection of single storey side and rear extension**

The Parish Council was happy to support this application on the basis that there will be no loss of natural light to neighbouring property arising from overshadowing caused by the height of the proposed extensions.

The application was approved on 16th May, 2018

**17/01936/FUL Arosfa, Upper Welland Road WR14 4JJ
New dwelling including access of Upper Welland Road**

This application was refused on 15th May, 2018

**17/01150/HP 27 Wyche Road
Replacement Porch and erection of Orangery**

This application was approved on 24th May,2018

**17/01044/FUL 50 Wyche Road
Erection of 12 two bedroom apartments and two three bedroom
Apartments**

This application was refused on 18th May,2018

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

**18/00378/ FUL 11 Holywell Road
Erection of two detached dwellings**

Members unanimously resolved to object to this application on the basis that the it would constitute an overdevelopment of the site.

In addition, Policy 23 of the South Worcestershire Development Plan SWDP 23 relating to the Malvern Hills AONB states that:

"A. Development that would have a detrimental impact on the natural beauty of an AONB will not be permitted.

B. Any development proposal within an AONB must conserve and enhance the special qualities of the landscape.

C. Development proposals should have regard to the most up-to-date approved AONB Management Plans".

This application fails to meet criteria B and C above and the development, if allowed, would have a detrimental impact on the Malvern Hills AONB and the Conservation area in which the site stands.

The Council also has concerns regarding the proposed access arrangements to the site, which would be close to a busy main road junction, and would cause problems with visibility splay for drivers with vehicles entering and leaving the site location.

There being no other business to transact the Chairman closed the meeting at 8.10 pm

Minutes approved
Chairman 25th July,2018