

Malvern Wells Parish Council

Minutes of Meeting held on Wednesday 16th June 2021 at 7:00pm in All Saints Church, Malvern Wells (Remote access additionally available for members of the public)

Present

Cllrs. B Knibb, C O'Donnell (Chair), C Gates, G Turrell, D Preece, P Stanier, D Booker, J Black

In Attendance

Mrs S Hart (Clerk), 6 members of the public in the hall and 17 online.

1. Apologies were received and accepted for the following Councillors*:

K Wagstaff, T O' Donnell, H Burrage, M Dyde

****Apologies sent electronically just before the meeting by Cllr D Booker. This was only seen by the Clerk after the meeting.***

2. Declarations of Interest

- a) Register of Interests: Cllr Turrell declared an interest in item 3b; 21/00617/FUL as a neighbour
- b) Disclosable Pecuniary Interests: there were none.
- c) To declare any Other Disclosable Interests in items on the agenda and their nature: there were none.
- d) Written requests for the council to grant a dispensation: there were none.

3. Planning

a) A presentation was received from the planning agents (Nicola Inchbald and Ed Musu) for application 21/00617/FUL

It was explained that the rock removal would not be using blasting. Slides were shown to demonstrate the views to the location from numerous aspects and the envisaged streetscene.

The meeting was adjourned for public participation

A member of the public stated that Cllr Turrell is not a direct neighbour of properties 48 to 60 Wyche. The Clerk responded that if a Cllr believes they may be considered to have an interest then they should declare it.

Members of the public made comments regarding application 21/00617/FUL issues raised were:

Overdevelopment
Minimum off street parking
Inadequate parking
Unrealistic proposal for rock removal
Spoilt views to and from the AONB
Details missing in the elevations
No elevations from behind, close by
Character of the area and the application design misaligned
Traffic congestion

Waste water management
Loss of commercial units in an AONB is significant

The agent clarified:

Severn Trent and an additional specialist have confirmed that the existing drainage has capacity for the development.

Highways have not objected to the development this time.

They would see if they had a rear view close up which they would share with the Clerk.

A general planning question submitted in advance was read out by the chair:

Q. Traditionally whether MWPC 'approved or refused' an application they always stated why. MWPC recently approved 20/01476/HP but did not justify their reasoning. In future please could MWPC continue to justify planning decisions and if not, state why not.

A. It is not always necessary to justify reasons. Please contact the Clerk for further information.

The meeting re-convened.

Cllr Turrell left the room for item 3.b 21/00617 FUL

b) A decision was made on the following application:

21/00617/FUL	Demolition of existing buildings and erection of 9 no. apartments with off-street parking and associated works.	Properties 48 To 60, Wyche Road, Malvern	Objection on the grounds that the application is overdevelopment of an iconic site. The design is not in keeping with the surrounding appearance, and traffic management proposals are lacking.
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Cllr Turrell returned to the room.

Decisions were made on the following applications:

21/00787/HP	Erection of two storey rear extension, entrance porch to front, car port to side and conversion of existing garage into utility room.	Hillrise, Kings Road, Malvern, WR14 4HL	No objection
21/00936/HP	Demolition of attached side garage and construction of replacement garage, with study, to rear	100 Woodfarm Road, Malvern, WR14 4PP	No objection

There being no further business the meeting closed at 8:30pm