

Little Malvern & Welland Parish Council

Minutes of the Extraordinary Parish Council Meeting held on Thursday 16th October 2014

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Present

Cllrs. Mr D Atkinson (Chairman), Mr B Downey, Mr W Guy, Mr P Hancock, Mrs B Hill, Mrs K Jefferies, Mrs M Pettit,.

In Attendance

Three representatives from Bovis Homes, Mr D Sharp (Clerk) and thirty members of the public.

122/14 Apologies

Cllrs. Mrs A Calvesbert Mr R Cousins, Mr S Sharrock Mr M Upright (accepted).

123/14 Interests

- i. ***Councillors Declarations of Disclosable Pecuniary Interests and Other Disclosable Interests regarding items on the agenda:*** There were none.
- ii. ***Notification of changes to the register of interests:*** There were none.
- iii. ***To consider written requests from councillors for the council to grant a dispensation for those with Disclosable Interests to take part in discussions or voting:*** There were none.

124/14 Minutes

To consider for adoption the minutes of the Parish Council meeting held on 15th September:

These were accepted as an accurate record and were signed by the Chairman.

125/14 Planning:

i. To consider a response to the following applications:

Application No	From	Details
14/01007/REM	Bovis Homes Ltd Lawn Farm, Drake Street	Approval of reserved matters, appearance, landscaping, layout and scale following the approval of Outline planning permission 12/01087/OUT allowed on Appeal APP/J1860/A/13/2197037 - for 50 dwellings.

The meeting was adjourned for a presentation by representatives of Bovis Homes and to allow the public to participate in the debate.

Since the original application had been submitted several changes had been made to the plan: There were fewer bay windows; more chimneys; stepped roof heights and the number of 5 bed houses had been reduced by 10 and more 3 and 4 bed houses proposed.

The representatives agreed to produce some computer generated images of views of the estate and were able to clarify the management plan for the communal green spaces.

Following the presentation the Bovis representatives left and the meeting was reconvened.

It was agreed to return the following suggestions:

1. The 3 units sited at the front of the development and visible from the road are incongruous with the neighbouring properties and should be moved further into the site.
2. No street lighting should be allowed either on adopted nor unadopted stretches of road within the site.
3. We welcome the reduction in the number of 5 bedroom properties however we would like to see more 1 and 2 bedroom properties both for the open market and affordable sector. In doing so the needs of the local area would be better catered for.
4. All open spaces on the site should remain so in perpetuity.
5. We would like assurance that the ridge line of the properties to the east of the site is such a level that the houses are not visible from the east.
6. The detail of tree screening to the south of the site is insufficient.
7. We would like to see more variety of brick used. Current designs have only a choice of 1 brick type or render.
8. Has a sufficiently detailed environmental impact study been made?
9. Does the flood risk assessment need to be updated? Particularly with regards to the boundary land at the rear of Church farm?

ii. Comments from the public on the following applications were welcomed:

Application No	From	Details
14/01333/OUT	Kler Group Ltd Land At Upper Welland Rd	Outline application for a residential development of up to 95 houses (40% affordable) (with all matters reserved except for the access) and associated works
14/01269/OUT	Kler Developments Ltd Land At Lawn Farm Drake Street	Outline application for residential development of up to 50 dwellings. All matters reserved except for access.
14/00893/FUL	The Friary Group Ltd Pheasant Inn Drake Street	Retention and refurbishment of the Pheasant Inn with continued Class A4 Use as a public house on the ground floor with two apartments over, with partial demolition of flanking extensions and timber building to rear. The erection of 18 no. dwellings, access road, parking and landscaping.

14/00893/FUL – The public expressed dissatisfaction over the development which would reduce the pub in size and see it occupy only the ground floor of the building. Parking was considered inadequate and the entrance dangerous. No land drainage scheme had been provided. It was suggested that the parish council could run their own sustainability study to look at the future of the pub and how it would tie in with the Neighbourhood Plan and SWDP.

The parish council would officially determine responses to these applications at the meeting on 20th October.

126/14 Any other matters for report or for future consideration

Nothing further was discussed.

127/14 Date of the next meeting

Monday 20th October was confirmed.

There being no further business the meeting concluded at 10.00 pm.