

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 10th May 2017 at 7.30 pm

Present: Councillors: Beard, Carless (Chairman), Cottam, Stock, Taylor, Trafford-Roberts and the Clerk.

1. Welcome and Apologies for Absence

The Chairman welcomed those present.

Apologies were received and accepted from Councillors Allen, Butler and Haynes.

2. Declaration of Interests

None were declared.

3. Minutes of the last meeting

The minutes of the last meeting of the Planning Committee held on the 26th April 2017 were approved and signed by the Chairman as a true record of proceedings.

4. Planning applications

i) RE: 170278 – Amended plans for outline application with some matters reserved except for access, landscaping, layout for a residential development of 9 lifetime home standard dwellings, public open space, connections to the public right of way and relocation of 24 space car park at the Land to the rear of Thai Rama Restaurant, off Walwyn Road, Colwall.

Applicant: Ms N Harrison.

IT WAS RESOLVED that Colwall Parish Council strongly objected to this application and requested that the planning officer take the following comments into consideration:-

1. Colwall Parish Council has to satisfy a housing growth of 14%, as per the Herefordshire Council adopted Core Strategy. Therefore all new housing development sites in the Parish must be maximized. Consequently Colwall Parish Council is objecting to the number of houses proposed on the site (currently 9), as it wishes for a greater density to be accommodated within the proposed defined development area (excluding the “open Space”).

Based on the Adopted Core Strategy statement¹; *the target net density across the county is between 30 and 50 dwellings per hectare, although this may be less in sensitive areas.*

Therefore, assuming 35 dwellings per Ha, this would equate to 20 dwellings.

Far from impacting on the AONB, this greater density could be beneficial in Colwall, by avoiding land having to be developed in the lowest 3 grades of the Colwall Landscape Sensitivity and Capacity Assessment.

We therefore wish for the developer to explore increasing the density of houses in the defined developable area of this site, excluding the “open space”, to accommodate 20 dwellings.

2. Clarification as to whether the access road will be a public right of way, regardless of its legal status (i.e. whether it is a private road or not); this would provide an alternative route for access to the school, from the Walwyn Road to the narrow access immediately south of the Thai Rama.

3. There is no mention of cyclists in the Design and Access Statement. The Parish Council requests that cyclists will be legally entitled to use all the pathways within the development.

4. All aspects of the design of the proposed development, including the open space, should have regard to the emerging Colwall Parish Council - Neighbourhood Development Plan.

5. That the 2 internal footpaths do not be designed “as narrow corridors”, with high 5-6 foot close board fencing on both sides, but are made as wide and inviting as reasonably possible. The council seeks this in an effort to afford users protection and safety when using and in the belief that a pleasant walking environment is more likely.

5. Correspondence

i) Application for a new licence at Café Morso, Stone House. Colwall.
IT WAS RESOLVED that there were no objections to the proposed.

6. Planning Application Decisions:

None.

7. Date of next meeting:

It was confirmed that the date of the next meeting would be Wednesday 24th May 2017, and will be held in the Jean Simon Room of Colwall Village Hall

The meeting closed at 7.55 pm

Chairman: Date: