

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 9th October 2019 at 7.30pm

Present: Chairman – Beard, Councillors: Butler, Evans, Haynes, Lane, Rees, Stock, Stratton, Wiseman and the Clerk.

1. Welcome and Apologies for Absence

The Chairman welcomed those present.

No apologies were received.

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.

Councillor Butler declared a non disclosable pecuniary interest in 4(ii) and did not enter into discussion or vote on this item on the agenda.

3. Minutes of the last meeting

The minutes of the last meeting of the Planning Committee held on 25th September 2019 were agreed and signed by the Chairman.

4. Planning applications.

i) Re- 193272 – To fell 1 Ash tree in danger of falling and fell one Conifer due to overshadowing at Checketts, Old Church Road, Colwall, Malvern, Herefordshire.

Applicant: Ashton

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

ii) 192249 – Amended plans for proposed 1 no four bedroom dwelling with garage at land north of Caves Folly, Nursery, Evendine Lane, Colwall

Applicant W Leaper.

Colwall Parish Council strongly objects to the proposed.

The proposed 1 no. 5-bedroom detached dwelling is not reflective of the open market housing need in Colwall under the Ledbury Rural Housing Market Area, as evidenced by the Herefordshire Local Housing Market Assessment produced by GL Hearn consultants, which forms part of the evidence base for the Core Strategy. The scheme would not deliver the size, type, tenure and range of housing required for the settlement of Colwall, failing to contribute to local demand and as such, conflicts with Policy RA2 of the Herefordshire Local Plan Core Strategy and the National Planning Policy Framework.

The applicant has not demonstrated any exceptional justification for development in this location and thus the proposal is also contrary to Policy RA3 of the Core Strategy.

The whole of the parish of Colwall lies in the Malvern Hills Area of Outstanding Beauty (AONB). Consequently as part of the development of the Colwall Parish NDP, in order to identify what areas may be suitable for development, a Landscape Sensitivity and Capacity Assessment (LSCA) has been carried out. This has had several iterations all of which have been made available to the public.

In all iterations of the LSCA the area including the proposed development has been placed in the second lowest capacity to absorb development out of 9 levels. This indicates development would have a significant impact on the landscape.

National Planning Policy Guidance issued in July 2019 titled, **How should development within National Parks, the Broads and Areas of Outstanding Natural Beauty be approached?** states;

“The National Planning Policy Framework makes clear that the scale and extent of development in these areas should be limited, in view of the importance of conserving and enhancing their landscapes and scenic beauty. Its policies for protecting these areas may mean that it is not possible to meet objectively assessed needs for development in full through the plan-making process”...

Consequently, it is considered development on land having the second lowest (out of 9) level for the ability to absorb development without undue impact on the landscape and scenic beauty does not conform with the NPPF.

Economic, social and environmental benefits towards sustainable development are limited and do not outweigh the harm caused by the open countryside location of the development. As a result the proposal does not represent a sustainable form of development and is contrary to Policies SS1, SS6, RA2 and RA3 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

There will be a loss of open space and an expansion of development in this rural context of the Malvern Hills Area of Outstanding Natural Beauty.

The Parish Council continues to endorse the objections of the Malvern Hills AONB.

With future erratic weather predicted due to climate change the risk of flooding is expected to increase. There is a potential for increasing night sky light pollution.

The Parish Council wishes to draw the planning offices attention to a previous application relating to this area of the village “reference 130182”; this application was subject to Appeal to the Planning Inspectorate who “dismissed said appeal”.

The Parish Council feels that the points raised for dismissing this appeal remains relevant to this area and should be applied to this specific application.

In conclusion, the proposed new dwelling would create a harmful impact due to its siting outside of the settlement boundary, in open countryside and in the Malvern Hills AONB.

iii) 193127 - Removal of Asbestos corrugated sheet roof and associated rotten timbers, replacement with a new natural slate roof in keeping with the other buildings within the curtilage at Petty France Barn, Petty France.

Applicant: Mr Clarke

IT WAS RESOLVED that Colwall Parish Council has no objections to the application and endorses the proposed materials.

iv) .193350 – Works to various trees at Arnside, Old Church Road, Colwall
Applicant: Mr Atkins.

IT WAS RESOLVED that Colwall Parish Council has no objections to the application regarding T1-5 but would suggest that T6 could be trimmed rather than felled.

5. Correspondence

None

6. Planning Application Decisions:

Approved

192664 – Windsacre, Colwall

Refused

192834 – Land to the Rear of Paddock End and The Way, Mathon Road, Colwall.

7. Date of Next Meeting:

To confirm the date of the next meeting, this is scheduled for 23rd^h October 2019 in the Jean Simon Room, Colwall Village Hall.

Meeting closed at 07.55 pm

..... Date: