

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 13th December 2017 at 7.40 pm**

Present: Councillors: Allen, Burston, Carless (Chairman), Haynes, Stock, Taylor, Trafford Roberts and the Clerk, and non committee Councillors Daniels, Kendrick, Rees.

1. Welcome and Apologies for Absence

The Chairman welcomed those present.

Non committee members were reminded they could comment but not vote on the items discussed.

Apologies were received and accepted from Councillors Beard, Butler and Cottam.

2. Declaration of Interests

None were declared.

3. Minutes of the last meeting

The minutes of the last meeting of the Planning Committee on the 29th November 2017 were signed by the Chairman.

4. Planning applications

i) RE:174188/L – Demolition of spur wall and replace with wooden post and fence. Install two exterior lights, one on each gable end of the property at Toll House Cottage, Colwall, Malvern, Worcestershire WR13 6HR
Applicant: A McLellan.

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

ii) RE: 174379 – Works to various trees at Redland, Redland Drive, Colwall, Malvern, Herefordshire WR13 6ES
Applicant: T Martin.

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

iii) RE:- 174212 – Proposed first floor extension at Rosebank, West Malvern Road, Malvern, Herefordshire, WR14 4EW
Applicant: D Lloyd.

This application had not been reviewed so no comment was passed.

iv) RE: - 174166 – Application for approval of reserved matters following outline approval (170278) for the land to the rear of Thai Rama Restaurant, off Walwyn Road, Colwall, WR13 6EG
Applicant: K Lockley.

IT WAS RESOLVED that Colwall Parish Council strongly objected to this application and requested that the planning officer take the following comments into consideration:-

1. Colwall Parish Council has to satisfy a housing growth of 14%, as per the Herefordshire Council adopted Core Strategy. Therefore all new housing development sites in the Parish must be maximized. Consequently Colwall Parish Council is objecting to the number of houses proposed on the site (currently 9), as it wishes for a greater density to be accommodated within the proposed defined development area (excluding the “open Space”).

Based on the Adopted Core Strategy statement¹; *the target net density across the county is between 30 and 50 dwellings per hectare, although this may be less in sensitive areas.*

Therefore, assuming 35 dwellings per Ha, this would equate to 20 dwellings.

Far from impacting on the AONB, this greater density could be beneficial in Colwall, by avoiding land having to be developed in the lowest 3 grades of the Colwall Landscape Sensitivity and Capacity Assessment.

We therefore wish for the developer to explore increasing the density of houses in the defined developable area of this site, excluding the “open space”, to accommodate 20 dwellings.

2. Clarification as to whether the access road will be a public right of way, regardless of its legal status (i.e. whether it is a private road or not); this would provide an alternative route for access to the school, from the Walwyn Road to the narrow access immediately south of the Thai Rama.

3. There is no mention of cyclists in the Design and Access Statement. The Parish Council requests that cyclists will be legally entitled to use all the pathways within the development.

4. All aspects of the design of the proposed development, including the open space, should have regard to the emerging Colwall Parish Council - Neighbourhood Development Plan.

5. That the 2 internal footpaths do not be designed “as narrow corridors”, with high 5-6 foot close board fencing on both sides, but are made as wide and inviting as reasonably possible. The council seeks this in an effort to afford users protection and safety when using and in the belief that a pleasant walking environment is more likely.

v) RE: 174436 – T1. Mature Lime 30% crown reduction at Needwood, Brockhill Road, Colwall, Malvern, Herefordshire WR13 6EX

Applicant: A Allfee.

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

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

i) Consider applying for a TPO on the Monkey Puzzle tree at Chevenham.

IT WAS AGREED Councillor Stock would liaise with the Tree Preservation Officer regarding the potential preservation of all trees on the site.

6. Planning Application Decisions:

Agreed

173172 – Rosecourt, Colwall

7. Date of next meeting:

It was confirmed that the date of the next meeting would be Wednesday 10th January 2018.

The meeting closed at 7.50 pm

Chairman: Date: