

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 February 2019 at 7.30pm**

Present: Councillors: Beard, Burston, Butler, Cottam, Haynes, James, Rees, Soros, Stock, Trafford-Roberts, the Clerk and 2 members of the public.

1. Welcome and Apologies for Absence

The Chairman welcomed those present.

Apologies were received and accepted from Councillor Wiseman.

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 23rd January 2019 were agreed and signed by the Chairman.

4. Planning applications.

i) RE: Planning Consultation - 184619 – Erection of covered carport to front of property to be masked from the view from the road with 3m+ hedge to the main boundary at Hedgebank, Old Church Road, Colwall, Malvern, Herefordshire WR13 6EZ

Applicant: Mr and Mrs Williamson

The meeting was adjourned to receive representation from the applicant.

The meeting was reconvened.

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

ii) RE: Planning Consultation - 190049 – Proposed removal of conservatory and replacement with single storey garden room/artist studio at St Anthonys, The Purlieu, Malvern, Herefordshire, WR14 4DJ

Applicant: Mr & Mrs Rucinski.

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

iii) FW: Planning Consultation - 190057 – Proposed conversion of outbuilding/garage to holiday let, to include retaining wall at Brockhill Lodge, West Malvern Road, Malvern, Herefordshire.

Applicant: M Corby.

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

1) Current Highway Safety standards call for “vehicles to be able to enter and leave premises in a forward direction”, however, due to the restrictive nature of the access track to the property, there is no ability for any vehicle to undertake a U-turn.

NOTE :The amended location plan dated 24.1.2019 states “that cars can turn at the head of the drive to enter highways in a forward motion” however, this is incorrect and misleading.

If you look on Google Maps Street Scene - The track exits direct onto the Highway the Walwyn Road - B4218, directly opposite the junction with the B4232 – Jubilee Drive. The area that the architect has marked “for turning” is in fact a hilly grass area of common land owned by the Malvern Hills Trust. Infact, there isn’t even a “dropped curb” where the track exits onto the Highway.

2) The plan clearly demonstrates that there is insufficient parking area to park a vehicle at the property whilst still allowing the neighbour to continue to access their property by vehicle; the track would potentially be infringed upon/blocked should parking be undertaken at the property and this would contravene Clause 2 (5) of the existing Deed of Grant.

Allowing for the “accepted” industry standard car parking space, the proposed wall, access into the property through the door in front of the parking space and taking into account the dimensions of the wayleave the average vehicle size a would be overhanging the access track, as the amended locations plan 24.1.19.is clearly illustrated.

3) The “Design and Access Statement” states “there is no evidence of bats”, however, there is no bat survey accompanying this application to support that statement. The roof would have to be removed to undertake the proposed works and therefore would potentially disturb any roosting bats (who are prevalent in this area).

4) There is concern from the neighbour that the existing water run-off issues could be exasperated by the proposed new patio area, for which there are no drainage solutions offered. The patio should be “suds compliant” whereas the proposed “patio slabs with slight fall to existing grass/garden” would only make the existing water run-off issues worse. In addition, it is proposed that the rain water drainage is a soak away, again exasperating existing water run-off issues rather than proposing enhanced rain water drainage solutions.

There are no drawings to demonstrate that the statement “new foul drains to connect to existing drains on site” can be complied with, this is currently a garage/formally a stable.

5) The proposed new window (on the south west elevation) appears to be disproportionally large and will overlook “Brookhill Cottage” kitchen affecting their privacy.

Should the planning officer be minded to grant permission we request that:-

- A restrictive covenant be added that the property is for “holiday letting purposes only” and not a permanent residential dwelling
and
- Building contractor vehicles do not use the access track to the property as this will block the right of way for the residents of the neighbouring property Brookhill Cottage.
- All water run off issues are positively addressed

- Consideration is given to the deletion of the parking area as it is inadequate and would infringe upon the access track
- Frosted glass should be used in the new window on the south west elevation to protect the privacy of the residents of Brookhill Cottage.

iv) RE: Planning Re-consultation - 184078 – Proposed two storey extensions to existing dwelling and replacement garage at April House, The Purlieu, Malvern, Herefordshire, WR14 4DJ

Applicant: R Fettingham.

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

5. Correspondence

i) Email from Balfour Beatty regarding proposed resurfacing works North of Mill Lane (Southbound) and Brookmill Close north to Chevenham Close during March 2019.

IT WAS RESOLVED that Colwall Parish Council wish for these stretches of the carriageway to be “clear of centre (or edge) lining and studs”.

6. Planning Application Decisions:

Approved

182808 – Sunnyside, Jubilee Drive.

183960 – Brookmead, Old Church Road.

183666 – Toll House Cottage, Colwall.

183935 – Kingsey, Broadwood Drive.

184468 – Spindrift, Evendine Lane.

7. Date of Next Meeting:

To confirm the date of the next meeting, this is scheduled for 27th February 2019 at the Jean Simon Room, Colwall Village Hall.

Meeting closed at 08:04 pm

..... Date: