

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 **Wednesday 11th December, 2013** - commencing at 7.30pm

Present:-Councillors: -

P Buchanan (Chairman)
A Hull, B Knibb
K Hurst, Mrs A Bradshaw
Mrs H Burrage, M Victory
K Wagstaff and J Black

In attendance: - David Taverner – Clerk and Responsible Finance Officer

Apologies recorded: - Cllrs S Freeman and Mrs C O 'Donnell

1 Declarations of Interest

a) Register of Interests: Councillors were reminded of the need to update their register of interests if necessary and no such changes were declared.

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: There were none

d) To consider any written requests from Councillors. There were none

2 Minutes of meeting held on 16th October, 2013

The Minutes of the Meeting of the Planning Committee held on 16th October, 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

The Clerk advised that he would be asking the District Council for an update on the status of outline planning application for the development of 184 dwellings on the site at the rear of the Moorlands, and the proposed development of homes on the former Abbey college playing field site. A report on the status of these two applications would be presented to the next meeting of the committee

4 Planning Decision Notices received

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

(a) [13/01042/FUL](#) – [7 Walnut Crescent](#) - Two storey rear extension on footprint of existing conservatory, extend the dining area at ground and bedroom at first floor and build new 1st floor extension over existing ground floor, creating larger bedroom with en-suite.

Application approved 21st November, 2013

(b) [13/01129/HOU](#) - [1 Hillside Close](#) – Single Storey side extension

Application refused 29th October, 2013

- (c) [13/01121/LBC - Flat 7 Essington House, Holywell Road](#) - Adjustment to position of internal partition walls

Application approved 17h October, 2013

- (d) [13/00867/FUL - Braeside Dower, 2 Wyche Road -](#)
Extension to link separate buildings on two floors, replacement of flat roofed dormers, alteration of roof to road-side building, construction of car parking area with accommodation beneath and linking glazed corridor

Application approved 31st October, 2013

5 Planning applications referred by Malvern Hills District Council for comment, as follows: *(please click on the web hyperlinks to view the proposed plans)*

- (a) [13/01510/HOU - 183, 189 & 191 Upper Welland Road](#) -External insulated cladding with a render finish to elevations
- (b) [13/01511/HOU - 16, 18, 22, 28 & 32 Green Lane](#) - External insulated cladding with a render finish to elevations

The Parish Council raised no objections to these applications but asked that the work should be undertaken sympathetically, bearing in mind the properties location within the Malvern Hills AONB and their proximity to the Conservation area.

6 Arrangements for considering planning applications

In view of the fact that the consultation on planning applications was now being undertaken electronically by the local Planning authority, the Committee was asked to consider potential changes to the council's standing orders governing the consideration of planning applications in the absence of a meeting of Planning Committee.

Following discussion it was felt that, in the interests of transparency of the procedure for dealing with planning applications, that no change should be made to standing orders. In the absence of a meeting of the Planning Committee, up to two, non- contentious, planning applications could be considered by an extraordinary meeting of the Planning Committee, commencing at 7pm prior to a scheduled full Parish Council meeting.

7 Parish Council's response to the Examination in Public of Stage 1 of the South Worcestershire Development Plan

The Clerk circulated copies of a draft letter, addressed to Harriet Baldwin MP, setting out the Parish Council's strong concerns following the conclusion of the recent examination in public of stage one of the South Worcestershire Development Plan.

The Inspector's pronouncement that more homes should be constructed than had originally been proposed appeared to be in direct conflict with the views of the vast majority of residents both within Malvern and the wider area of South Worcestershire.

Members also underlined concerns that the lack of properly planned infrastructure improvements, to cope with the additional housing numbers proposed, would place an intolerable strain on the area.

It was agreed that a copy of the letter should be sent to all Members of Parliament representing South Worcestershire.

The Clerk was also asked to investigate the possibility of a joint District /Parish Council meeting with Harriet Baldwin to discuss the issues which had been raised.

There being no other business the Chairman closed the meeting at 8.40pm.

Chairman
P Buchanan 15th January, 2014