

## MALVERN WELLS PARISH COUNCIL

Minutes of a Meeting of the Planning Committee duly convened and held in  
**The Village Hall, Malvern Wells on Wednesday 25<sup>th</sup> July, 2012**  
commencing at 7.00 pm

### Attendance:-

#### Councillors:

P Buchanan (Chairman)	
J Black	A Hull
C O Donnell	Mrs H Burrage
S Atwell	K Wagstaff
Mrs A Bradshaw	M Victory

Mr D Taverner (Clerk and Responsible Finance Officer)

**Apologies recorded:** Cllrs B Knibb, N Johnson, S Freeman

**1 a) Notification of any changes to the register of Disclosable Pecuniary Interests and b) Any Changes to be notified to the Register of Interests and Gifts & Hospitality**

No changes were necessary to the registers.

**2 Minutes of the previous meeting**

The Minutes of the Meetings of the Planning Committee held on 6th June, 2012, having been previously circulated, were approved and signed by the Chairman as a correct record of that meeting.

**3 Matters Arising from the Minutes**

There were no matters arising from the approved minutes

**4 Planning Decision Notices received**

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

**MH 12/00496/FUL – Wells House, Holywell Road** – Internal alterations to form one additional one bedroom dwelling – Approved 29<sup>th</sup> June, 2012

**MH 12/00716/HOU – 41, Wyche Road**- Two storey extension and reinstatement of former veranda and garden shed – Approved 20<sup>th</sup> July, 2012

**MH 12/00722/ HOU – 41, Wyche Road** – Parking platform with balustrading - approved 13<sup>th</sup> July, 2012

**MH 12/00691/FUL – 27 King Edwards Road** – Erection of Dwelling – Approved 4th July, 2012

**MH 12/00717/ FUL –The Holywell, Holywell Road** – Change of use to Bottling plant with WC – withdrawn 2<sup>nd</sup> July, 2012

**MH12/00778/HEX – 10 The Crescent** – extension of time limit to commence development of single storey rear extension and new pitched roof to create attic extension – approved 10th July, 2012

## 5 Planning applications received from Malvern Hills District Council for Comment

*The Chairman closed the meeting prior to the consideration of each item to allow members of the public who were present to comment on the individual applications listed*

### **MH12/00834/FUL & MH12/00835/CON**

**Land at 14 Grundy's Lane WR14 4HS** - Demolish existing dwelling, garages and outbuildings and erection of 7 dwellings

A large number of local residents were in attendance and several spoke to outline their strong objections to this particular application. The Clerk advised Members that there had been many letters of objection to this application which had been sent to the District Council and which were available to view on their website

Following careful consideration of the application **Cllr Buchanan proposed** that the Parish Council should object to this application on the following grounds:-

1. This proposal is contrary to paragraph 53 in section 6 of the NPPF as it is inappropriate development of residential gardens.
2. Contrary to the claims of the developer, it would almost certainly harm the local environment in a Conservation Area and AONB and would certainly not enhance the area as it is required to do.
3. Reasons for the refusal of previous applications on the site remain valid and should be considered in determining this application.
4. The application fails to address the nature of the area, containing natural springs and acting as a soak away area for water from the hills.
5. The existing trees assist in the management of the water and their removal would potentially cause flooding further down the slope.
6. The tree assessment fails to consider trees around the edge of, but not on, the site. We believe there is at least one critically endangered species of tree (a dawn redwood) which needs to be preserved and requires the wetland soils provided by the springs.
7. Although the application form has boldly ticked 'no' in response to question 13, ("Is there a flood risk elsewhere?") we believe there is a very significant risk. If the water is not allowed to surface here, it will inevitably find an outlet lower down and could affect a number of existing properties.
8. If the water continues to surface in the area of the development, the amount of hard standing and built area means that it will run off much faster than at present, with the almost certain result of flooding.
9. There is no guarantee that the foundations of the proposed properties can be secured to the subsoil in a way that will ensure they are not affected in a relatively short time by the underground water. (Is this site suitable for any development?)
10. The proposed properties are lower than the existing sewage system and it is proposed to pump the sewage up to the main sewer in Grundy's Lane. However there is no indication of where the pump will be situated, how much noise it will generate as it runs 24 hours a day, no indication of how it will cope with the natural water in the area, how it will cope in times of heavy rain, how foul water will then be prevented from entering the natural watercourse which flows out from the site and who will be responsible when it breaks down or wears out.

11. The ecological assessment concentrates only on bats and birds and fails to consider any environmentally sensitive wetland or pond species, or the other species which rely on them as a food source.
12. The application form states 'no' (question 14) to effects on biodiversity. This seems highly unlikely to be true when the nature of the area is being totally changed.
13. Although the final paragraph claims benefits to the conservation area and no disadvantages, we can find no benefits and many disadvantages.
14. The visual impact is underplayed. Currently the views from the hills are of a wooded area with some housing. The removal of trees on this site will create an area of roofs with few trees.
15. The size of the houses is large in comparison to the size of the gardens around them, reducing unacceptably the area for natural water dispersion.
16. It follows that even if there were no other concerns this would be a significant over-development of the site.
17. The SHMA (strategic housing market assessment) shows a need for homes of varying sizes and yet this proposal fails to include any 2 or 3 bedroom properties. There is no evidence of the need for larger properties in the area. (A similar new property at the top of Peachfield Road remains unfinished and unsold after at least 2 years).
18. A previous application was refused because of its impact on the neighbouring property at number 16. The proposed building on Plot 1 would have a similar adverse impact on the property at number 12.
19. The proposed service road would have an adverse impact on the property at number 16.
20. The traffic survey appears to have been carried out during an unusually quiet week and the photographs showing access on to an open road with no parked cars is simply a false representation of the reality. Cars are almost always to be found parked on both sides of the road and with nearside wheels on the pavement. Larger vehicles regularly find they cannot enter or leave this end of Grundy's Lane.
21. Whilst there are properties with reasonably steeply pitched roofs, the pitch on these is not in keeping with most buildings in the area and rather than a 9 metre ridge height, we would object to anything which was not much closer to 8 metres.
22. The proposal to have effectively a 3 storey building on Plot 1, the highest part of the site, is unacceptable.
23. The new access road and Plot 1 are very close to the adjacent properties, numbers 12 and 16, subjecting them to additional noise, disturbance and loss of privacy. No mention is made of the very difficult traffic flow in Grundy's Lane and the nearby road network, or of the problems that are likely to be encountered by traffic during the winter time when adverse road conditions are highly likely to be encountered.
24. The private pumped sewage system for the development is critical – it is not clear how this is to be maintained and financed.

Cllr Buchanan's proposal was **seconded by Cllr Hull** and **unanimously supported** by all Members

**MH/12/00449/FUL**

**Wyche Water Treatment Works, Lower Wyche Road** - Change of use of land and erection of booster pumping station (Amended plans)

Whilst Members noted the amended plans which had been submitted in respect of his application, there were still concerns regarding the style and scale of the proposed new kiosk which it was felt is unsympathetic to this rural setting within the Malvern Hills AONB and Conservation Area.

It was **unanimously agreed** that the Parish Council would therefore wish to see planning Approval made conditional on suitable tree and plant screening being provided, around the site of the proposed kiosk, to help to maintain the natural beauty of the area in which it will be constructed.

**MH/12/00766/HOU**

**11 Chase Road WR14 4JY** - Demolition of single storey garden store and wood store attached to garage. Extension to first floor of garage and construction of external staircase and balcony for ancillary accommodation.

Members raised no objections to the application

**MH/12/00920/ FUL**

**211-213 Wells Road WR14 4HF** - Conversion of two lower ground floors and upper floors (first and second) into apartments

Members raised no objections to the application

**MH/12/00900/ FUL**

**Land At (Os 7879 4242)-Hanley Road** - The installation of a 15 metre dual user replica telegraph pole, equipment cabinets

Members were of the view that this was not an appropriate location for the installation of a telecommunications mast.

It is in a prominent position in the AONB on one of the main roads that approaches the Malvern Hills. As seen from the road, the mast would clearly break the skyline along the ridge of the Hills and would have a significant visual impact. This is particularly important given the proximity of the proposed site to the Three Counties Showground site. The mast proposed would appear very tall in comparison with existing features in the area and this would compound its visual impact in the location proposed.

## **6. South Worcestershire Development Plan.**

The Clerk updated members on the content of the presentation that had been to the District Council meeting on 3<sup>rd</sup> July in respect of the proposed significant changes to the SWDP.

The consultation period on the proposals will run until 14<sup>th</sup> September and the Clerk would be preparing a written response to the consultation for review by the Committee prior to its submission to the development team.

## **7. Neighbourhood Plan and South Worcestershire Development Plan**

The Chairman reported that the parish Council had now been advised that it needed to obtain formal permission to prepare its Neighbourhood plan from the District Council.

The Clerk advised that he would be drawing up a summary application pack for approval by the planning Committee at its meeting on 5<sup>th</sup> September

Ismail Mohammed, Planning Development Framework Manager at MHDC, had agreed to meet representatives of the Planning Committee to discuss issues relating to the development of the plan and to review the local evidence base which had been used in the development of the draft South Worcestershire Development Plan.

There being no other business the Chairman closed the meeting at 8.05pm.

Chairman .....

Wednesday 5<sup>th</sup> September, 2012