

MALVERN WELLS PARISH COUNCIL

Minutes of a Meeting of the Planning Committee duly convened and held in All Saints Church, Malvern Wells on **Tuesday 5th September, 2012** commencing at 7.30pm

Present:-

Councillors:- P Buchanan (Chairman)
B J Knibb
A Hull
S Freeman
Mrs A Bradshaw
M Victory

In attendance:- Mr D Taverner (Clerk and Responsible Finance Officer)

Apologies recorded:- Cllrs K Wagstaff, N Johnson, J Black, S Atwell, and Mrs H Burrage

- 1 Disclosable Pecuniary interest declarations and any changes to be notified to the Register of Interests and Gifts & Hospitality** – Declarations of interest were noted as those 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 25th July, 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:-

(a) Planning Applications approved

12/00449/FUL – Wyche Water Treatment Works Lower Wyche Road
Change of use of land and erection of booster pumping station
Application approved 13th August, 2012

12/00835/ FUL – Land at 14 Grundy’s Lane
Erection of 7 dwellings
Application refused 21st August, 2012

12/00920/FUL – 211-213, Wells Road
Conversion of two lower ground floors and upper floors into apartments
Application approved 21st August, 2012

(b) Planning appeal

12/00143/HOU Roselawn- 227 Wells Road, Malvern Wells

Proposed replacement windows

Appeal against planning refusal launched 27 July, 2012

Members remained of the view the visual appearance of the proposed new windows would be similar to the originals and as this property lies well back from the main road, and is well screened from view by trees, the Parish Council unanimously resolved to send a letter of support, in respect of this appeal, to the Planning inspectorate

In the early part of last year the PC had drawn attention to the fact that extensive works, to replace windows and external doors with UPVC materials, at the nearby Abbey College on Wells Road has been undertaken without any planning permission having been granted.

The Parish Council feels that the decision not to take enforcement action at that time seems rather at odds with the reasons set out in the planning refusal notice in respect of this particular application.

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

12/01001/HOU – 12, 14,16,18,20 & 22 Lower Wyche Road –installation of external cladding to front, side and rear elevations (DPC to eaves/soffit)

Members raised no objections to this application

12/01009/HOU- 174, Upper Welland Road -Two storey side extension and garage

Members raised no objections to this application

12/00982/ FUL – The Holywell, Holywell Road - Change of use of office to Bottling plant with WC

Members raised no objections to this application- but requested that planning permission should be conditional on suitable sound insulation being installed in the bottling plant and that the building should be used for bottling water emanating from the Holywell only.

In addition the Parish Council would want to see the height of the railings on the proposed bottling plant roof limited to the height which was originally specified under the previous planning application reference 12/00717 FUL.

12/00930/ HOU – Willow View – 103 Wells Road – erection of boundary fence (retrospective)

Members requested that planning permission should be made conditional on the fence height not exceeding 1.1 metres above ground level, measured at any point, and to be in line with the style of all other boundary fencing to other residential properties situated along the Wells Road

12/01096/HOU – Mulberry House, 229, Wells Road –replacement of pedestrian gate, adjustment to gate piers and erection of panel fencing (Retrospective)

Members raised no objections to this application

12/00935/HOU – 2 Rothwell Road – single storey extension with flat roof and partial balcony

Members raised no objections to this application

12/01057/FUL –Three Counties Showground- proposed event signage at the junction of Hanley Road (B4209) and Blackmore road (b4208) replacing existing signage. Earth works to create ridge and furrows, new Railings to replace hedge and new hedgerow

Members raised no objections to this application

6. Neighbourhood Plan and South Worcestershire Development Plan (SWDP)

The Clerk circulated a copy of a draft letter of response to the consultation on the significant changes to the preferred option sites included within the SWDP

The letter was unanimously endorsed by Members and it was agreed that it should be sent to the District Council and the SWDP team for publication. A copy of the response would also be published on the Parish Council's website

Following discussion with the District Council's Planning officers the Parish Council had been advised that, in accordance with the Neighbourhood Planning (General) Regulations 2012, it was now required to submit a formal application to allow it to produce its Neighbourhood Plan.

The Clerk had prepared the relevant application papers which had been circulated for approval. Members unanimously approved the application for onward submission to the District Council.

The Clerk reminded Members that a Neighbourhood Planning training event was due to be held at the District Council's offices on 20th September. Registrations for this event should be made with the Clerk.

At this stage of the meeting the Chairman proposed the following resolution

That, pursuant to the Public Bodies Admission to Meetings Act 1960, in view of the confidential nature of the business about to be transacted, it is advisable in the public interest that the public and press should be excluded from the remainder of the meeting. The reason being the consideration of opportunity land purchase.

This was seconded by Cllr Knibb and unanimously supported by all Members

7. Confidential item (not for publication) – Potential land purchase

The Clerk circulated details of a proposed auction sale of a plot of land situated on the east side of the Wells Road (land registry title WR42301 refers)

Following discussion it was agreed that further investigations regarding the potential use of the site and any details of any restrictive covenants , appertaining to the land, should be investigated prior to the matter being considered by the Parish Council at s meeting on 26th September.

There being no other business the Chairman closed the meeting at 8.55pm.

Chairman

Wednesday 3rd October, 2012