

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 10th January 2018 at 7.30 pm

Present: Councillors: Beard, Burston, Butler, Carless (Chairman), Trafford Roberts and the Clerk, and approximately 15 members of the public.

1. Welcome and Apologies for Absence

The Chairman welcomed those present.

Apologies were received and accepted from Councillors Allen, Cottam, Haynes, Stock and Taylor.

The meeting was adjourned to allow a member of the public to speak. An enquiry was made as to the status of the S106 monies for the flooding issues at Brookmill Close, following the residents email to the Parish Council, dated the 3rd December 2017. Councillor Trafford Roberts (the Chairman of the Parish Council) advised that he had been in email contact with Herefordshire Council regarding this issue during December, and agreed to chase up this matter and keep the resident, C Walker, informed. The meeting was reconvened.

2. Declaration of Interests

Councillor Butler declared an interest in item 4(ii).

Councillor Trafford Roberts declared an interest in item 4(ii) and did not enter into the discussion or vote on this matter

3. Minutes of the last meeting

The minutes of the last meeting of the Planning Committee on the 13th December 2017 were signed by the Chairman.

4. Planning applications

i) 174512 – Proposed single and two storey extensions and associated alterations to existing house. Proposed new single storey garage and summer house at Cherry Trees, Broadwood Drive, Colwall, Malvern, Herefordshire WR13 6QD.

Applicant: Mr & Mrs Thompson.

The meeting was adjourned to allow the applicant to make a representation and answer questions relating to the application.

The meeting was reconvened.

IT WAS RESOLVED that Colwall Parish Council had no objections to the application but ask that the planning officer take into account the following comment.

The Parish Council is concerned that the garage could be used for commercial usage and would request that a suitable restrictive covenant be added to ensure that it is for domestic use only.

ii) 174574 – Outline planning permission for the proposed erection of up to 5 dwellings with associated vehicular access at Brookmill Close, Colwall.
Applicant: J Milne.

The meeting was adjourned to allow members of the public to speak.

The meeting was reconvened.

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 (dated March 2017):-

“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”.

7. The proposed access will be up a very narrow estate road – Brookmill Close and there are concerns regarding:-

- i) the suitability of this road to take any more traffic,
- ii) and the fact that at its’ junction with the Walwyn Road (B4218) this is crossed by the busy “walk to school” footfall traffic of parents with young children.

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

- i) Wellington Heath Regulation 16 Consultation – Councillor Stock has agreed to review and report back to the Parish Council.

6. Planning Application Decisions:

Agreed

174203/L – Hoe Court, Colwall

Declined

173584/T – The Way, Mathon Road, Colwall

7. Date of next meeting:

It was confirmed that the date of the next meeting would be Wednesday 24th January 2018.

The meeting closed at 8.30 pm

Chairman: Date: