

Malvern Wells Parish Council

Minutes of the meeting of the Planning Committee held on Wednesday 12th June, 2019 commencing at 7.30pm in Malvern Wells Village Hall

- 1 Apologies for Absence Cllrs K Wagstaff J Wagstaff, H Burrage, T O'Donnell, J Baker, J Smethurst**
- 2 Attendance Cllrs N Chatten (Chairman), D Hunter-Miller, M Dyde, J Black, C O'Donnell, B Knibb
D M Taverner- Clerk and Responsible Finance Officer**
- 3 Declarations of Interests**
 - 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.

- 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 17th April 2019.** The minutes were unanimously approved and signed by the Chairman as a correct record of that meeting
- 6** Matters Arising from **those Minutes (if any)**- There were none
- 7 Planning decision notices received from Malvern Hills District Council**
 - [19/00486 FUL](#)**
The Three Counties Agricultural Society-The Showground Malvern WR13 6NW
Demolition and replacement of existing South Pay gate
Application approved 13th May, 2019
 - [19/00285/HP](#)**
5 Yew Tree Lane Malvern WR14 4LJ
Single storey garden studio building
Application approved 23rd April, 2019

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

19/00/611 FUL 50 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.

It was noted that The Parish Council (PC) had previously objected to the development of this site under planning application 17/01044/FUL and considered that this latest application, under reference 19/00611/FUL, does very little to allay the concerns which were raised in the PC letter of objection dated 26th October, 2018.

Following careful consideration of this latest application, and after hearing the views of local 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 and would be wholly out of character with the existing built environment
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 as noted by the County Council's Highways officers
5. The lack of viable visitor 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 PC believes that the size, character and style of the development is totally inappropriate for such a prominent site in the Malvern Hills ANOB. The scale, mass, bulk and uniformity of the proposed development would be out of character with the local landscape setting, and to its prominent position within the Malvern Wells Conservation Area. This would cause significant harm to the character and appearance of the conservation area which would thus be contrary to Policy SWDP6 of the South Worcestershire Development Plan 2016
8. The site lies within the Malvern Hills Area of Outstanding Natural Beauty (AONB) Paragraph 115 of the National Planning Performance Framework awards such areas the highest status of protection for their 'landscape and scenic beauty.' The proposed development, by reason of its scale, massing, form, width, depth, uniformity and symmetrical design would result in a detrimental impact upon the natural beauty of the Malvern Hills AONB, and cause a significant adverse impact from views from the lower ground levels. The plans fail to preserve and enhance the special landscape qualities of the surrounding landscape. The development is

therefore contrary to Policies SWDP 21 and SWDP 23 of the South Worcestershire Development Plan and the policies within the NPPF, Paragraphs 7, 17 and 115.

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 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

The PC requested that, in view of the strong level of 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.

**19/00/442/S106 The Lake House Peachfield Road
Malvern WR14 3LE**

Application under section 106A of the Town and Country Planning Act 1990 to discharge all requirements relating to the legal agreement dated 14th July 2008 associated with planning permission reference number 07/00872/FUL

Cllr Chatten proposed that Members should support these latest proposals, on the basis that the planning authority should impose the following enforceable planning conditions before approving the application: -

1. to limit the hours of operation at the site to be contained within the period 9am to 5pm on Monday to Friday only
2. to ensure that no materials for the use of the brewery are allowed to be stored outside the brewery building

Cllr Knibb registered his vote against this proposal which was passed by a majority show of hands.

**19/00/528/HP 34 Old Wyche Road Malvern WR14
4EP**

Extension to roof from hipped to gable and flat roof rear dormer **Members raised no objections to this application**

**19/00/599/FUL The Garden House Green Lane
Malvern WR14 4JQ**

Creation of a new access and driveway to serve 'Garden House' and 'The Stables' and construction works to allow for provision of services/utilities (part retrospective).

Members raised no objections to this application

The meeting was declared closed at 9.05pm

Chairman..... Cllr N Chatten

Dated 24th July 2019