

## **SUCKLEY PARISH COUNCIL**

### MINUTES OF A PARISH COUNCIL & PLANNING MEETING held on Monday 6<sup>th</sup> FEBRUARY 2012 at 7.00 pm in Suckley Village Hall

Present: Cllr A W Huband, Cllr J Green, Cllr P Griffiths, Cllr A Grieve,  
Cllr P Whatley, Cllr C Luton

Apologies: Cllr R Harward, Cllr L Devenish

In Attendance: Mrs D Taylor (Clerk)

**Declaration of interests – None declared**

**Public Question Time/Participation - None**

#### **15/12 COMMUNITY PLAN**

Cllr A Grieve briefly reported on the Open Meeting held on 16<sup>th</sup> January. 16 parishioners attended the meeting. The feedback at the meeting regarding local issues tended to support work that had gone before. Mark Molloy was working on the Questionnaire and the target was to get a draft plan in place for presentation at the Annual Parish Meeting in May.

- (a) HM Queen Elizabeth Diamond Jubilee 2012. The Clerk had been sent a sample commemorative mug – price £4.99 plus VAT. The Council agreed to purchase 108 mugs at this price as it was felt that we needed to cater for children not attending Suckley School but still resident in the parish, plus others who would be interested in purchasing. The total figure for this order was £662.52p (including VAT). Proposed by Cllr P Griffiths and seconded by Cllr P Whatley.

#### **16/12 PLANNING**

The Council considered the following Planning Application :-

- (a) App No 12/00059/HOU - proposal for extensions and alterations and retaining wall  
Location: Steepways, Longley Green, Suckley, Worcs WR6 5DU  
Applicant: Mr P Waring

A letter was read out to the Council by the Clerk from Mr & Mrs D Hardy of Rozelle, Longley Green, Suckley (owners of the property to the right of Steepways) outlining their concerns and objections to the above application. This letter had been sent to Malvern Hills Planning Services. The Council considered the application at some length, and their comments are attached to these Minutes. The Clerk to send the Council's recommendation for Refusal to MHDC Planning Services.

#### **17/12 PLAYING FIELDS**

The Council approved the Annual Inspection of the Playing Fields to be carried out by Mr J Hicks in March 2012 – less than five items plus VAT i.e. £47 plus VAT. Proposed by Cllr C Luton and seconded by Cllr J Green. It was also agreed to put a notice on the gate to the Playing Fields stating – Suckley Parish Council – No motorized vehicles beyond this point – white background in black lettering, and approximately 3' x 2' in size. Proposed by Cllr C Luton and seconded by Cllr P Whatley. The Clerk reminded the Council that we also needed to put up a sign giving details of contact information. Cllr C Luton to look into this.

**18/12 INSURANCE COVER**

Cllr A Grieve had been approached by the Neighbourhood Development/Community Plan group regarding insurance cover for their future activities. The Clerk had contacted the Insurance Brokers who confirmed that this group would be covered by the Parish Council insurance policy (with certain high risk activities excluded) as long as the Council adopted the Group as a sub-committee of the Parish Council. It was proposed by Cllr A Grieve and seconded by Cllr J Green that Suckley Parish Council formally adopt the Suckley Neighbourhood Development/Community Plan Group as a Sub-Committee of the Parish Council.

**DATE OF NEXT MEETING – 7.00 pm Monday 12th March 2012.**

**Re: Steepways, Longley Green - Amended Application**  
**Ref: 12/00059/HOU**

Suckley Parish Council refuses the application. The decision is based primarily on the excessive scale of the proposed additions, representing at least a 50% increase to the current dwelling. However, the Council also notes several errors and omissions in both the original and amended application documents that also cause a refusal. These are detailed below.

We request formal responses to all the matters raised herein from MHDC Planning Services.

The Council disagrees strongly with the Design & Access statement's comments on effects to the "street scene" and that the alterations will sit well within the existing environment. A significant amount of greened area will need to be removed to provide driveway and car parking/turning areas, which will be closer to the public highway than those existing.

In summary, the front aspect of Steepways will be completely changed by the size and scale of the proposed development and will, in the Council's view, be at odds with the general appearance of Longley Green.

Errors/ Omissions in the application:

- 1) Section 3 of the application fails to clearly state the significant extensions to the front of the property. These involve a major forward extension of the existing building in addition to the porch and bay windows noted.
- 2) A retaining wall at the rear of the property is shown on the "Site Plan...Proposed", but this is not listed in section 3 of the application. It is not clear whether this wall is that shown in the Section Plan or whether a return wall is proposed to protect the adjacent properties.
- 3) Section 7 does not mention that numerous mature trees have already been felled prior to submission of the application.
- 4) Section 8 appears incorrect. The "Site Plan...Proposed" suggests that at least two extra car parking spaces will be created.
- 5) The perspective view shown does not reflect ground levels at the actual site, which slope down steeply from the house to the public highway. The house and its driveway will be considerably more prominent from the highway than is suggested.
- 6) No mention is made of extra facilities to be provided in respect of foul drainage despite clear intent to increase the number of residents.

The extensions to the front of the property (note 1) will bring a raised balcony area (approx 900mm high) between 1.5 and 2 metres closer to the public highway. The proposed driveway will in turn be closer to the highway.

The Council is concerned that the wall noted in (2) involves excavation abutting onto ground at The World's End property above Steepways on which a double-storey property extension has been constructed without Planning Permission. The Council would welcome a structural engineer's report on the ground conditions for construction at both The World's End and the proposed retaining wall at Steepways.

Due to the site's topography (note 4 above) the driveway at frontage level and the turning area in front of the new garage would need to be either on platforms of raised ground, or at an angle consistent with the general slope down to the public highway. The Council considers neither acceptable.

**DIANA TAYLOR**

**Clerk to Suckley Parish Council**

**6<sup>th</sup> February 2012**