

## 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 18<sup>th</sup> August, 2015 - commencing at 7.30pm

**Present Councillors: -**

P Bennett (Vice Chairman and Chairman for the meeting)  
Mrs H Burrage, Mrs J Smethurst, Mrs C O'Donnell  
B Knibb, M Victory, S Freeman and J Black

**Apologies recorded: -** Cllrs N Johnson, K Wagstaff, J Wagstaff, S Atwell, N Chatten

**In attendance: -** David Taverner – Clerk and Responsible Finance Officer  
Ms Carmel Callaghan (re application 15/01004)

### 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) **Declaration of Disclosable Pecuniary Interests in items on the agenda and their nature.**  
There were none.
- c) **Declaration of 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).**  
Cllr Mrs Burrage advised that, as she was no longer seeking to buy land to build a new home within the Parish she wished to withdraw her Planning Dispensation, dated 13th October 2013, with immediate effect, so that she would be able to take a full part in any discussions and voting on any new building applications presented to the Council for consideration.

### 2 **Approval of the minutes of the Planning Committee meeting held on 22<sup>nd</sup> July, 2015**

An amendment to the planning application number shown in minutes 1b and 1c was made to read *15/00626 FUL – Land at Assarts Lane.....*

The amended minutes were then unanimously approved and signed by the Chairman as a correct record of that meeting.

### 3 **Matters arising from the minutes.** There were none

### 4 **South Worcestershire Development Plan (SWDP)** – discussion centred on recent correspondence, which the Clerk had previously circulated, between the Parish Council and J Hegarty –Chief Executive of Malvern Hills District Council relating to the SWDP and possible future potential planning developments within the Parish.

Councillors were of the view that the replies which had been received from the District Council were not satisfactory and they remained strongly concerned that, during their recent deliberations, the SWDP Inspectorate had erroneously been given misleading evidence that the Parish Council favoured the development of site SWDP 13/4 – on the former playing field at Green Lane/Rothwell Road.

Members wished to make it clear to the District Council Officers that the PC has, in fact, consistently opposed the development of that site, as well as its original inclusion in the list of SWDP preferred option sites and allocations.

The suspicion was that, in order to meet the increased housing need requirement which has been set out in the updated SWDP proposals, that the evidence of the community's supposed agreement to the development has been presented to the SWDP inspector in such a way that it had appeared that the Parish Council had in fact, not only agreed to the inclusion of the site as a preferred option in the SWDP, but also that it had agreed to development of the site. This had, in fact, never been the case.

As part of its response to the inclusion of the site in the list of preferred option sites promoted By MHDC at the outset of the SWDP process the PC had included the following statement :-

***"Whilst in principle the PC would consider supporting a suitably controlled small –scale infill development the Green Lane site (SWDP 13/4) should not be promoted as an "estate type" development. Any proposals that are put forward for the development of this site will need to be very carefully considered and we would certainly want to ensure that full and wide ranging consultation with local residents was undertaken as part of the review of any detailed planning application that was received."***

It was apparent that the PC's objections to the development of this particular site had not been made clear to SWDP inspectorate during their initial deliberations and it was unanimously resolved that the Clerk should write a further letter to the MHDC Chief Executive underlining the following points:-

1. the fact the letter of reply received from the Chief Executive, dated appeared to be dismissive of the Parish Council's views on the matter
2. that the PC had never expressed any desire for any large scale development on the Green Lane/ Rothwell Road site (SWDP 13/4)
3. the suspicion that, in order to meet the increased housing need requirement which has been set out in the updated SWDP proposals, evidence of the Parish Council's supposed agreement to the development of this site has been presented to the SWDP inspector in such a way that the Parish Council had in fact agreed to development of the site, although this had never been the case.
4. whilst the PC acknowledged that this site is a relatively small cog in the overall development of the SWDP proposals, there is a great deal of resistance by parishioners to any large scale housing development taking place there. As things stand the PC has yet to be convinced that the views of the local residents have properly been brought to the fore in this case, and there may be calls for the reasons behind the inclusion of this site to be reviewed by the monitoring officer.

**5 Planning notices received from Malvern Hills District Council**  
No decision notices had been received since the previous meeting of the Committee.

**6 Planning applications** referred by **Malvern Hills District Council** for comment, as follows: *(please visit the highlighted web links to view the application details)*

[15/01004 - 15 The Moorlands WR14 4PS](#) - First floor front extension and new bay window on front elevation

Members raised no objections to this application.

[15/00721- Land adj the Garden House - 2 Green Lane WR14 4HU](#)

- Proposed construction of new detached dwelling house

The Parish Council resolved to object to this application on the basis that the elevated nature of the site means that the house design and site layout would be visually intrusive and over dominant when compared to nearby properties.

The proposed development would result in a significant loss of light and privacy to those properties, particularly Broadlands, in Oaklands Road, where first floor levels are below the ground level of the existing plot.

The site is situated within metres of the defined boundary of the Conservation Area of Malvern Wells and affects properties within that area to their detriment, and any increase in the built up appearance of this locality would be prejudicial to the attractive rural qualities of the area which is in an Area of Outstanding Natural Beauty (AONB).

Planning Policy set out in the National Policy Planning Framework indicates that great weight should be given to conserving landscape and scenic beauty in areas such as these which should be afforded the highest level of protection.

The site also borders the Malvern Hills Conservation Area and if this application was allowed the building would impact unfavourably on the existing style and character of the Conservation Area and the AONB.

The Parish Council could possibly be prepared to consider an application for a similar development if the development site was located at least 20 metres away from its existing boundaries with the Conservation area and neighbouring property

Cllrs Burrage and Knibb abstained from the vote on this application.

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

Minutes approved ..... Chairman

Dated 23<sup>rd</sup> September