

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 July 2017 at 7.30 pm

Present: Councillors: Allen, Beard, Butler, Carless (Chairman), Daniels, Haynes, Stock, Trafford-Roberts, one member of the public and the Clerk.

1. Welcome and Apologies for Absence

The Chairman welcomed those present.

Apologies were received and accepted from Councillors Cottam and Taylor.

Councillor Daniels was in attendance but is not a committee member, therefore did not vote on the matters discussed.

IT WAS RESOLVED that Councillor Burston be co-opted onto this committee.

2. Declaration of Interests

Councillor Trafford-Roberts declared a non disclosable Pecuniary Interest in item 4(iii) and did not vote on this matter.

Councillor Haynes declared a non disclosable Pecuniary Interest in item 4(i) and did not vote on this matter.

3. Minutes of the last meeting

The minutes of the last meeting of the Planning Committee on the 28th June were signed by the Chairman.

4. Planning applications

i) RE: 171870 – Replacement of existing extension and construction of 2 storey extension and entrance porch at Quilter, Walwyn Road, Upper Colwall, Malvern, Herefordshire WR13 6PX

Applicant: P Sprago

IT WAS RESOLVED that Colwall Parish Council objected strongly to this application.

The proposed materials for the roof in “zinc”, and the style “standing seam”, are contrary to the Malvern Hills AONB Building Design Guide,

and the Malvern Hills AONB Guidance on the Selection and Use of Colour in Development.

The Parish Council is concerned that the reflective nature of the “zinc” will have a significant visual impact from the surrounding countryside and the Malvern Hills.

Any buildings/extensions should minimise their impact on the AONB.

The Parish Council is also concerned that the proposed “standing seam” detail is not appropriate in its context in the Village.

There have been a number of recent examples where inappropriate materials, such as zinc have been used on roofs in the village, and they are obtrusive and have created significant visual impact which is totally inappropriate in a Village which is in the Malvern Hills AONB.

ii) RE: 171636 – Fell 2 yew trees and a pine/Cyprus tree at Quilter, Walwyn Road, Upper Colwall, Malvern, Herefordshire WR13 6PX

Applicant: P Sprago

IT WAS RESOLVED that no objections would be made to this application.

iii) RE: 171755 – Site for erection of 4 bed house and garage at Brookhouse Cottage, Walwyn Road, Colwall, Herefordshire

Applicant: J Milne

IT WAS RESOLVED that Colwall Parish Council objected strongly to this application.

1. The proposed is outside the “settlement boundary” as stated in the Herefordshire UDP and outside the proposed settlement boundary in Colwall Parish Councils emerging Neighbourhood Development Plan.

2. The area between the Rectory and Brook House is an important Strategic Gap between settlement in the South and the North of the Village.

It was been designated as an important open space known as a “green lung” in the Colwall Village Design Statement “VDS”, which has been endorsed by Herefordshire Council planning department. The VDS states that “this space provides an important visual gap that break up the linear development and many resident value the views of the Malvern Hills (in this case the British Camp) and countryside” that this “green lung” gives from the village.

The importance of this strategic gap was upheld by the Inspectorate during the UDP public enquiry in 2007, when the landowner launched an appeal for the land to be included in the settlement boundary, consequently it was upheld that it remain outside the settlement boundary in the 2007 Herefordshire Council UDP.

3. This is endorsed in the recent planning application ref P132321/F where the planning officer stated in his report to the Planning Committee paragraph 6.5

“In this case it is considered that the proposed site of the open market housing is appropriate as significantly it would not encroach further onto the field than the existing south-western boundary line of Brook House. It is considered that further encroachment into this open undeveloped area would not have been acceptable as it is an important strategic gap between the two distinct elements of Colwall and provides an important undeveloped space “

4. In a recent review of the Colwall LSCA (which is the basis for our emerging Neighbourhood Development Plan) of the site, post the granting of planning application P132321. The area has been reassessed and is considered to have Lowest Capacity to absorb Development due to the Sensitivity of the Area.

An extract from the review is contained below:-

“Area 10 was judged as having Low capacity for development, principally due to its important local functions. The summary sheet states: *‘Forms historic and **highly important strategic gap** between Colwall Green and Colwall Stone. Gateway to Green from NE and Stone from SW. **Identified as ‘significant open space’ and ‘green lung’ in Village Design Statement. Potentially important habitat for protected species and other wildlife’.***

I was asked to reassess the level of capacity of Area 10 in the light of this change to the baseline situation. The area was revisited, and views from the Hills were checked. The changes to the baseline do not alter the importance of Area 10’s functions, in fact, they increase its levels of value and sensitivity, and what remains should be protected, conserved, and ideally, enhanced”.

5 As regards safeguarding the ecology of this area - the application does not appear to mention a Great Crested Newt survey; in the absence of a Great Crested Newt survey this application should be refused.

6. The proposed means of access may traverse an area which it was to be “ecologically mitigated in relation to the development permitted under P132321”.

7. Finally, on a technical detail, the application appears to be invalid, in that there is no red line extending from the plot to the Highway.

iv) 171814 – Various works at The Hollies, Old Church Road, Colwall, Malvern, Herefordshire WR13 6EZ

Applicant: G Standland

IT WAS RESOLVED that no objections would be made to this application.

5. Correspondence. To consider any correspondence received by the clerk since the last meeting

i) Mill Lane Speed Limit Proposal

IT WAS RESOLVED that Councillor Stock be given delegated powers to respond to this on behalf of Colwall Parish Council, copying in the Clerk.

6. Planning Application Decisions:

Approved

171688/FH – Applecross, Redland Drive, Colwall

171736 – The Downs Malvern College, Brockhill Road, Colwall

7. Date of next meeting:

It was confirmed that the date of the next meeting would be Wednesday 26th July 2017.

The meeting closed at 8.05pm

Chairman: Date: