

MALVERN WELLS PARISH COUNCIL

Minutes of a Meeting of the Planning Committee duly convened and held in The Village Hall, Malvern Wells on **Wednesday 8th February, 2012** commencing at 7.30pm

Attendance:-

Councillors:

P Buchanan (Chairman)
K Wagstaff J Black
B J Knibb A Hull
M Victory Mrs A Cheeseman
Mrs A Bradshaw
Mr D Taverner (Clerk)

Apologies recorded:

Cllrs N Johnson, Mrs H Burrage,
Mrs C O Donnell and S Freeman.

1 a) Declarations of Interest for the Meeting and b) Any Changes to be notified to the Register of Interests and Gifts & Hospitality – Declarations of interest were as previously recorded and no changes were necessary to the register.

2 Minutes of the previous meeting

The Minutes of the Meetings of the Planning Committee held on 7th December, 2011, having been previously circulated, were approved and signed by the Chairman as a correct record of that meeting.

3 Matters Arising from the Minutes

The Chairman advised Members that slightly amended plans had been received in respect of application 11/01450 – 30a Peachfield Road – Erection of 5 dwellings. The amendments had been relatively minor and had not addressed the Parish Council's previous objections to the original application. The Chairman's action in writing to the District Council to convey that point was unanimously supported.

4 Planning Decision Notices received

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

(a) Planning Applications approved

11/01262/HOU -60 Old Wyche Road

Erection of a Garden shed
Approval notice issued 21st December, 2011

11/01359/ HOU - 130 Fruitlands

Two storey side extension
Approval notice issued 2nd December, 2011

11/01361/HOU – 103 Wells Road

Extension above flat roof at rear and single
Storey extension to side at basement level
Approval notice issued 13th December, 2011

11/01381/FUL – Flats 1-12, Halas House, Holywell Road

Block paved embankment to car parking area
Approval notice issued 6th December, 2011

11/01367/FUL – 241, Wells Road

Two storey side/rear extension and internal alterations
Approval notice dated 23rd November, 2011

11/01536/HOU - Mulberry House, 229 Wells Road

Alterations and extensions to kitchen and bedrooms with new garage including demolition of concrete double garage and outbuildings with drive works and formation of new parking area (part retrospective)

Approval notice issued 21st December, 2012

(b) Planning Appeals

An appeal had been launched by the applicants against the planning refusal in respect of application 11/00657 – Erection of 6 two bedroom apartments with associated car parking at 18 a Peachfield Road.

The appeal is to be dealt with by the planning inspectorate by the means of written representations and the Clerk was asked to write to the planning inspector to underline the Council's strong objections to the application.

5 Planning Applications received from Malvern Hills District Council

The Committee 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.

11/01535/FUL – Bhan Thai 191-193 Wells Road – replace existing signage (Retrospective)

Following discussion by Members on the impact of the signage on the local street scene and, after listening to representations from the owner of the Bhan Thai, Cllr Hull proposed that the Council should make no objections to this application. This was seconded by Cllr Knibb and after being put to the vote the proposal was carried by 7 votes to 1

12/00098/HOU- 73 Fruitlands - single storey rear extension.

Following consideration it was unanimously resolved that the Council would raise no objection to this application as long as the applicants confirm how they intend to deal with the additional surface water run-off from the proposed extension and any associated paved areas in a way that will not increase the risk of flooding to near to the site.

12/00012/FUI – 27 King Edwards Road – erection of dwelling.

Following careful consideration of this application members were of the view that the proposed building would totally out of character with the local street scene and would be inappropriate in that it would neither enhance nor preserve the conservation area within which it stands.

Essentially the proposed dwelling, by virtue of the materials to be used and its general design would not be compatible with the locality and would cause harm to the character of the area. The proposed development is therefore contrary to Policies DS3 and QL1 of the Malvern Hills District Local Plan.

6 Parish Neighbourhood Plan

The Clerk reported that the next meeting of the Neighbourhood plan working group would take place on Wednesday 29th February and would be attended by Mr Ismail Mohammed – Planning Development Framework Manager for Malvern hills District Council who would be giving advice on the way forward for the group

7 MHDC Planning forum event

The Chairman updated Members on the content of a planning forum event that he had attended which had been hosted by Malvern Hills District Council (MHDC).

Some of the highlights from the event included plans for Parish Council’s to be given easier on-line access to planning application history and archived plans, and there would be a further rollout of planning training to local Council’s later during the year.

MHDC had committed to enhancing the application search facility, which would include an online scaling tool, on their planning portal and had also promised to provide a web-link to the English Heritage website to enable easier access to information relating to listed buildings.

There being no other business the Chairman closed the meeting at 8.30pm.

Signed...*Peter Buchanan*.....

Chairman

Dated