

MAMBLE PARISH COUNCIL

Draft Minutes of an Extra-Ordinary Planning Meeting held on Thursday 21st November 2019 in the Village Hall at 7pm.

Present: Cllrs: Mr J Pepper (Chairman), Mr C Bunn, Mrs S Rawlins and Mr S Finney.

In Attendance: Mrs A Watson (Clerk) and parishioner Mr L Evans.

Democratic Public Question Time: The Chairman invited Mamble parishioner, Mr L Evans, to address the meeting as he wished to raise concerns regarding the new (revised) planning application for Pound House. These included site plan differences between applications, car parking, waste disposal and the impact of the proposed application. Councillors discussed these concerns with Mr Evans, who left the meeting at 7.35pm.

1. **Apologies:** There were no apologies.
2. **Declarations of Interest:** None.
3. **Minutes:** The minutes of the meeting held on the 07/11/19 were approved and signed by the Chairman.

4. **Malvern Hills District Council Planning Notifications:**

4.1 **Application Number 19/01630/FUL Associated Ref 19/01631/LB**

Location: Pound House, Mamble, Kidderminster, DY14 9JY. Applicant: Mr P Smith

Description of Proposal: Replacement of an existing static caravan with a shepherds hut and the retention /relocation of a domestic summerhouse.

The Parish Council considered the application and agreed to submit the following to the Planning Officer:

Re: Planning Application Number 19/01630/FUL and Associated Ref 19/01631/LB

*The above application was considered by Mamble Parish Council at the meeting held on Thursday 21st November 2019, where it was unanimously agreed to **Recommend Refusal**.*

The previous application for this site 19/01204/CU was withdrawn by the applicant and it is disappointingly obvious that none of the comments made by those consulted, who recommended refusal of that application, have been taken into account.

*The reasons for **Recommending Refusal** are as follows:*

1. The Character of Pound House and overdevelopment of the Site

The proposed Shepherds Hut and Summerhouse are not in keeping with the character of this Grade II listed building or the cluster of small brick outbuildings. The applicant has completely ignored the comments from the previous application, made by the Conservation Officer, and neither structure will enhance or conserve this historic asset or its setting.

The Parish Council is concerned that both structures will be used for holiday accommodation, which will overwhelm the site. The removal of the old static caravan, which is not occupied, is welcomed. However, replacing it with a Shepherds Hut will not add any improvement to the site, only additional noise and traffic to the area from potential occupants. The application does not meet the requirements of SWDP6 as it does nothing to conserve or enhance this historic asset. The application does not meet the requirements of SWDP35 as there would be severe impact on neighbouring amenity. The application does not meet the requirements of SWDP36 as the replacement Shepherds Hut would not be well screened and would obtrude wherever it was located in the garden.

2. Parking and traffic

As with the previous application, we note that Worcestershire County Council Highways Recommend Refusal and we support that recommendation. Failure to provide a safe and suitable access is contrary to NPPF 108 and 110, and SWDP Policy 21.

3. The Application

The Parish Council would ask if you would investigate, why the red boundary line on the plan of the Pound has increased in size in comparison to the previous application and appears to extend onto what is considered to be 'highway'. The Parish Council also suggest that due to the length of time the static caravan has been in position, a full bat survey and ecological report is carried out before any removal of this structure takes place. Unfortunately, the one provided in the application is not current or relevant.

4. Mamble Development Boundary

The proposed structures are outside Mamble Development Boundary as indicated on the SWDPR Development Boundaries technical document. The application should therefore be refused.

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4.2 Application 19/01701/HP Associated Ref 19/01702/LB

Location: Tudor Cottage, Church Lane, Mamble, Kidderminster, DY14 9JY. Applicant: Mr P Davis

Description of Proposal: Erection of garden room extension.

Parish Council Comment: Recommend Approval

5. South Worcestershire Development Plan and Development Boundaries Review

5.1 South Worcestershire Development Plan Preferred Options Paper public consultation 4/11/19-16/12/19.

5.2 Development Boundary Review for Mamble Village.

Councillors discussed both the SWDP and correspondence received from the SWDP Policy Planning Officer, regarding the development boundary review. It was unanimously agreed to accept the technical document and proposed boundary as set out on the SWDP website.

6. Other Matters: To consider issues arising from this meeting and any action that is required. None.

7. Date of next meeting:

The date of the next meeting was confirmed as Thursday 5th December 2019.

Cllr. Pepper thanked everyone for their attendance and closed the meeting at 8.15pm.

Signed.....
Chairman

Date.....
