

MALVERN WELLS PARISH COUNCIL

Minutes of a Meeting of the Planning Committee duly convened and held in The Village Hall, Wells Road Malvern Wells on Thursday, 6th June 2013 commencing at 7.30pm

Present:-Councillors: -

P Buchanan (Chairman)	
S Atwell	J Black
Mrs A Bradshaw	Mrs H Burrage
S Freeman	A Hull
K Hurst	N Johnson
B J Knibb*	M Victory
K Wagstaff	

In attendance: - Mrs Susan Hughes (Temp Admin Assistant)

Apologies recorded: - Cllr, Mrs C O'Donnell and David Taverner (Clerk)

All present wished the clerk a speedy and healthy recuperation from a recent operation and looked forward to his return when fit and well.

- 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.

Cllr Freeman declared an 'Other Disclosable Interest' in planning application 13/00546/LBC – Flat 7 Essington House (Min 5)

Cllrs Black & Burrage each declared an 'Other Disclosable Interest' in Minute 6 as members of the Malvern Spa Association.

- 2 Minutes of the previous meeting**

The Minutes of the Meetings of the Planning Committee held on 24th April, 2013, having been previously circulated, were approved for signature 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:-

13/00221/HOU 2 Rothwell Road: Single storey extension with flat roof and partial balcony **Approved 8th May 2013**

- 5 Planning applications received from Malvern Hills District Council for Comment**

13/00595/HOU - Mulberry House, 229 Wells Road - Replacement of pedestrian gate, adjustment to piers and new timber fence (part-retrospective).

Members raised no objections to this application

13/00576/HOU - 18, The Moorlands - Single storey side and rear extension

Members raised no objections to the principle of this application but requested a condition to ensure that the south facing windows were of frosted glass to protect the privacy of the neighbours.

13/00475/HOU - 228 Wells Road - Single storey extension and remodelling of building interior and envelope

Members welcomed the proposed improvements to the building, including the green roof and balustrade, save the access to the roof area. They did raise objections to the roof access and in agreement with the MH Conservation Officer, would prefer an external staircase at the rear of the building.

White UVPC double glazed windows in-keeping with the neighbouring properties either side, would have been much preferred.

13/00481/HOU - Wychwood, 19 Eaton Road - Interior and exterior alterations, including changes to doors/windows, additional tiling to roof overhang at western end, changes to external wall finishes and decking at ground floor level.

Members raised no objections to this application

13/00433/S73 - The Chace, 21 Chase Road, Malvern -Variation of Condition 2 on Planning Permission 11/00816/FUL

The chairman advised that despite, MWPC having requested an extension of time with regard to this application the LPA had determined and approved the detail on 29th May. Members requested that the clerk ascertain whether or not an extension of time for the period of consultation was granted.

13/00546/LBC – Flat 7 Essington House – Loft conversion and provision of two conservation roofs

Members noted and raised no objections to this Listed Building application

6 Stone Wall Alterations Wells Road

The chairman advised that parishioners, the Malvern Civic Society and the Malvern Spa Association had each highlighted the loss of original features (arch and doorway) during the rebuilding of the Malvern stone wall along the Wells Road and within the Conservation Area.

Following discussions, members **agreed** to express strong concerns to LPA Conservation Officer with regard to the lack of local consultation and ascertain if planning permission required for this work. If so, will the LPA request a retrospective application for consideration or take immediate enforcement action to ensure the re-instatement of the original features as in the photographic evidence already provided to the LPA by the Spa Association.

Closure of the Meeting

It was proposed, seconded and **agreed**, "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 was advisable in the public interest that the public and press should be excluded from the remainder of the meeting. The reasons being possible land purchase and Section 106 contributions.

* Cllr Knibb left the meeting during the following discussion due to a prior engagement.

7 Possible Land Purchase

Members carefully considered the matter before them including all financial implications and **agreed** to devolve further actions to the clerk, in consultation with the Chairman of the Parish Council and the Chairman of the F&GP Committee at the next scheduled meeting. An update report to be given to members at the next meeting of the Parish Council.

8 To consider the Parish Council’s Strategy for the Negotiation of Future Section 106 Planning Agreements

The chairman referred all to the previously circulated documents. In view of the lateness of the hour, it was **agreed** that all members would forward ideas and costings to the Temp Admin officer for collation and distribution prior to contact with MHDC. The matter to be itemised for the next meeting of the Parish Council.

There being no other business the Chairman closed the meeting at 10.00pm.

Chairman
July 2013