

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 12th February, 2014** - commencing at 7.30pm

Present:-

Councillors: -

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

In attendance: -

David Taverner – Clerk and Responsible Finance Officer
5 Parishioners

Apologies recorded: -

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. 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 13th January, 2014

The Minutes of the Meeting of the Planning Committee held on 13th January, 2014, 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 circulating a draft letter, for members' approval, underlining the Council's anxieties, regarding the potential increase in housing numbers across the District, following the Planning Inspector's pronouncements arising from the public inspection of the South Worcestershire Development Plan.

4 Planning Decision Notices received

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

(a) [13/01609/HOU](#) - 5 Walnut Crescent, - Erection of entrance porch to side and addition of pitched roofs to existing garage and rear extension (retrospective

Application approved 27th January, 2014

(b) [13/01449/HOU](#) - Lacewood, 14A Hanley Road - Two storey extension to front, second floor extension above existing single storey, replacement of doors, windows and conservatory.

Application approved 16th January, 2014

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) [14/00078](#) 11 Holly View Drive - Conversion of part of dwelling into 6 apartments with associated access and parking.

Having carefully considered this application, and having paid due regard to the objections to it which had been raised by local residents, the Parish Council unanimously resolved to lodge the following statement of objection to the proposed development with the local planning authority:-

Malvern Wells Parish Council continues to object to this application as it objected to the previous application which was refused at appeal. The current proposals do not address any of the objections that were made against the previous application.

Whilst the Parish Council acknowledges that the building needs modifying and completing it believes it should be converted into 2 or 3 dwellings, rather than the proposed 6, which would represent a significant over development of the local area.

The applicant claims to have identified a need for small one bedroom units, but gives no evidence for that assertion. In contrast we would point out that within a mile, at the old Wells House School site on Holywell Road, similar units have taken over five years to sell. There are also still four unsold units adjacent to the site within the former Youth Hostel building.

The over-riding reason that the appeal failed was that the developer had not met the requirements under the Community Infrastructure Regulations. There is no mention of this requirement in the current application and so it follows that this application should be refused.

At appeal, the inspector judged that not all journeys to and from the site would be by vehicle. However, we would argue strongly that the infrequency of public transport and the distance to all amenities from doctors to supermarkets means that virtually everyone would use their own vehicles. Further, the one bedroom apartments may well be occupied by a couple working at different places and requiring 2 cars. In the light of these factors, we believe there would be significantly more vehicle movements than the inspector anticipated.

In the absence of any other storage spaces, we believe that the garages would inevitably be used for storage, rather than vehicles, and should not be counted as parking spaces. This is in line with the County's Highways Guidance. In this, we disagree with the previous inspector's comments. This is particularly important as permission has now been given for a two further houses to be accessed beyond this property.

We note that one reason for the Planning Authority's previous refusal was the likely increased parking requirements. We agree with the Planning Authority and note that this was set aside at appeal, not because it was wrong, but because no evidence of likely numbers was included. We would therefore urge the Authority to repeat this as a reason for refusal and include the figures which the inspector thought were missing.

It appeared to us at the time that the Highways Authority had made comments based on a paper exercise in an office and not on a considered analysis following a site visit.

We would therefore urge the Highways Authority to visit the site and not simply repeat their previous comments.

If, despite these objections the Planning Authority were minded to approve the application, we would ask for conditions to be attached requiring the extra two parking spaces noted on the drawings to be provided and also requiring the garages to be used for vehicles and not for other storage, although it is difficult to imagine how this would be enforced.

In view of these concerns and the objections made by local residents the Parish Council requests that this application is called in for consideration by the Development Management Committee rather than it being dealt with under officer delegation.

(b) [14/00023](#) 37 Wyche Road - Raise roof to provide two storey accommodation to existing bungalow. Provide raised decking patio

Members raised no objections to this application

(c) [14/00084](#) Kinnersley House, 269 Wells Road- Change of use from holiday accommodation to care home (assisted living) for adults with special needs

Consideration of this application was deferred pending the receipt of further information from Malvern Hills District Council

There being no other business the Chairman closed the meeting at 8.25 pm.

Chairman
P Buchanan 5th March, 2014