

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, 17th July, 2013 commencing at 7.30pm

Present:-Councillors: - P Buchanan (Chairman)
Mrs A Bradshaw A Hull
K Hurst N Johnson
K Wagstaff M Victory
Mrs C O' Donnell

In attendance: - David Taverner – Clerk and Responsible Finance Officer
Local residents - Mr B Clark and Mr & Mrs M Fellowes

Apologies recorded: - Cllrs Mrs H Burrage, B Knibb, S Freeman, and J Black

1 **Declarations of Interest**

a) Register of Interests: Councillors are reminded of the need to update their register of interests: updated forms were received from Cllrs Bradshaw, Hull and Johnson and were to be forwarded to the District Council by the Clerk.

b) To declare any Disclosable Pecuniary Interests in items on the agenda and their nature: There were none

c) To declare any Other Disclosable Interests in items on the agenda and their nature: Cllr K Wagstaff declared an 'Other Disclosable Interest' in agenda item 4. He was a near relative of the owner of the property at 212, Wells Road in respect of which a planning approval notice had been received. Cllr Wagstaff had indicated that he wished to discuss some points of the planning conditions which had been attached to that approval notice.

2 **Minutes of the previous meeting**

The Minutes of the Meetings of the Planning Committee held on 6th June, 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**

Minute 6 6th June-Stone Wall Alterations Wells Road

The Clerk advised that he had written to the Conservation officer at the District Council to highlight 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.

No response had so far been received and a follow up e mail would be sent to ask what action would be undertaken to ensure the re-instatement of the original features in the wall, as in the photographic evidence previously provided to the District Council.

4 **Planning Decision Notices received**

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

12/00512/ HOU -14 Grundy's Lane – erection of 7 houses
Appeal against planning refusal dismissed 18th June, 2013

13/00481/ HOU – Wychwood 19, Eaton Road - interior and exterior alterations
Approval notice dated 12th June, 2013

13/00595/HOU – Mulberry House, 229, Wells Road, Replacement of pedestrian gate, adjustment to piers and new timber fence (part –retrospective)
Approval notice dated 1st July, 2013

13/00614/HOU – 212 Wells Road – installation of replacement dormer to rear
Approval notice dated 9th July, 2013

Having declared an interest in this item Cllr Wagstaff advised that the applicant had contacted the District Council to object to several of the planning conditions that had been attached to this approval. It was noted that the particular requirement for all rainwater guttering and down pipes to be of cast iron or other such metal finish had not been enforced in relation to other such applications affecting properties in the conservation area. The applicant would be raising the issue with the District Council.

5. Planning applications received from Malvern Hills District Council for comment

(a) **13/00709/HOU 16 King Edwards Road**
Single storey extension to the rear of a detached bungalow

Members Council raised no objections to this application but asked that the planning authority be mindful of the impact of any similar applications on the character of the local area.

(b) **13/00711/HOU 19 Assarts Road**
Single storey detached garage

Members raised no objections to this application

(c) **13/00684/PDN -159 Upper Welland Road**
Notification of a Proposed Larger Home Extension - for an orangery.
Consideration of this application was deferred pending the receipt of consultation documentation from the local planning authority

6 Pre application presentation -155, Wells Road – Mr B Clark

Mr Bruce Clark, the owner of a plot of land adjoining 155/157 Wells Road, attended the meeting to outline his proposals for the construction of a four bed roomed detached dwelling on that plot. Mr Clark presented the outline plans and answered related questions from Members

The Chairman thanked Mr Clark for his informative presentation and advised that the Council would give careful consideration to the plans when they were formally submitted.

7 Community Infrastructure Levy / Section 106 funding

The Clerk circulated a draft copy of the copy of a response to MHDC setting out suggested schemes for community projects and public open space provision. Members were requested to review the list of schemes and to rank them in priority order for consideration by the full Council prior to the submission of the list to the District Council.

There being no other business the Chairman closed the meeting at 8.35pm.

Chairman
4th September, 2013