

## MALVERN WELLS PARISH COUNCIL

Minutes of a Meeting of the Planning Committee duly convened and held in  
The Village Hall, Malvern Wells on **Wednesday 8<sup>th</sup> June, 2011** commencing at 7.30pm

**Attendance:** P Buchanan (Chairman)

|             |                 |                |
|-------------|-----------------|----------------|
| Councillors | J Black         | Mrs A Bradshaw |
|             | Mrs A Cheeseman | B J Knibb      |
|             | M Victory       | K Wagstaff     |
|             | A Hull          | Mrs H Burrage  |
|             | N Johnson       |                |

**In Attendance:** Mr D Taverner (Clerk)

**Apologies Noted:** Cllrs C O'Donnell

**1 a) Declarations of Interest for the Meeting and b) Any Changes to be notified to the Register of Interests and Gifts & Hospitality:** None recorded

### 2 Minutes

The Minutes of the Meetings of the Planning Committee held on 20<sup>th</sup> April, 2011 having been previously circulated, were approved and signed by the Chairman as a correct record.

### 3 Matters Arising from the Minutes

There were no matters arising.

### 4 Planning Decision Notices received

The Clerk reported that the following planning notices had been received from Malvern Hills District Council:-

(a) **Planning application approved**

**MH11/000501/HOU**

Demolition of existing dwelling and erection of new dwelling  
**56 Old Wyche Road, Malvern WR14 4EP**  
**Approved 25<sup>th</sup> May, 2011**

(b) **Planning applications refused**

**MH11/00034/FUL**

Erection of Dwelling  
**Land at 27 King Edwards Road, Malvern WR14 4AJ**  
**Refused 20<sup>th</sup> May, 2011**

**MH11/00152/FUL**

Demolition of existing dwelling and erection of new dwelling  
**56 Old Wyche Road, Malvern WR14 4EP**  
**Refused 25<sup>th</sup> March, 2011**

**MH11/00158/HOU**

Proposed two storey extension to rear and raising of roof to front elevation  
**28 Jasmine Road, Malvern WR14 4XD**  
**Refused 16<sup>th</sup> May, 2011**

(c) **Planning Appeals notifications**

**MH10/00521/FUL**

Erection of apartment building (10 dwellings) with associated parking

**18 A Peachfield Road, Malvern**

**Application Refused 15<sup>th</sup> September, 2010**

**Planning appeal launched 19<sup>th</sup> January, 2011**

**Planning appeal dismissed 13<sup>th</sup> May, 2011**

**5 Planning Applications received from Malvern Hills District Council**

The Committee carefully considered the under mentioned applications which had been submitted by Malvern Hills District Council for comment. The Chairman closed the meeting prior to the discussion of each item to allow members of the public present the opportunity to comment on the individual applications listed.

(a) **11/00470/FUL - 60 Old Wyche Road WR14 4EP**

Detached house and double garage.

**Members raised no objections to this application**

(b) **11/00622/CLE - 50B Peachfield Road WR14 4AL**

Certificate of lawfulness for existing use of loft conversion including Four roof lights, gable window, soil stack and conversion of brick outhouse to living accommodation.

**Members raised no objections to this application**

(c) **11/00536/HOU- 50B Peachfield Road WR14 4AL**

Replacement of raised paved area for a raised timber decking to the rear of the property (Retrospective).

**Members unanimously resolved to object to this application on the basis that the decking to the east side of the rear of the property is now 66cms higher than it was originally.**

**As the natural slope of the garden at this property stands higher than its neighbouring dwelling, Members were of the view that the new height of the decking has significantly affected the amenity value and privacy previously enjoyed by that neighbouring property and thus the decking should thus be reduced to its original height.**

(d) **11/00612/CPU - 80 Wyche Road WR14 4EQ**

Application for a Lawful Development Certificate for a proposed use for the addition of 18 Photovoltaic panels to east elevation

**Application papers had not been received from the District Council and it was resolved that consideration of this application should be deferred until the relevant documentation had been received**

(e) **11/00500/FUL Lambourn, 109A Wells Road WR14 4PD**

Removal of Condition 7 on Planning Permission 10/01379/HOU to allow the existing access to be retained.

**Members unanimously resolved to object to this application on the basis that the original application was for a second access, not a replacement.**

**The new access would allow standing for one car only with no turning area. The existing turning area (condition 6) is accessed from the existing access. Members consider that it is difficult to see how condition 7 can be met without violating condition 6.**

**Since it is agreed that vehicle turning space within the site is to be retained, Members are of the view that condition 7 should be retained and internal levels amended to allow vehicle turning from the new access.**

**Members believe that the new access should not be allowed and a better solution would be to provide street level parking from within the existing access.**

## **6 Other Planning Matters considered**

Mr J Stevens, the owner of 8 Hanley Terrace, was in attendance at the meeting and presented details to Members of proposals to make alterations to the property to allow for a change of use of the lower floors to provide Bed and Breakfast accommodation.

The Chairman thanked Mr Stevens for the detailed presentation of the proposals which would receive further consideration by Members once any related planning application was submitted.

There being no further business the meeting closed at 9 20 pm.

- - - - - (Chairman)  
6<sup>th</sup> July, 2011