

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 12th February 2020 at 7.30 pm**

Present: Chairman – Beard, Councillors Butler, Evans, Haynes, Lane, Rees, Stratton, Wiseman and Wren, 26 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 Stock.

IT WAS RESOLVED that Councillor Wren be co-opted onto the committee.

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.

Non were declared.

3. Minutes of the last meeting

The minutes of the last meeting of the Planning Committee held on 29th January 2020 were agreed and signed by the Chairman.

4. Planning applications.

i) Re 200156 – Outline planning application for a residential development with all matters reserved except for access at land off Mill Lane, Colwall.

Applicant: A Cockayne on behalf of Kendrick Homes.

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

Colwalls' Neighbourhood Development Plan has been submitted to Herefordshire Council for Regulation 15/Regulation 16, this application contravenes the Neighbourhood Development Plan as it is outside the proposed settlement boundary and the area is considered to be unsuitable for development.

Please refer to the following link in which the documents referred to below are included as part of the Regulation 15/16 submission.

<http://www.colwallneighbourhoodplan.org.uk/Reg15Submission.html>.

The planning application is sited at Area 9 of the Landscape Sensitivity and Capacity Assessment (LSCA), within the emerging Colwall Neighbourhood Development Plan (NDP). In September 2013, Area 9 was assessed as having 'Low to Medium' capacity i.e. the 6th of 8 categories. Only two categories have less capacity.

Subsequent development in the village required reassessments of the LSCA (2017 - 2019). Both capacity levels and the settlement boundary were adjusted accordingly.

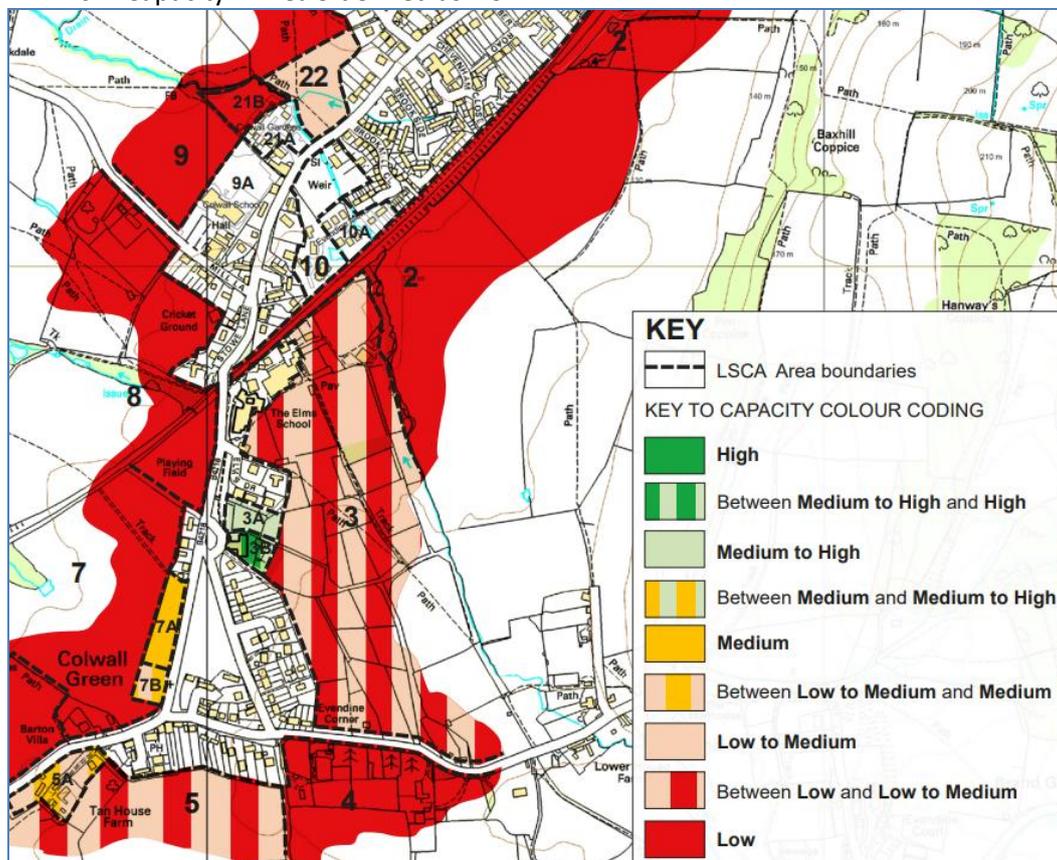
In terms of the application site, the studies concluded that levels of value and susceptibility to change had risen since 2013 due to factors such as an increase in the importance of the land’s function in landscape, visual and other terms. The recommendation was therefore for the existing ‘strong’ boundary to other parts of the western edge of the settlement to be reinforced by joining up the ‘Low’ capacity areas north and south of Area 9. This was agreed with Colwall PC, and Area 9 was revised to ‘Low’ capacity i.e. the category with the least capacity for development, and so is the last place development should take place.

This latest assessment has been adopted into:

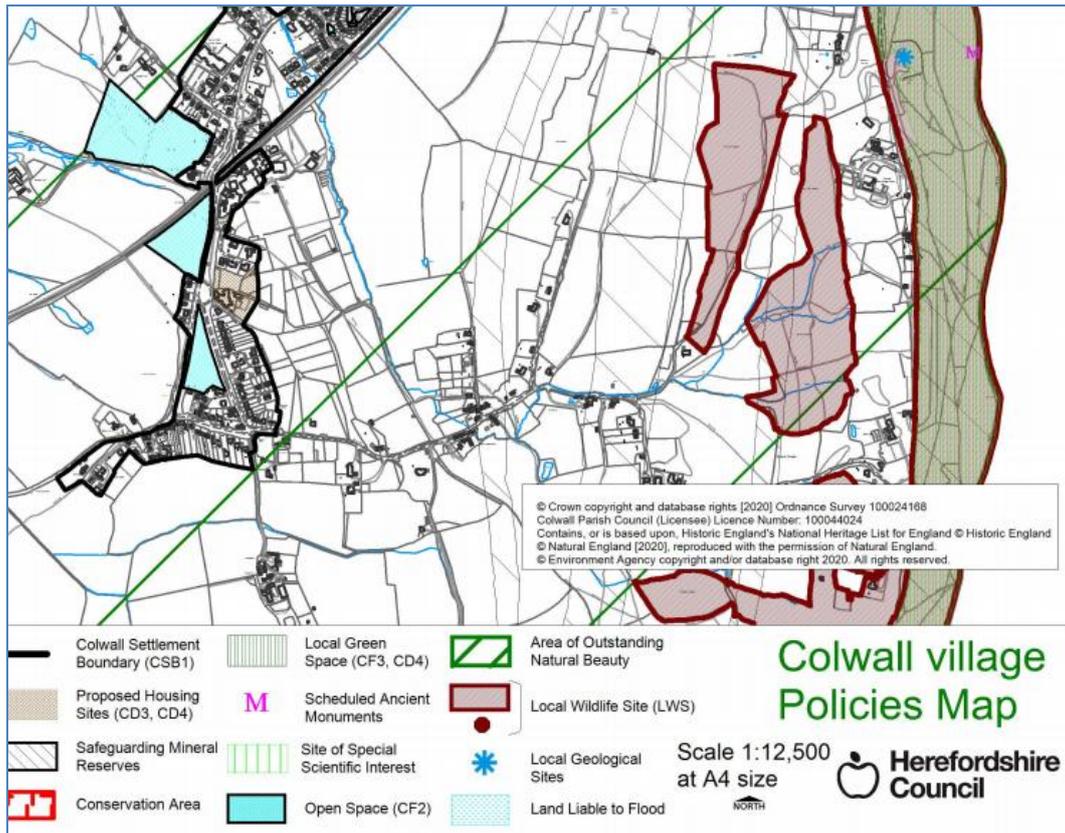
- LSCA – 2019

LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	OVERALL SENSITIVITY	LANDSCAPE VALUE	OVERALL CAPACITY
HIGH TO MODERATE	HIGH	HIGH	HIGH TO MODERATE	LOW

- Visual Study Report – 2019
- NDP Registration 15 submission – As per public presentation, January 2020
 - Capacity – Area 9 defined as ‘Low’



- Policies - Area 9 defined as ‘Open Space’, and outside the Settlement Boundary



Further, the National Planning Policy Framework (NPPF) says ‘great weight’ should be given to ‘conserving and enhancing’ the AONB and therefore using this “lowest category” this application cannot possibly be seen as conserving and enhancing the Malvern Hills AONB.

5. Correspondence

Hereford Transport Strategy Review IT WAS AGREED the Parish Council would not formally respond to this consultation as the review does not directly affect the Parish.

**6. Planning Application Decisions:
 Approved**

193823 – Land at Vineyard, West of Hoe Farm, Colwall

194246 – Winnings Lodge, Ballard Drive, Colwall.

7. Date of Next Meeting:

To confirm the date of the next meeting, this is scheduled for 26th February 2020 in the Jean Simon Room, Colwall Village Hall.

Meeting closed at 7.57 pm

..... Date: