

**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 12<sup>th</sup> December 2018 at 7.30pm**

**Present:** Councillors: Beard, Burston, Butler, Evans, Haynes, Rees, Soros, Stock, Trafford-Roberts, Wiseman 7 members of the public and the Clerk.

**1. Welcome and Apologies for Absence**

The Chairman welcomed those present.

Apologies were received and accepted from Councillor Cottam.

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

Councillor Wiseman was co-opted and welcomed onto the Committee.

**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 28<sup>th</sup> November 2018 were adopted and signed by the Chairman.

**4. Planning applications.**

i) RE: Planning Consultation - 184039 – Proposed construction of 10 dwellings with associated access turning facilities for land at Brook House Cottage, Walwyn Road, Colwall, Herefordshire.

Applicant: Mr Lockley.

The meeting was suspended to hear representations from 3 members of the public.

The Meeting was reconvened.

IT WAS RESOLVED that Colwall Parish Council endorse the layout, higher density and choice of house types but

i) objects to the footpath not being dedicated as a public right of way and

ii) requests that the proposed bin collection be specified to be from within the curtilage of the site and

iii) requests that all construction vehicles access the site from Walwyn Road not through Brookmill Close, to minimise the disruption to the existing residents of Brookmill Close and Evendine Mews.

PROPOSED REVISIONS NOT INCLUDED IN PLANNING APPLICATION (this has been received subsequent to the application above and is subject to further consultation).

Although this data does not form part of the current application it has been issued by the applicant and discussed with the planning officer who would be pleased to hear our views on the revisions. The revisions have been prompted following the applicant's discussions with the neighbours – which is excellent and to be applauded.

#### Footpath Route

There is a proposal to move the proposed footway to the NE. This would take the route away from the Rectory but closer to the Bell Homes property in Evendine Mews, though the common boundary length is significantly reduced. It would exit onto Walwyn Road as the historic route.

This is preferable for both the Lockely Homes estate and the public.

IT WAS RESOLVED that Colwall Parish Council positively supports this amendment.

#### Development Types

The second suggestion is to provide a 3-storey block of six, 2-bed apartments in place of the six, 3-bed semi-detached homes. These would be more affordable than the semi-detached homes. The development would have the same number of homes but the total bed spaces would reduce from 30 to 24. It would also reduce the footprint, make the site look less developed and reduce the impact on privacy of homes in Martin's Orchard.

IT WAS RESOLVED that Colwall Parish Council positively supports this amendment.

#### Bin Collection Site

The planning officer has asked the applicant to draw up a plan indicating how the bins will be collected on the site.

IT WAS RESOLVED that Colwall Parish Council positively supports this amendment.

#### Ecology/Wildlife zone of Evendine Mews

IT WAS RESOLVED that Colwall Parish Council raises concerns that this "zone" could be disturbed; the revised plans show a strip, but we ask that the Planning Officer ensures that this area is protected, as it was a planning conditions associated with Evendine Mews.

ii) RE:- 184061 – Application for a Lawful Development Certificate for the stationing of a mobile home for ancillary use at Dove Cottage, Evendine Lane, Colwall, Malvern, Herefordshire WR13 6DR

Applicant: N Barrie

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

We request that the undertakings specified are strictly adhered to and the proposed “mobile home” is not to be used for 1) commercial use and 2) that a covenant be added that it is to remain part of Dove Cottage and cannot be “separated” by way of ownership thereby creating a separate residential dwelling.

iii) RE: Planning Re-consultation - 183826 – Design and Access statement for 1-34 Chevenham Close, Colwall, Malvern, Herefordshire

Applicant: M Baggett

Councillor Beard advised the committee that he had assisted Councillor Stock in reviewing the Design and Access statement and confirmed that the concerns he had previously raised have all been addressed.

IT WAS RESOLVED that Colwall Parish Council had no objections to the application and thanks the planning officer for his input in achieving this design for the buildings.

iv) RE: Planning Consultation - 183666 – Listed building consent re extensive alterations at Toll House Cottage, Colwall, Malvern, Herefordshire WR13 6HR

Applicant: A McLellan

IT WAS RESOLVED that Colwall Parish Council had no objections to the application but ask that the planning officer takes into account the following comments: The Parish Council is very concerned .about the proposed parking area, the exit will be onto a main road where the speed limit is unrestricted and visibility is very poor particularly on one direction. We request that this aspect is referred to Highways for their expertise and input.

v) RE: Planning Consultation - 183960 – Proposed agricultural building at Brookmead, Old Church Road, Colwall, Malvern, Herefordshire WR13 6HB

Applicant: Mr & Mrs Williams.

The meeting was suspended to hear representations from 1 member of the public. The meeting was reconvened.

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

## **5. Lost Tree Map**

i) Councillor Butler advised that Google has decided to retire the Fusion Tables Tool that was going to be used for the “lost tree map”, so he will be looking into alternatives.

In the meantime, the Clerk will update the master list of planning applications for trees with the colour coding amber for trees to be felled but be replaced and red for trees to be felled with no replacement suggested.

ii) Fighting for our Hedges

IT WAS RESOLVED that the planning committee makes the following statement for the forthcoming Newsletter:

“The loss of boundary hedges is a real assault on Colwalls’ character and wildlife. This is more the pity as the village is at the heart of the Malvern Hills Area of Outstanding Natural Beauty (AONB) which is doing its best to promote local distinctiveness and biodiversity on the hills in which Colwall nestles”.

## 6. Correspondence

### i) Email complaint Colwall School Landscaping

Councillor Stock had circulated a report prior to the meeting which Councillors considered regarding the above.

The Clerk advised that subsequent to this we have been advised Herefordshire Council's landscaping officer has recently undertaken a further site visit to Colwall School and identified, four Extra Heavy Standard Oak trees *Quercus Robur* on the Western boundary of the site, which have died.

The Officer has requested via the Planning Officer that these trees are replaced within the next two winter months. (As planting in the summer months is more expensive and has a greater chance of not being successful for large trees).

His report also acknowledges that December is not a time for leaves to be found on tree and hinders good identification of dead trees. This means there are potentially some other trees which have been planted which are also dead, so he recommends another site visit next August/September to check for next autumns replanting of dead trees and plants.

Following on from this report we have been advised the Planning Officer has written to the Education Department requesting that:-

- a) the trees that we know have certainly died to be replaced with ones of same size and species within the next 2 months;
- b) they appoint a Landscape Consultant to inspect all the other landscaping during the period 1<sup>st</sup> April 2019 – 1<sup>st</sup> September 2019; and
- c) from which any planting which is identified as having died is replaced (with same size & species) in period 1<sup>st</sup> October 2019 until 1<sup>st</sup> February 2020.

And finally for completeness there should be on-going monitoring and maintenance for the first five years since the planting took place.

IT WAS AGREED Colwall Parish Council endorses the planning officers requests and that Clerk will monitor the above and engage with County Councillor Tony Johnson to ensure that these requests adhered to as we do not see why the Education and Property Services should be treated any differently from other developers who fail to satisfy the conditions of planning

**ii) Design & Access statement for RE- 184078** – Proposed two storey extension to existing dwelling and garage at April House, The Purlieu, Malvern, Herefordshire, WR14 4DJ. Applicant: Mr Fetteringham.

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

We request that a covenant be added that the garage it is to remain part of April House and cannot be “separated” by way of ownership thereby creating a separate residential dwelling.

**iii) RE:-181274- Amended plans for Walwyn Gardens, Walwyn Road, Colwall.**

Notification from the planning officer that planning has been approved for the above and as part of the final negotiations will now include the “affordable housing provision” of 4, 2 bed-roomed low cost market and 7, 1 bed-roomed low cost market apartments.

**iv) Design & Access Statements on the Herefordshire Council portal**

Following the Parish Councils complaints about 2 recent applications not having the Design & Access Statement viewable on the website we have been advised, the complaints have been forwarded to the Team Leader for Technical Support and we have also been advised

A Design & Access Statement is required if the following applies when validating an application:-

“If what is proposed is greater than 100sq m in a Conservation Area or if the application is combined with a Listed Building Consent application”.

**v) Trees felled in a conservation area**

Email notification from the Tree Planning Officer advising Councillors that:- “when trees are felled in a conservation area there is no obligation to plant a replacement.

This would only be enforceable if the tree had been felled without the LPA being notified first or if it has died/become dangerous”.

Therefore as regards 183929, I can’t request a new tree is planted”.

**7. Planning Application Decisions:**

**Approved**

183929 – Sunfold, Walwyn Road, Colwall.

**7. Date of Next Meeting:**

To confirm the date of the next meeting, this is scheduled for 9<sup>th</sup> January 2019 at the Jean Simon Room, Colwall Village Hall.

Meeting closed at 08.30 pm

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