

**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 8<sup>th</sup> March 2017 at 7.30 pm**

**Present:** Councillors: Allen, Beard, Butler, Carless, Cottam, Kendrick, Stock (Chairman), Taylor, Trafford-Roberts, the Clerk and 3 members of the public.

**1. Welcome and Apologies for Absence**

The Chairman welcomed those present.

Apologies were received and accepted from Councillor Haynes.

Non committee members were reminded they could not vote on the matters discussed below.

**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 22nd February 2017 were approved and signed by the Chairman as a true record of proceedings.

**4. Planning applications**

i) RE: 170278 – 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 had no objection to this application but requested that the planning officer take the following comments into consideration:-

1. That the proposed “open space” is “legally protected”, to afford the area protection from development.

2. That the landowner of the development and its successors in title are legally obliged to retain ownership of the adjacent 'open space' and maintain it to a suitable standard for public enjoyment.

3. 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.

4. 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.

5. 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.

6. 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 to encourage children and their parents to walk to the nearby school currently under construction.

7. Should gates need to be installed where the proposed footpaths join the existing footpath network, these be “access for all gates” which can be used by pedestrians with childrens push chairs/buggies as well as mobility scooters.

8. The Parish Council endorses and supports the Planners recommendation that the developer secures additional footpath links from the proposed development to the existing footpath network. This part of the footpath network is key for providing alternative access away from the Walwyn Road to the new Primary School.

**5. Correspondence**

None

**6. Planning Application Decisions:**

None

**7. Date of next meeting:**

It was confirmed that the date of the next meeting would be Wednesday 22nd March 2017, and will be held in the Jean Simon Room of Colwall Village Hall

The meeting closed at 8.05 pm

Chairman: ..... Date: .....