

**COLWALL PARISH COUNCIL****Minutes of the meeting of the PLANNING & DEVELOPMENT COMMITTEE  
held in the Jean Simon Room of Colwall Village Hall, Mill Lane, Colwall on  
Wednesday 28<sup>th</sup> April 2016 at 7.30pm**

**Present:** Councillors: Beard, Butler, Carless, Cooper, Cottam, Fraser, Haynes, James, Kendrick, Mills, Stock, Rees, Taylor, Trafford-Roberts, 2 members of the public and the Clerk.

**1. Welcome and Apologies for Absence**

The Chairman welcomed those present and no apologies were received.

The Chairman reminded no committee members, Councillors Cooper, Fraser, James, Kendrick, Rees, Taylor and Trafford-Roberts that they could enter into the debate about the items on the agenda but not vote on them.

**2. Declaration of Interests**

Councillor J Stock declared a non-disclosable pecuniary interest in item 4(ii)

Councillor Haynes declared a non-disclosable pecuniary interest in item 4(iii) and a disclosable pecuniary interest in item 4(ii).

Both Councillors left the meeting when these items were discussed and voted upon.

**3. Minutes of the last meeting**

The minutes of the last meeting of the Planning Committee held on the 13<sup>th</sup> April 2016, were approved and signed by the Chairman as a true record of proceedings.

**4. Planning applications**

i) RE: 160647 – Proposed rear extension at Box Cottage, Walwyn Road, Upper Colwall, Malvern, Herefordshire, WR13 6PL

Applicant: J Sly.

IT WAS RESOLVED that the Parish Council had no objections the proposed.

ii) RE:161068 - Proposed erection of dwelling house on land at The Coach House, Old Church Road, Colwall, Malvern, Herefordshire.

Applicant: Mr & Mrs Beard.

Councillor Stock handed over the chairing of the meeting to Councillor Beard the Vice- Chairman for his item.

The meeting was adjourned to allow the 2 members of the public to speak regarding their objections to the application.

The meeting was reconvened

IT WAS RESOLVED that Colwall Parish Council raises strong objections to this proposed development.

The following comments are to be submitted to Herefordshire Council for consideration:-

This is a new dwelling in the Malvern Hills AONB which is outside the settlement boundary of the Parish of Colwall.

One additional “windfall” dwelling has already been developed on the site, by the applicant – in the conversion of the Old Coach House to a residential dwelling, and Colwall Parish Council is opposed to another new dwelling on this site which is outside the Parish Settlement Boundary.

Colwall Parish Council objected to the previous application N123067/F for the same reasons and whilst this was approved by the planning authority one of the overriding considerations given was that the “sustainability credentials was given considerable weight in granting permission for the dwelling house”. The proposed is no longer “a passive house” and infact is of ordinary construction. In addition, the planning committee considered that the siting of the previous application N123067 to have been “very carefully chosen having had full regard to the physical characteristics of the site”. Whereas, the proposed, is in a different location on the site and appears to be very poorly located, impinging unnecessarily on the neighbouring properties view and light.

Should the planning officer/committee be minded to approve the proposed, we would request the following conditions:-

That the plot be relocated to the East of that proposed, or back to the same location as N123067, to lessen the unnecessary impact on Whitegates.

That planting be required to shield the neighbouring property “Whitegates” from the building.

The design statement refers to solar panels (but these are not evidenced on the plans) should be placed flat on the flat roof and not angled to intrude further on “Whitegates”.

The window and door overlooking Whitegates to be in frosted glass.

iii) RE 161026 – Fell Liquidamber tree at Bowerfield, Mathon Road, Colwall  
Applicant: Mr & Mrs Bradbeer.

IT WAS RESOLVED that the Parish Council had no objections the proposed.

## **5. Correspondence**

None

## **6. Planning Application Decisions:**

### **Approved**

160547 – Wyncliffe, Cowl Barn Lane

160571 – Broad Oak, 6 Spring Close

160632 – Strathmore, West Malvern Road

160731 – 1 The Way, Mathon Road

160674 – Kerry Hills, Walwyn Road

160683/L - Park Farm Barn, Old Colwall

160535 – Rowan Lodge, Evendine Lane

160542 – Beamsley, Redland Drive, Colwall

160545 – Oakdene, Redland Drive, Colwall

**Declined**

160909 – Non- Material Amendment - Land at Former Bottling Plant, Walwyn Road, Colwall.

**7. Date of next meeting:**

It was confirmed that the date of the next meeting would be Wednesday 11<sup>th</sup> May 2016, and would be held in the Jean Simon Room of Colwall Village Hall.

The meeting closed at 08.10 pm.

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