

**COLWALL PARISH COUNCIL**

**Minutes of the meeting of the PLANNING & DEVELOPMENT COMMITTEE held at The Jean Simon Room, Colwall Village Hall, Mill Lane, Colwall on Wednesday 24<sup>th</sup> May 2017 at 7.30 pm**

**Present:** Councillors: Allen, Butler, Carless (Chairman), Cottam, Haynes, Stock, Trafford-Roberts, County Councillor Johnson, 1 member of the public and the Clerk.

**1. Welcome and Apologies for Absence**

The Chairman welcomed those present.

Apologies were received and accepted from Councillors Beard and Taylor.

**2. Declaration of Interests**

Councillor Haynes declared a Non Disclosable Pecuniary Interest in item 4(i), and did not enter into the debate or vote on this matter.

**3. Minutes of the last meeting**

The minutes of the last meeting of the Planning Committee held on the 10th May 2017 were approved and signed by the Chairman as a true record of proceedings.

**4. Planning applications**

i) RE: 171383: Construction of single and 2 storey detached dwelling under flat roof with attached garage on land at The Coach House, Old Church Road, Colwall, Malvern, Herefordshire.

Applicant: M Thompson

IT WAS RESOLVED that Colwall Parish Council had no objection to this application, but would ask that the planning officer takes the following comments into consideration.

a) That the proposed materials and colour for the walls and roof be in keeping with the Malvern Hills AONB design Guidance on the Selection and Use of Colour in Development - In order to minimise the visual impact from the surrounding countryside and the Malvern Hills.

b) That a tree specialist reviews the site – as recommended.

ii) RE: 171489 – Construction of a log store and raising of an existing timber fence aside a public footpath within the boundary of Long Barn, Cowl Barn Lane, Colwall, Malvern, Herefordshire WR13 6EU

Applicant: Ms Cross.

IT WAS RESOLVED that the Parish Council strongly objected to this application for the following reasons

a) The fence may have an impact on a heritage asset which is protected by its Grade II listing. We defer to the Conservation Officer in this regard.

b) By increasing the height of the fence, this would have a further detrimental impact on the amenity of the public footpath, creating an unnecessarily “threatening environment” on a public footpath in a rural location.

c) The log store is disproportionately and necessarily large for a “log store”. The dimensions state that it would be being 10 meters (30 feet long!). The drawings

relating to the log store are “light on detail” making it difficult to fully access the proposed, other than it’s over large size.

d) Should the planning officer be minded to grant permission for the very large log store, it is requested that a restrictive covenant be imposed, that the building it can only be used for the purpose as applied for, and cannot be divided off within the plot to create a separate dwelling, at some point in the future.

**And** that all materials, finishes and colours, be in keeping with the Malvern Hills AONB design Guidance on the Selection and Use of Colour in Development - In order to minimise the visual impact from the surrounding countryside and the Malvern Hills.

The Parish Council feels strongly that the objections and issues raised regarding this application can only be fully appreciated by a site visit.

iii) 171656 - Work to one oak tree and one non indigenous maple tree at RE: Land opposite, 2 Pedlingham Close, Colwall, Herefordshire WR13 6RB

Applicant: R Dixon.

IT WAS RESOLVED that the Parish Council strongly objected to this application. The proposed works appear to be unnecessary and would be too damaging to the public amenity.

iv) RE: 171432 – Proposed dormers and skylights for loft conversion, and alteration to gable window at 2 Arley Dale, West Malvern Road, Malvern, Herefordshire, WR14 4EJ

Applicant: A Silk

IT WAS RESOLVED that there were no objections to this application.

v) RE: 171728 – Works to various trees at Applecross, Redland Drive, Colwall, Malvern, Herefordshire WR13 6ES

Applicant: G Walters.

IT WAS RESOLVED that there were no objections to this application.

## 5. Correspondence

i) Request to consider parking restrictions West Malvern Road, Upper Colwall - Councillor Stock presented a detailed report.

The meeting was deferred to allow the applicant to speak.

The meeting was reconvened

IT WAS RESOLVED that this is considered further and that the Clerk contact the Locality Steward for his advice, and proposals, for traffic calming methods along this stretch of the Road.

Following this, the Parish Council will then decide if to:-

- 1) Put the scheme design proposed to the residents and
- 2) Consider if the promote the scheme, and if so, how this should be funded – The options being solely by Herefordshire Council or by a contribution from the Parish Council.

ii) Wellington Heath Regulation 14 Consultation.

IT WAS AGREED that Councillor Stock would review and report back to the Planning Committee at the meeting on the 14<sup>th</sup> June 2016.

iii) Request by the Planning Officer, for Colwall Parish Council to reconsider the Parish Councils objections to application ref 170278, in light of the applicants' written response to the said objections.

IT WAS RESOLVED that there Colwall Parish Council had nothing further to add to the objection.

**6. Planning Application Decisions:**

**Approved**

171025/FH – Evendine Lodge, Colwall

163626/FH & 163627/L – Mill Farm, Old Colwall

1703147/FH – Box Cottage, Colwall

170693 – Cambrae, Malvern.

**7. Date of next meeting:**

It was confirmed that the date of the next meeting would be Wednesday 28th June 2017, and will be held in the Jean Simon Room of Colwall Village Hall

The meeting closed at 9.34 pm

Chairman: ..... Date: .....