

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 October 2018 at 7.30pm**

Present: Councillors: Beard, Burston, Butler, Cottam, Haynes, Rees, Soros, Stock, Trafford-Roberts, 10 members of the public and the Clerk.

1. Welcome and Apologies for Absence

The Chairman welcomed those present.

No apologies were received.

It was proposed by the Chairman Councillor Stock, that in order for him to assist with assessing planning applications he would like to step down and hand over the Chairmanship to the present Vice-Chairman Councillor Beard.

IT WAS RESOLVED that Councillor Beard be appointed Chairman with immediate effect, and Councillor Stock be appointed Vice-Chairman with immediate effect.

Both of these appointments are for the remainder of the 2018/19 municipal year.

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 26th September 2018 were adopted and signed by the Chairman.

4. Planning applications.

i) RE: 183202 - Land to the Rear of Paddock End and The Way. Proposed erection of 2 no 5 bedroom houses and associated garages, driveways and amenity space
Applicant: S Billingham.

IT WAS RESOLVED that Colwall Parish Council strongly objects to this application for the following reasons:-

The site - The site of the proposed development lies outside the settlement boundary as set out in the Herefordshire UDP and is outside of the proposed settlement boundary of the emerging Colwall Neighbourhood Development plan.

The application is contrary to Policy RA3 in the Herefordshire Core Strategy in that it fails to meet any of the categories listed that may permit development outside settlements.

The emerging Colwall Neighbourhood Development Plan, which has been well supported during the March 2018 Regulation 14 consultation, demonstrates that

Colwall can adequately meet its housing allocation, as set out in the adopted Herefordshire Council Core Strategy, without the need for the proposed to be granted.

As part of the work towards drafting the Colwall Neighbourhood Development Plan a detailed Landscape Sensitivity and Capacity Assessment (LSCA) has been undertaken; this assessment records the proposed development site as having low to medium/low capacity which is the second lowest level of capacity recorded around the village. This indicates that the land is relatively unsuitable for development when considering landscape and visual amenity issues.

Design - The proposed is adjacent to the Colwall Conservation Area and in the Malvern Hills AONB. No consideration appears to have been given either of these status when designing the properties or their position in the plots.

Properties in this part of the village are generally set back with having their principal elevation facing the road. The proposed is contrary to this with the dwellings appearing to be large relative to their plot size and with no obvious relationship to a local road or the proposed track access. The proposed appears to contravene the AONB Building Design Guide in that new development should reflect existing settlement pattern and plot size and that characteristic spacing should be reflected. There is also concern that should this be granted this could potentially be repeated along the western edge of the Conservation Area in this part of the village. No consideration appears to have been given to the proposed within the context of the landscape.

In our opinion, the designs are not “sustainable” or “of exceptional quality and innovative design to satisfy the design criteria as set out in Paragraph 55 of the National Planning Policy Framework.

They do not significantly enhance the surrounding area, and elevations fail to define characteristics of the local area.

Furthermore, the “Design Statement” states that “the proposed would contribute towards the affordable housing needs of the village”.

It is difficult to see how it could be interpreted that 2 no 5 bed-roomed detached houses meet the criteria for “contributing towards affordable housing” in the village of Colwall.

Access – Policy MT1 of the Core Strategy.

This application contravenes this policy.

Access to the proposed is along the existing track off Mathon Road.

This is a narrow single track lane of between 3-4 metres (10-12 feet) in width and 68 metres long (225 feet) with no passing places.

Access from the track onto Mathon Road is on a blind bend, this fails to meet “Herefordshire Councils Highways Design Guide” which states that there must be good visibility in both directions.

Whilst the photograph in the highway report appears to show “adequate visibility” to the South, this is misleading, as the photograph appears to have been taken from a pedestrian stood in the road and not the view from a car – from which there is very limited visibility.

The road traffic “Tracsis” survey has been undertaken during the summer school holidays when the traffic was lighter than normal; and therefore is misleading as it is not representative of normal week day traffic outside of the school holidays.

The highways report refers to an average speed along Mathon Road of 22-28 mph; however, it fails to mention that this road is a very narrow country lane, which is regularly used by agricultural vehicles and horseback riders as well as regular vehicles. By omitting this information it does not reflect the true conditions of the road/site.

The proposed parking at the proposed development is limited to 3 parking spaces per 5 bed-roomed property. This parking appears inadequate for 5 bed-roomed houses; if all the proposed parking spaces were utilised and additional vehicles needed to park at the properties the “overspill” could not park along the single track road (because it would be blocked) or along Mathon Road which itself is a narrow busy road with no parking places (or footway).

There do not appear to have been any improvements to the access problem, which were stated as one of the reasons for the refusal for planning previously and in fact Mathon Road now has more vehicular traffic regularly using.

Biodiversity and geodiversity – Policy LD2 of the Core Strategy

The proposed fails to meet the criteria stated within the policy that “developments proposed should conserve, restore and enhance biodiversity and geodiversity of Herefordshire”.

The area is rich in both wildlife and birdlife, which is contrary to the application. In addition, the supporting documentation states that “there are no ponds in the vicinity”; we have been advised that there are in fact 2 ponds within 100 metres of the development site and great crested newts have been sighted on land adjacent to the proposed site.

The reports supporting the application claim that the proposed development site is well screened from the adjacent footpath to the south by a hedge. This footpath is well used and much of the vegetation present along the PROW is deciduous therefore the proposed houses and associated garages would be clearly visible throughout the winter months.

In summary the application would be damaging to the sensitive landscape in which it would sit and fails to meet planning and environmental requirements.

We understand that applications have previously been made to develop this site in 1953, 1973, 1975 and 1976, the first was withdrawn and the others refused, those in 1975 and 1976 following appeal because the area was in essence deemed unsuitable for development and specifically due to problems with the access, assessing this application nothing has changed since those decisions were made.

ii) RE: 183135 – Proposed demolition of existing house and redevelopment of site to provide 3 no 2 storey four bedroom Passivhaus house dwellings at Beacon View, Mill Lane, Colwall, WR13 6EQ.

Applicant: Mr & Mrs Hill.

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

5. Correspondence.

181274 – Apartments at the Former Bottling Plant, Colwall.

Following on from County Councillor Johnsons report to Full Council on the 26th September 2018.

Councillor Stock reported “he had held a very positive meeting on the 5th October 2018 with the planning officer Roland Close, to discuss potential improvements to the visual street scene of the building. Following that meeting, Roland Close has confirmed he has arranged a further meeting with the architects to discuss the suggested alterations to the facade which would visually break the building into “house size segments” as opposed to” the horizontal mass of one large building”. We await the outcome of that meeting”.

6. Planning Application Decisions:

Withdrawn

182149 - Proposed single storey extension to the rear (with balcony) and front elevations and two storey extension to the side at Jo Ludlow Hairdressing Salon, Walwyn Road, Colwall,

7. Date of Next Meeting:

To confirm the date of the next meeting, this is scheduled for 24th October 2018 at the Jean Simon Room, Colwall Village Hall.

Meeting closed at 08.08 pm

..... Date: