

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 **Tuesday 13th September, 2016** - commencing at 7.30 pm

Present Councillors: -

P Bennett (Chairman), Mrs H Burrage, Mrs J Smethurst, N Chatten, J Black, Mrs C O'Donnell S Freeman, B Knibb

Apologies recorded: - Cllrs M Victory, N Johnson, K Wagstaff, J Wagstaff

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.** There were none.
- c) **Declaration of other Disclosable Interests in items on the agenda and their nature.** Cllr Bennett declared an interest in *agenda item 8 – Holly View Drive Planning enforcement issues-* as he was the owner of a property located in Holly View Drive.
Cllr Black declared an interest in *agenda item 7c planning application 16/01032/HOU -Willomar, 186 Upper Welland Road* – in that a member of the applicant's family was a lodging at his home address.
Cllr Knibb declared an interest in *agenda item 7b planning application 16 01109 HOU - 27 The Moorlands* – in that he was closely acquainted with the applicant

Cllr Freeman declared an interest in *agenda item 7c planning application 16/01032/HOU -Willomar, 186 Upper Welland Road* -in that he is party to a financial arrangement with the owner of a neighbouring property
- 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 19th July ,2016 The minutes 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 planning notices had been received from Malvern Hills District Council: - [16 00866 HOU](#) **2 Lower Wyche Road, WR14 4ET**

Replacement of all existing single glazed timber windows, with new composite double glazed. Replacement of 1 existing roof light and installation of 4 new roof lights. Removal of existing porch walls, to reveal original porch canopy roof and gallow brackets.

Application approved 26th August, 2016

[16 00745 HOU](#) **Five Oaks, Kings Road, WR14 4HL**

Addition of a bedroom and ensuite within the existing roof space and alterations to an existing fence

Application approved 18th August, 2016

[16 00801 HOU](#) **40 Lower Wyche Road, WR14 4ET**

Alterations and enlargement of dormers to front and rear roof slopes, and bi-fold doors to front elevation

Application approved 30th August, 2016

5 Planning applications received from Malvern Hills District Council for comment as follows: -

(a) [16 00993 HOU -8 Homestead Close, WR14 4HG](#)

Amendment to permission 15/00639/HOU - Erection of rear extension and raised decking area.

The Parish Council unanimously resolved to object to this application on the same basis that it had objected to the previous application- 15/00639 HOU- in respect of this property.

Members remained of the view that the impact of the size and extent of the proposed extension and decking would represent an overdevelopment which would be over dominant when compared with other property in the immediate area.

As the proposed new decking area is higher than the existing fence line between neighbouring properties, this would result in the occupants of 8 Homestead Close being able to gain direct views into the gardens and rooms of neighbouring houses. Clearly this would constitute an unacceptable loss of privacy for the residents in those properties.

Members also questioned the accuracy and scale of the plans and drawings, submitted in support of this application, as they do not appear to accurately reflect what has in fact been built.

If this application was allowed a precedent could potentially be set which might see the owners of neighbouring properties also submitting proposals to re-establish the level of amenity which they currently enjoy.

(b) [16 01109 HOU - 27 The Moorlands WR14 4PS](#)

Rear single storey extension.

Members raised no objections to this application.

(c) [16/01032/HOU -Willomar, 186 Upper Welland Road WR14 4LA](#)

Proposed replacement garaging with link to dwelling and single storey rear extension

Members resolved to object to this application on the basis that it would be an over development of the site, substantially increasing the size of the present building. This could have an unfavourable impact on the existing character of the property and thus falls foul of well-established planning guidelines.

6 Planning enforcement issues -Holly View Drive/ The Poplars

Further to the issues with the completion of some aspects of this development the Chairman closed the meeting to allow Jean Stupples, one of the owners of a property at the Poplars, to outline the ongoing issues with the completion of ancillary works at the site.

There had been long standing delays in the completion of issues such as landscaping works, access drives and refuse bin storage facilities. This was partially due to the fact that liaison between the District Council’s planning team and the developer had been ineffective, and enforcement of some of the planning conditions, associated with the approval of planning permission for the site, had apparently not been properly enforced.

Mrs Stupples advised that in recent weeks the developer had begun to address some of the outstanding areas of work, but there were still concerns that overall progress was slow and that the MHDC planning team had not been quick enough to ensure that all of the works were carried out in a timely manner.

Mrs Stupples was advised that if she or any other resident was unhappy with any aspect of the Council’s, planning process that they should contact the Head of Planning at the District Council; failing which complaints about the performance of individual officers could be lodged with the District Council’s monitoring officer.

There being no other business the Chairman closed the meeting at 8.40 pm.

Minutes approved – P Bennett..... Chairman

Dated 18th October, 2016