

## 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 11<sup>th</sup> February, 2015 - commencing at 7pm

### Present

#### Councillors: -

A Hull (Chairman)  
Mrs A Bradshaw, K Wagstaff  
B Knibb, J Black, S Atwell, K Hurst

**Apologies recorded:** - Cllrs Mrs H Burrage, P Buchanan, and N Johnson

**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.** There were none.
- 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 14th January, 2015

The minutes of the meeting held on 14th January, 2015, 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 notice had been received:-

[14 01407 OUT](#) - Woodend Farm, 193 Upper Welland Road, WR14 4LB –

**Outline** application for 3 no. new dwellings with all matters reserved, to include demolition of existing dwelling and agricultural buildings -

Application approved 26<sup>th</sup> January, 2015

[14 01578 FUL](#)      **Abbey House, 49 Hanley Road, Malvern**

Stand-alone workshop facility for patients in rehabilitation.

Application approved 16<sup>th</sup> January, 2015

[14 01643 HOU](#)      **8, Chase Road, Malvern**

Extend existing balcony to join with new front porch. Replace existing single storey flat roof with pitched roof and various internal and external alterations

Application approved 27<sup>th</sup> January, 2015

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

[15 00052 HOU](#) - **12 Oaklands** -Erection of timber garage with pitched roof adjacent to the main dwelling

Members raised no objections to this application.

[14 01636 FUL](#) - **Land at 101 Upper Welland Road**, - Proposed new dormer bungalow  
To consider additional application information received.

Following careful consideration of the additional information received in support of this application; Members unanimously resolved to underline 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 remained 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 had also previously been 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 7.16 pm

Approved.....

CLlr A Hull – Chairman – 11<sup>th</sup> February, 2015