

## 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> November, 2015 - commencing at 7.30pm

### **Present Councillors: -**

N Chatten (Chairman),  
Mrs J Smethurst, B Knibb, N Johnson, K Wagstaff, J Wagstaff, P Bennett, M Victory, S Atwell

**Apologies recorded: -** Cllrs S Freeman, J Black, Mrs H Burrage

**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) **Declaration of Disclosable Pecuniary Interests in items on the agenda and their nature.** Cllr Bennett declared a Pecuniary interest in Agenda item 7- Holly View Drive planning issues as he is the owner of one of the properties affected.
- 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).**  
There were none.

### **2 Approval of the minutes of the Planning Committee meeting held on 21<sup>st</sup> October, 2015**

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

**3 Matters arising from the minutes.** The issue of the potential need for an updated Parish Housing Needs survey (*reference minute 7 of 21<sup>st</sup> October, 2015*) was deferred for consideration by the full Parish Council.

### **4 First City/Trine Developments pre-planning application consultation. Land at Upper Welland Road/ Assarts Lane – proposed development of 22 homes**

Members decided to defer consideration of the somewhat limited pre-planning consultation document which had been circulated locally until a full planning application is received. If and when any such plans are eventually submitted they will be considered at the next available meeting of the PC planning committee

**5 Planning issues at Holly View Drive.** Cllr Bennett presented details of landscaping and car parking issues which had arisen at the Holly View Drive development off Peachfield Road.

On 28<sup>th</sup> October Holly View Drive residents had attended a meeting with the developer- Guild Homes Ltd - in an attempt to obtain resolution of various matters which had arisen during the construction of the development. Following that meeting

the basis of a negotiated settlement which could be agreed by both parties had been outlined as follows:-

**Site Access** there was a need to widen access on the corner before the sharp left hand bend before Mulberry House. The developer had accepted that this could be resolved by making the "bottleneck" landscaping feature at that location less intrusive into the adjoining roadway.

**Car parking** - residents were of the view that the unallocated car parking spaces at the site should be allocated to specific apartments. The Developer had suggested that the unallocated parking spaces could be allocated as follows:- **1** for visitors to Houses, **2** to the basement apartment at The Poplars, and **4** to Mulberry House. This would ensure that there is additional parking to Mulberry House and that the adequate provision of some visitor spaces should prevent vehicles parking on the roadway and blocking access to properties. Confirmation on the acceptability of these proposals would be required from the District Council's planning officer.

The Developer had also agreed that, with the agreement of the planning officer, additional spaces at the Poplars car park could be accommodated by the rearrangement of the parking area and relocation of cycle stores.

**The "Mound" of topsoil land undeveloped land opposite the original Youth Hostel building-** The developer had been asked by the residents to reduce the extent of this area. Residents were keen to avoid any formal structure and the owners of Plot 12 especially did not want it accessible to prevent the possibility of overlooking and loss of privacy.

The developer had indicated that he would have no objection if the residents wanted to carry out improvement works to this area themselves, subject to the developer agreeing the final proposals and bringing the area under the control of the site management and maintenance company. The developer would also be prepared, subject to all other issues being agreed, that he would arrange to formulate a no building covenant on the mound

The developer had also agreed to undertake other work to:-

- Improve property name signage at the entrance to the development
- Improve refuse bag storage arrangements
- Improve lighting along the roadway to the properties named "Oaklands House" and "Housemartins"
- Complete all landscaping to the standards set out in the original planning application.

The developer had indicated that he was very keen to resolve all of the issues at the site to everyone's satisfaction prior to all final works being completed.

Following further discussion by PC members, and the consideration of the various issues which had been outlined, Cllr Atwell then made the following proposal:-  
*"From consultation with residents the Parish Council (PC) is encouraged that all parties at Holly View Drive have reached a mutual agreement to resolve the parking and access issues that have arisen. The PC notes that these are the same parking issues that were clearly highlighted in the consultation response to the original planning application. The PC understands that District Council's planning officer is able to enforce the agreed changes under delegated planning authority and urges the*

*planning officer responsible to support the residents and developer's proposal to that end without delay."*

This proposal was seconded by Cllr Victory and, on being put to the vote, the proposal was declared carried on a majority vote. Cllr J Wagstaff asked that his name be recorded as voting against the proposal and Cllrs k Wagstaff and B Knibb asked that their names should be recorded as having abstained from the vote on the proposal.

## **6 Planning notices received from Malvern Hills District Council**

### **15 01268 HOU 5 Treetops Drive, WR14 4XH**

New carport between existing garage and house.  
Application approved 6<sup>th</sup> November, 2015

### **15 01262 HOU 104 Woodfarm Road, WR14 4PP**

Revised scheme (14/01012/HOU) for proposed side and rear extensions and porch (with increased width of 450mm on side extension)  
Application approved 18<sup>th</sup> November, 2015

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

**15 01439 REM Woodend Farm 193 Upper Welland Road** - approval of reserved matters under planning approval **14 01047 OUT** for 3 dwellings to include demolition of existing dwelling and agricultural buildings

Cllr Chatten proposed that the Council should object to this application on the basis that the design and style of the new buildings proposed would be out of character with other properties in the area and that the materials used in the construction of the roof could be overly reflective when viewed from the Hills. This was seconded by Cllr Knibb and, on being put to the vote, the proposed objection was unanimously supported.

**15 01500 HOU 60 Peachfield Road**- Two storey extension to side and single storey extension to rear

Members raised no objections to this application

**15 01372 HOU 28 Fruitlands** –single storey rear extension (retrospective)

Members raised no objections to this application

**15 01154 FUL Upalong, 78 Wyche Road** – demolition of existing radio equipment attached to property and the development of a replacement building

Whilst Members raised no objections to this application in principle, this was subject to confirmation that the existing installation is in accordance with the original application which was approved under planning consent ref MH 1901/90. This was given for a specified number and defined layout of antennae, with specific permission being required for any future additions or changes; and specifically for "microwave dish" aerials.

There being no other business the Chairman closed the meeting at 8.45 pm

Minutes approved ..... Chairman

Dated 9<sup>th</sup> December, 2015