

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 5th April 2017 at 7.55 pm**

Present: Councillors: Allen, Beard, Butler, Carless, Cottam, Haynes, James, Kendrick, Stock (Chairman), Taylor, Trafford-Roberts, the Clerk and 1 member of the public.

1. Welcome and Apologies for Absence

The Chairman welcomed those present.

No apologies were received.

Non committee members Councillors James and Kendrick were reminded they could not vote on the matters discussed below.

2. Declaration of Interests

Councillor Trafford-Roberts declared an interest in item 4(ii) and did not engage in the discussion or vote on the matter relating to this item.

3. Minutes of the last meeting

The minutes of the last meeting of the Planning Committee held on the 22nd March 2017 were approved and signed by the Chairman as a true record of proceedings.

4. Planning applications

i) RE: 171025/FH – Partial roof extension at Evendine Lodge, Colwall, Malvern, Herefordshire WR13 6DT

Applicant: T Foster.

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

The proposed materials for the facing and roof being of pre-patinated fish scales (in brass) are not in keeping with this Area of Outstanding Natural Beauty.

All finishes should be in accordance with the Malvern Hills AONB design

Guidance on the Selection and Use of Colour in Development - In order to minimise the visual impact from the surrounding countryside and the Malvern Hills.

ii) RE: 163627L & 163626/FH – Proposed open air swimming pool at Mill Farm, Old Colwall, Malvern, Herefordshire WR13 6HH

Applicant – Mr & Mrs Recordon

IT WAS RESOLVED that there were no objections to this application.

5. Correspondence

i) Request for parking restrictions West Malvern Road.

Councillor Stock read out the following summary note:-

“Parking by visitors to the hills on the West Malvern Road between Walwyn and the Parish Boundary has long been an issue. It forces traffic to use a single lane with the

bends leading to safety concerns. Residents have asked for parking restrictions and in one case for residents parking for a few cars in one place.

To provide parking restrictions Herefordshire Council can make Traffic Regulation Orders (TROs). Last August last year Herefordshire Council brought in a new system for considering TROs which are set out in a booklet called TROs Application Toolkit to help manage the high number of requests and prioritise TROs through the complex legislation. It states;

This Toolkit is designed to help Local Members and Parish Councils to manage these demands together with giving information on how to engage with their communities in order to identify the problems and help with finding the best solution.

Section 2 of the booklet advises on when traffic regulation orders are useful and sets out a number of requirements the Parish Council and local community should consider. These include;

- *Is the detail of the problem clearly understood?*
- *When does the problem occur?*
- *What do residents think is the solution?*
- *Do all the residents agree?*
- *What are the facts – traffic data and casualty statistics?*
- *The knock-on impacts on other roads*
- *The costs of the scheme*
- *The implementation time-scales*
- *Multiple requests in same area*
- *Types of restrictions and their enforceability*

The system is set out on page 23 and states;

Once a traffic or parking concern is raised with a Local Member or Parish Council and the nature and the extent of the issue has been clarified, the Local Member or a representative of the Parish Council should contact their Locality Steward¹.

The Locality Steward will visit the location, discuss the issue with the local community and advise if there is an immediate, non-TRO solution. Alternatively, the Locality Steward will fill in an “Assessment Request” (see Appendix A) and will forward the request to the Traffic Management Team.

The TRO Application Toolkit does not specifically state the bullet pointed list in Section 2 must be completed first but it I suggest this Council would wish to do so before considering whether to support any application prior to contacting the Locality Steward.

I therefore recommend the 10 bullet points are considered and reported on before we proceed further. Councillors will appreciate it is a significant piece for work”.

The meeting was suspended to allow Mr Slater to speak on this matter.

The meeting was reconvened.

IT WAS AGREED Councillor Stock would undertake/ review the 10 bullet points detailed above, with the assistance of Councillors Carless and Allen.

6. Planning Application Decisions:

Approved:

164040/FH – West Linden Lodge, Ballards Drive, Colwall

170009 /T – Redland Lodge, Redland Drive, Colwall.

7. Neighbourhood Development Plan

Councillor Stock reported:-

I informed you on 22nd March, our landscape architect, Carly Tinkler, has now been instructed to reappraise the Landscape Sensitivity and Capacity Assessment (LSCA) for 3 areas:-

- i) the Grovesend area (which is the next developable area based on the LACA) ,
- ii) Mill Lane area (in light of the proposed development at adjacent to the Thai Restaurant),
- iii) and the area behind the Rectory, which has also been affected by adjacent development.

In addition to the above, Herefordshire Councils Planning Development Officer/Manager, has requested professional opinions from a number of departments as to whether they consider there would be a fundamental objection (especially) re: highways to development of the Grovesend site for up to 56 new dwellings. In addition to Highways view, the Officer has also sought an ecology, landscape, conservation and historic buildings view.

At the meeting with Herefordshire Council on 21 March 2017, the planning officer expressed concerns over the number of dwellings proposed on the old school site. Consequently, via Carly, Ian Singleton (an architect experienced in determining appropriate development and layout) has been requested to review what would be an appropriate number of dwellings on the old school site.#

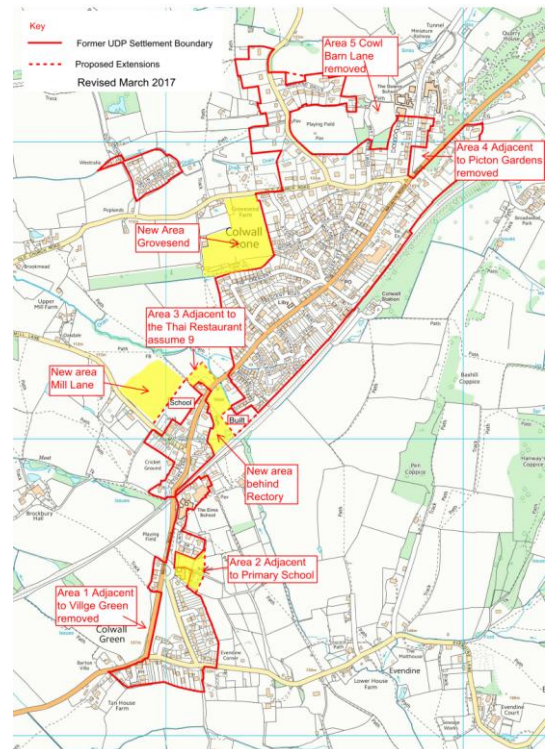
Where landowners have indicated they do not intend to develop an area within the Plan period, it is suggested these areas should be removed as they cannot be developed within the plan period. It does not however mean an application for development of these areas would necessarily fail, which is why we need our emerging NDP to progress at speed (to Reg 14) as this would give the planning officer more ammunition should an application be received.

The current position on the previously identified individual sites and likely number of dwellings is;

- Area 1** – Withdrawn on landowner’s advice. (0)
- Area 2** – Number of properties being reviewed. (9)
- Area 3** – Planning application submitted, target determination date 28 April 2017. (9)
- Area 4** - Withdrawn on landowner’s advice. (0)
- Area 5** – Withdrawn, landowner willingness, access and environmental concerns led to too few properties to support reconstruction of approx. 200m of Cowl Barn Lane. (0)

In conclusion, following receipt of the reappraisal of the LSCA and Herefordshire Councils’ advise/input the options for possible ways forward will be discussed”.

IT WAS AGREED Councillor Stock will update Full Council at the next meeting on the 26th April 2017.



8. Date of next meeting:

It was confirmed that the date of the next meeting would be Wednesday 26th April 2017, and will be held in the Jean Simon Room of Colwall Village Hall

The meeting closed at 8.30 pm

Chairman: Date: