

**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 30<sup>th</sup> August 2018 at 8.55pm**

**Present:** Councillors: Beard, Burston, Butler, Cottam, James, Rees, Stock (Chairman), Trafford-Roberts and the Clerk.

**1. Welcome and Apologies for Absence**

The Chairman welcomed those present.

Apologies were received and accepted from Councillors Bridgens and Haynes.

The Chairman reminded non-committee members that they could discuss but not vote upon items on the agenda.

**2. Declaration of Interests**

The Chairman reminded Councillors of the need to declare any Interests in items on the agenda.

None were declared.

**3. Minutes of the last meeting**

The minutes of the last meeting of the Planning Committee held on 25<sup>th</sup> July 2018 were adopted and signed by the Chairman.

**4. Planning applications.**

i) RE: 181274 - Revised plans for proposed erection of three storey building accommodation 26 retirement flats. The erection of a terrace of 5 dwellings with 11 car parking spaces the erection of a single storey outbuilding accommodation refuse, cycle and garden maintenance storage at the site at Walwyn Garden, Walwyn Road, Colwall, Herefordshire.

Applicant: C Allen.

IT WAS RESOLVED that subject to confirmation that the plans on the Herefordshire Council portal are the most up to date revised plans the following response is appropriate. Should those plans not be correct or have been misinterpreted then the parish Council will need to review this application at the next Planning Committee meeting.

“Colwall Parish Council supports the principle of a residential development of this scale and density however the Parish Council strongly object to the appearance of the building design, materials and colour. The main building design does not make a positive contribution to the local character; failing to relate to the village setting, the neighbouring properties or the adjacent listed building. The main building also lacks a pitched roof which is a significant part of the character of buildings in the village. The Parish Council is of the opinion that “significant effort to break up the “block” into several parts should be made”.

The design of the terrace of dwellings at the rear of the site fail to respond to the existing two terraces when all will be seen together. Similarly the public realm area fails to respond to the design of the public realm area on the remainder of the Bottling Plant site.

The views from the hills generally and British Camp particularly are nationally important, and are protected by planning policies which requires the views to be protected and enhanced. This application being within the Malvern Hills Area of Outstanding Natural Beauty fails to achieve this”.

ii) RE:182808 – Proposed single storey extension to side of Sunnyside, Jubilee Drive, Upper Colwall, Malvern, Herefordshire WR13 6DQ

Applicant: L King.

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

The Parish Council is concerned that the low level roof lights will cause a significant amount of light pollution to both the neighbouring property Greenwold (this is already subject to light pollution caused by roof lights from another neighbouring property) and the surrounding area.

The Parish Council request that the light pollution is mitigated as much as possible. Colwall is the Malvern Hill AONB and the Parish Council takes its Design Guidance from the “Malvern Hills AONB Design Guide”. Page 48 specifically refers to mitigating light pollution and whilst the roof lights are not “external lighting”, the principal is the same. The roof lights will potentially cause unnecessary light pollution and illumination of the neighbouring property which contravenes point E, page 48, of the Malvern Hills AONB Design Guide.

iii) RE: 182977 – Ash – Crown, lift side over Applecross garden by 10 metres and face back higher canopy by 4 metres. Sycamores, face back to boundary fence at Long Barn, Cowl Barn Lane, Colwall, Malvern, Herefordshire WR13 6EU

Applicant: G Walters.

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

## **5. Correspondence.**

i) Herefordshire Area Plan – Housing and Employment Site Options Consultation

IT WAS AGREED Councillor Stock would review and report back to the planning committee on or before the 26<sup>th</sup> September 2018.

ii) RE: 183155 – “Class R – Prior Approval” for Proposed change of use of former agricultural buildings to be used for arts and crafts workshops and tea shop/cafe and deli at Barton Court, Colwall, Malvern.

“This application is for a prior approval determination of a change of use and as such the new legislation does not require that the Parish Council responds to this communication”.

Based on the facts relating to “a prior approval determination..... (as set out above)”

IT WAS AGREED Colwall Parish Council would not comment upon this matter.

iii) Email correspondence between the Clerk and Oliver Kaye – Planning Officer, Herefordshire Council, regarding a potentially dangerous/diseased lime tree outside Provisions of Colwall, Walwyn Road (adjacent to a former lime tree which failed and fell across the Walwyn Road, early August 2018)

Oliver Kaye email dated (29<sup>th</sup> August 2018) was reported to the Parish Council.

“I had a look at the trees last night; the fallen tree is the one of the ones in front of the bottling plant as I suspected. The tree next to it is also hollow and needs to be removed, both are protected by a TPO so will have to be replaced.

I will let BBLP know about the need to fell the other tree and the need to plant two replacement trees”.

Councillors acknowledged and noted this email; Parishioners may raise further concerns/queries regarding this matter direct to them, in the Clerks absence.

**6. Planning Application Decisions:**

None

**Planning Applications received Weekly list dated 13-18<sup>th</sup> August**

The Clerk drew the Cllrs attention to application reference 183048 – “FIVE DAY NOTICE – re proposed works to T1 Horse chestnut, T2 line, T3 lime T4 lime and T3 lime. Clean to remove all dead, diseased and broken branches 3 cm in diameter and larger throughout the crown to improve the health and appearance and reduce risk of branch failure. Carry out aerial inspection of the crown. Trees in high target area on Land at Covent Gardens, Brockhill Road, Colwall”.

**7. Date of Next Meeting:** To confirm the date of the next meeting, this is scheduled for 12<sup>th</sup> September 2018

Meeting closed at 9.35pm

..... Date: .....