

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 6th November 2019 at 7.30pm**

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

1. Welcome and Apologies for Absence

The Chairman welcomed those present.

No apologies were received.

2. Declaration of Interests

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

Councillor Wiseman declared a non disclosable pecuniary interest in item 4(iv) and did not enter into discussion or vote on this item.

3. Minutes of the last meeting

The minutes of the last meeting of the Planning Committee held on 23rd October 2019 were agreed and signed by the Chairman.

4. Planning applications.

i) 193530 – Proposed works to Corsican Pine (T1) at Burleigh, Old Church Road, Colwall, Malvern, Herefordshire WR13 6EZ

Applicant: Fryer.

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

ii) 193636 – Proposed works to various trees at Brackenfield, Mathon Road, Colwall.

Applicant: Mr Bibbings.

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

iii) 193626 - Fell beech hedge to ground level and grub out roots (leave Holly intact) at Summerhill Cottage, Colwall

Applicant: Mr Wilson.

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

iv) 193615- Proposed two storey rear extension at Westhope, the Purlieu, Colwall.

Applicant Mr & Mrs Crisp.

IT WAS RESOLVED that Colwall Parish Council objects to the application as it neither conserves nor enhances this part of the Malvern Hills AONB.

Westhope is outside the settlement boundary of the village of Colwall and located in the Malvern Hills AONB;

The property, according to the owner, is a “James Brothers’ House, built in 1935” (a local builder who built houses of a specific style in the 1930’s).

Westhope, and the proposed extension, can be seen from many vantage points over a wide area, including PROW CW9, which is in close proximity to the property.

There is no Design and Access Statement supporting the application.

The Parish Council believes this application is contrary to the following policies/guidelines:-

1. National Planning Policy Framework – Para 172

Whereby, “Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.”

2. The Herefordshire Local Plan Core Strategy - Policy LD1 – Landscape and townscape

“Conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area’s character and by enabling appropriate uses, design and management;”

This application fails to achieve this.

3. The Malvern Hills AONB Guidance on Building design - Chapter 6.4

“The general size, height and width of the extension should normally be less than the original building, ensuring that it remains subordinate to the original building in terms of scale and form.”

The proposed extension is virtually the same size as the existing house, larger if the footprint of the first-floor balcony is included

4. Malvern Hills AONB Guidance on Building design - Chapter 6.4)

“ensuring that the length of a side extension is not normally more than the length of the front elevation of the original building.”

The proposed is contrary to this guidance.

5. The property may also be located close to “ancient woodland” which could also breach National Planning Policy Framework – Para 175 (c).

5. Correspondence

i) Notification Herefordshire Council for application for a Tree Preservation Order (no 626) at Checketts, Colwall.

ii) Appeal Decision – Land to the Rear of Paddock End and The Way, Mathon Road, Colwall. “The appeal is dismissed”.

6. Planning Application Decisions:

Approved

192841 – White Cottage, Walwyn Road, Colwall.

7. Date of Next Meeting:

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

Meeting closed at 07.56 pm

..... Date: