

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 25th April 2018 at 8.30pm

Present: Councillors: Allen, Beard, Burston, Butler, Carless (Chairman), Cottam, Haynes, Trafford Roberts and the Clerk.

1. Welcome and Apologies for Absence

The Chairman welcomed those present.

No apologies were received.

2. Declaration of Interests

Councillor Haynes declared a non pecuniary interest in item 4 (iii) and did not comment or vote on this matter.

3. Minutes of the last meeting

The minutes of the last meeting of the Planning Committee on the 11th April 2018 were signed by the Chairman.

4. Planning applications

i) RE: 181161 – Proposed conversion of café and associated living accommodation into single residential unit at The Stores House, Colwall Stores, Walwyn Road, Colwall, Malvern, Herefordshire WR13 6QT.

IT WAS RESOLVED that Colwall Parish Council strongly objected to the proposed on the grounds that the application is contrary to The Herefordshire Core Strategy Policies to SC1 and RA6, and Draft Policy CF1 in the emerging Colwall Neighbourhood Development Plan.

The applicant has made no effort to demonstrate that all possible options for retaining the premises as a “local shop or service, including integrated provision”, have been explored, or a reasoned argument put forward as to why this is “no longer viable as a shop/service outlet” in this vibrant, growing village.

The Parish Council is aware that a local business has expressed an interest in the shop/cafe but the owners have not responded to this. These premises have a long history of over 80 years retail in the village.

The Colwall Neighbourhood Development Plan – has just concluded the Regulation 14 consultation stage and the Plan currently states:-

Draft Policy CF1 Supporting A Range of Goods and Services in the Village Centre

Proposals for new retail and service facilities which enhance the vitality and viability of the existing village centre will be supported, particularly where the new development would support the provision of specialist and small scale every day retail and independent shopping facilities.

Proposals for new retail and service facilities must:

1. Be located in a sustainable location, within or adjoining existing shops and services and with good accessibility to public transport facilities; and

- 2. Be of a high quality of design which responds to the special qualities and context of the site; and
- 3. Contribute positively to the local landscape character.

Changes of use of local retail premises to mixed offices and residential accommodation are considered acceptable, but loss of retail premises to wholly residential use will be resisted.

Where proposals are for change of use to residential use, applicants must demonstrate that all possible options for retaining local shops and services, including integrated provision, have been explored.

ii) RE: 180685 – Single storey extension to kitchen at 2 Frome Cottage, Walwyn Road, Colwall, Malvern, Herefordshire WR13 6ED.
Applicant: G Hancock.

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

iii) RE: 181345 – Proposed works to various trees at Broad Oak, Old Church Road, Colwall, Malvern, Herefordshire WR13 6EZ
Applicant: M Thompson.

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

There are inaccuracies in the plan and the species type specified.

The Parish Council is concerned as the amount of trees that have already been removed from this site, which is in a Conservation Area.

There are concerns that 3 trees are proposed to be felled, as opposed to husbandry works undertaken we therefore wish to defer to the tree officer for his expertise and an urgent site visit.

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

i) Regulation 16 consultation Ledbury Town Council .

IT WAS AGREED Councillor Stock would review and prepare any comments for the Parish Council to consider.

6. Planning Application Decisions:

Approved

180332/FH – Strathmore, 42 The Crescent, Colwall.

7. Date of next meeting:

It was confirmed that the date of the next meeting would be Wednesday 9th May 2018.

The meeting closed at 9.00pm.

Chairman: Date: