

## 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 10<sup>th</sup> December, 2014 - commencing at 7.00pm

### **Present**

#### **Councillors: -**

P Buchanan (Chairman)  
Mrs A Bradshaw, K Wagstaff  
B Knibb, J Black, A Hull, N Johnson, K Hurst

**Apologies recorded: -** Cllrs Mrs H Burrage, M Victory, S Freeman, and S Atwell

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

### **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** it was noted that Cllr Mrs H Burrage had declared a pecuniary interest in the consideration of planning application [14 01636 FUL](#) regarding land at 101 Upper Welland Road-proposed new dormer bungalow. Cllr Burrage had applied for planning permission for a new-build property on a site which was in close proximity to the intended development. Due to the possible conflict of interest which could arise Cllr Burrage had given her apologies for non-attendance at the meeting
- c) **To declare any other Disclosable Interests in items on the agenda and their nature:** There were none
- d) **To Consider Written Requests from Councillors for the Council to Grant a Dispensation** (S33 of the Localism Act 2011). No additions were necessary to dispensations previously granted.

### **2 Approval of the minutes of the Planning Committee meeting held on 12th November, 2014**

The minutes of the meeting held on 12th November, 2014, having been previously circulated, were unanimously approved and signed by the Chairman as a correct record of that Meeting.

### **3 Matters arising from the minutes**

There were none

**4 Planning notices received from Malvern Hills District Council**

The following decision notices had been received:-

[14 01192 HOU](#)      **167 Upper Welland Road, Malvern** - Proposed Rear Kitchen Extension, front Porch and Loft Conversion with rear dormer

Application approved 11<sup>th</sup> November, 2014

[14 01123 HOU](#)      **The Belvedere, 252 Wells Road, Malvern** - Erection of dormer window in front elevation, rebuild existing dormers and associated internal and external works

Application approved 7<sup>th</sup> November, 2014

**5 Planning applications** referred by Malvern Hills District Council for comment, as follows:

- (a) [14 01636 FUL](#) - land at 101 Upper Welland Road, Malvern, WR14 4JU  
Proposed new dormer bungalow

Following careful consideration of this application Members unanimously resolved to register their objection to the proposals, on the basis that this development could contribute to the erosion of the 'green gap' between development in Upper Welland and the southern end of Malvern Wells; especially in view of the sites prominent location within the Malvern Hills AONB and Conservation Area.

Members were also of the view that the development of the building could potentially set a precedent which other developers might seek to follow. Such developments, if allowed, could progressively harm the character, appearance and scenic beauty of the area.

The development site lies outside the SWDP and the Parish Council does not believe that the proposal constitutes a sustainable form of development, for which there is a presumption in favour of development in accordance with the prevailing National Planning Policy Framework.

Concerns were also expressed that no connection to a mains sewer for the building had been identified and members questioned whether the site was suitable for the type of sewage treatment package envisaged.

There being no other business the Chairman closed the meeting at 7.35 pm

Approved.....

Cllr P Buchanan – Chairman – 14<sup>th</sup> January, 2015