

Malvern Wells Parish Council

Minutes of the meeting of the Planning Committee held on Wednesday 23rd January, 2019 commencing at 7.30pm in Malvern Wells Village Hall

1 Apologies for Absence Cllrs K Wagstaff, J Wagstaff, H Burrage, C O'Donnell, B Murphy, M Dyde

2 Attendance Cllrs N Chatten (Chairman), J Smethurst (Minutes Secretary), S Freeman

Mr Andy Pitt - representing the Upper Welland Action Group and Mr R Ashman -applicant 18 Old Wyche Road

As the meeting was not quorate it was noted that any decisions made would need the approval of the full Parish Council at its next meeting on 30th January

3 Declarations of Interest

a) **Register of Interests:** Councillors were reminded of the need to update their register of interests- No changes were required

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.

2 To Consider Written Requests from Councillors for the Council to Grant a Dispensation (S33 of the Localism Act 2011)- There were none

3 To Approve the Minutes of the Planning Committee Meeting held on 12th December 2018. The minutes were unanimously approved and signed by the Chairman as a correct record of the meeting

4 Matters Arising from those Minutes (if any)- There were none

5 Planning decision notices received from Malvern Hills District Council

18/01607/FUL

146 Upper Welland Road Malvern WR14 4LA

Proposed partial change of use and conversion of ground floor from Use Class A1 to Use Class B1

Application approved 12th December, 2018

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

Please visit the underlined hyperlink to familiarise yourselves with the plans

[18/01743/FUL](#)

50B Peachfield Road Malvern WR14 4AL

Proposed new single storey side extension and garage conversion, with internal and external alterations

Members raised no objections to this application

[18/01805/FUL](#)

14 Gordon Terrace Malvern WR14 4ER

Two storey extension to rear. New entrance porch and access at first floor level

Members raised no objections to this application

[18/01766/FUL](#)

40 Lower Wyche Road Malvern WR14 4ET

Erection of single storey building to provide annexe accommodation for dependant relative

Members were minded to raise no objections to this application but indicated that they would prefer to solicit wider views from Members of the full Council.

[18/01806/FUL](#)

Land At (Os 7730 4273) Holywell Road Malvern

Erection of two new detached dwellings

The Parish Council continues to object 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. The comments from the applicants architect regarding site access do not address or allay the Parish Council's concerns in that regard.

[18/01683/HP](#)

18 Old Wyche Road Malvern WR14 4EP

Erection of a two-storey rear extension

Members raised no objections to this application, whilst noting the Planning Authority's intention to resolve the first-floor side window privacy issue.

Planning appeal notification: -

17/01936/FUL

Arosfa Upper Welland Road Malvern WR14 4JU

New dwelling including access of Upper Welland Road

Appeal against planning refusal dated 15th May, 2018

Following further careful consideration of this application Members unanimously resolved to underline their previous objections to the proposals, on the basis that this development could contribute to the erosion of the "green gap" between development in Upper Welland and the southern end of Malvern Wells.

The site lies outside the Parish Settlement boundary and development would be contrary to Policy SWDP2 of the South Worcestershire Development Plan.

Members were of the view that the development of this site could potentially set a precedent that other developers might seek to follow. Such developments, if allowed, could progressively harm the character, appearance and scenic beauty of the locality, especially in view of the sites location within the Malvern Hills AONB and its immediate proximity to the Conservation Area boundary. The Parish Council does not believe that the proposal constitutes a sustainable form of development in accordance with the prevailing National Planning Policy Framework. The planned style of the dwelling would be totally out of character with surrounding properties by reason of its planned style and mass.

Chairman..... Cllr N Chatten

Dated 30th January, 2019.