

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 9th November 2017 at 7.30 pm

Present: Councillors: Carless (Chairman), Allen, Butler, Haynes, Stock, Trafford-Roberts, Taylor, one 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 Cottam.

The meeting was suspended to allow the member of the public to speak. Who raised concerns and objections to the proposed road closure of Mill Lane between the 11th and 13th December. Due to events that are planned at the Church and the Village Hall, during the busiest period of the year.

This item was discussed in detail under Item 5(i) of the Agenda.

The meeting was reconvened.

2. Declaration of Interests

Councillor Trafford Roberts declared a Non Pecuniary Interest in items 4(ii) and 4(v).

3. Minutes of the last meeting

The minutes of the last meeting of the Planning Committee on the 18th October 2017 were signed by the Chairman.

4. Planning applications

i) RE: 173551 – Proposed fence replacing existing hedge at Larchdale, Chase Road, Upper Colwall, Malvern, Herefordshire WR13 6DJ

Applicant: P Clayburn.

IT WAS RESOLVED that Colwall Parish Council had no objections to the application.

ii) RE: 173870FH & 173854L – Proposed repairs, interior and exterior layout changes, replacement windows and extension to existing lean to at Tan House, Colwall

Applicant: Mr & Mrs Stanford.

IT WAS RESOLVED that Colwall Parish Council had no objections to the application but would defer to the Conservation Officer for their expertise.

iii) RE: 173870 – Proposed demolition of single storey utility room and erection of two storey side extension and single storey conservatory at Waverley, Walwyn Road, Colwall, Malvern, Herefordshire WR13 6QT.

Applicant: Mr & Mrs Braithwaite.

IT WAS RESOLVED that Colwall Parish Council had no objections to the application.

iv) RE: 173172 – Proposed two bay garage at Rosecourt, Walwyn Road, Upper Colwall, Malvern, Herefordshire WR13 6PZ

Applicant: Mr & Mrs Machin.

IT WAS RESOLVED that Colwall Parish Council had no objections to the application.

v) RE: 171755 – Amended plans - Site for erection of 4 bed house and garage at Brookhouse Cottage, Walwyn Road, Colwall, Herefordshire

Applicant: J Milne.

IT WAS RESOLVED that Colwall Parish Council objected strongly to this application.

1. The proposed is outside the “settlement boundary” as stated in the Herefordshire UDP and outside the proposed settlement boundary in Colwall Parish Councils emerging Neighbourhood Development Plan.

2. The area between the Rectory and Brook House is an important Strategic Gap between settlement in the South and the North of the Village.

It was been designated as an important open space known as a “green lung” in the Colwall Village Design Statement “VDS”, which has been endorsed by Herefordshire Council planning department. The VDS states that “this space provides an important visual gap that break up the linear development and many resident value the views of the Malvern Hills (in this case the British Camp) and countryside” that this “green lung” gives from the village.

The importance of this strategic gap was upheld by the Inspectorate during the UDP public enquiry in 2007, when the landowner launched an appeal for the land to be included in the settlement boundary, consequently it was upheld that it remain outside the settlement boundary in the 2007 Herefordshire Council UDP.

3. This is endorsed in the recent planning application ref P132321/F where the planning officer stated in his report to the Planning Committee paragraph 6.5 **“In this case it is considered that the proposed site of the open market housing is appropriate as significantly it would not encroach further onto the field than the existing south-western boundary line of Brook House. It is considered that further encroachment into this open undeveloped area would not have been acceptable as it is an important strategic gap between the two distinct elements of Colwall and provides an important undeveloped space “**

4. In a recent review of the Colwall LSCA (which is the basis for our emerging Neighbourhood Development Plan) of the site, post the granting of planning application P132321. The area has been reassessed and is considered to have Lowest Capacity to absorb Development due to the Sensitivity of the Area.

An extract from the review is contained below:-

“Area 10 was judged as having Low capacity for development, principally due to its important local functions. The summary sheet states: *‘Forms historic and **highly important strategic gap** between Colwall Green and Colwall Stone. Gateway to Green from NE and Stone from SW. **Identified as ‘significant open space’ and ‘green lung’ in Village Design Statement.** Potentially important habitat for protected species and other wildlife’*”.

I was asked to reassess the level of capacity of Area 10 in the light of this change to the baseline situation. The area was revisited, and views from the Hills were checked. The changes to the baseline do not alter the importance of Area 10’s functions, in fact, they increase its levels of value and sensitivity, and what remains should be

protected, conserved, and ideally, enhanced”.

5 As regards safeguarding the ecology of this area - the application does not appear to mention a Great Crested Newt survey; in the absence of a Great Crested Newt survey this application should be refused.

6. The proposed means of access may traverse an area which it was to be “ecologically mitigated in relation to the development permitted under P132321”.

5. Correspondence. To consider any correspondence received by the clerk since the last meeting.

i) Proposed Road Closure of Mill Lane.

IT WAS RESOLVED that the Parish Council objected to the proposed for the following:-

1. Disappointed the drawings were not complete with the following missing;
 - a) one alternative route not provided (Mill Lane and Walwyn Road at the Thai);
 - b) advance warnings sign and locations not shown;
 - c) provision for pedestrians.
2. Provision for pedestrian must be adequate for considerable foot traffic to and from the school including young children and pushchairs, the village hall and residents for the considerable length of the closures.
3. Given the length (13miles, 24mins) and the nature of the diversion routes required with multiple closures, the case for 3 concurrent closures has not been made.
4. ‘Access for residents’ must clearly indicated and also specific signing for the village hall.
5. Access to any property must be available from any of the three approach routes.
6. Current diversion signing will lead to vehicles needing to reverse or U-turn and needs to be addressed.
7. The village hall is fully booked for December 11th, 12th and 13th and will generate significant traffic. Signing will be needed to ensure drivers are confident they can gain access.
8. The school has events at St James church on the 12th and 13th which will generate significant traffic.
9. There were complaints about the current arrangements for residents in Mill Lane who have had “to fight” to get their vehicle in the drive.
10. Overall the committee considered the impact of the 3 concurrent closures for 3 days was too great and should be mitigated

ii) TRO 30mph extension Mill Lane

IT WAS RESOLVED that there were no objections to the proposed.

iii) Herefordshire Council Travellers Site Pre Submission Consultation

Councillor Stock agreed to review

6. Planning Application Decisions:

Agreed

171886/FH & 171887/L – Hoe Court

172936 – 3 Fossil Cottage, Walwyn Road

173117/FH – Applecross, Redland Drive.

7. Date of next meeting:

It was confirmed that the date of the next meeting would be Wednesday 29th November 2017.

The meeting closed at 8.25 pm

Chairman: Date: