

TENBURY TOWN COUNCIL 2020/21 – PL01

**MINUTES** of the meeting of the **PLANNING COMMITTEE**  
held remotely via Microsoft Teams on  
**MONDAY 29<sup>th</sup> JUNE 2020**  
**at 6:00pm**

For the purpose of transacting the business on the Agenda below  
(Local Authorities (Coronavirus) (Flexibility of Local Authority Meetings) (England)  
Regulations 2020)

**PRESENT:** Cllrs. S. Bowkett, M. Davies, M. Drummond, J. Fielder, E. Hudson and A. Wilkinson.

**IN ATTENDANCE:** The Town Clerk, Assistant to the Town Clerk and Malvern Hills District Council, Cllr. B. Thomas.

**P20.01 ELECTION OF CHAIR**

Cllr. Drummond proposed Cllr. Wilkinson to stand as Chair, seconded by Cllr. Hudson and unanimously

**RESOLVED:**

**Cllr. Wilkinson was appointed as Chair to the Planning Committee for the year 2020/21.**

**P20.02 APOLOGIES FOR ABSENCE**

Members received apologies for absence from Cllr. Morgan due to technical difficulties.

**P20.03 DECLARATION OF INTEREST**

No declarations of interest were made by Members under the Code of Conduct pursuant to the Localism Act 2011 in respect of items on the agenda.

**P20.04 PUBLIC PARTICIPATION**

The Malvern Hills District Council Cllr. B. Thomas addressed Members and conveyed comments from residents regarding the planning application to be discussed at agenda item **P20.06 PLANNING REF: 20/00777/FUL.**

These are the salient points passed to Cllr. Thomas by the residents of both St Mary's Close and Craives Mead.

- The access to the development is not via Maple Lodge access road but in between number 13 St Mary's Close and Maple Lodge.
- The site lies within Flood Zone 1 and there are existing notable trees along the site's southern boundary, further trees are located on adjoining land.

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## TENBURY TOWN COUNCIL 2020/21 – PL01

- The site is located within the Tenbury Wells Conservation Area, with several statutory listed buildings within proximity including Grade 2 listed 22-26 Cross Street located to the south-east of the site.
- Neighbouring development to the north, east and south, situated within the Tenbury Wells Conservation Area, comprises predominantly of two and three storey terraced properties, of varying heights and scales. Development immediately to the west, situated outside the Conservation Area, comprises predominantly of detached bungalows, dating from the 20th century.
- The Police Station is situated between Maple Lodge access and the junction with Berrington Road. It has a car park for 8 vehicles. On the opposite side of the road is the vehicle access for numbers 24/26/30 Berrington Road, which services 3 vehicles daily. Number 1 bungalow opposite Maple Lodge has access for 2 vehicles, making a total of 4 accesses and 26 vehicles in the first 50 metres of St Mary's Close.
- Vehicles are parked on the double yellow lines on both sides of the entrance to St Mary's Close impairing visibility and allowing only 1 vehicle access.
- The residents are not opposed to a small development, say 2 bungalows, but not 5 houses.
- Finally, the Appeal last year for 5 houses was refused by the Inspectorate.

Cllr. Thomas left the meeting at 6:09pm.

### P20.05 MINUTES

The Minutes of the previous meeting held on 20<sup>th</sup> January 2020 were approved as true and accurate. Members unanimously

#### RESOLVED:

**That the minutes of the Planning Committee meeting held on 20<sup>th</sup> January 2020 were confirmed as a true and accurate account of the meeting and were duly signed by the Chair as a true and accurate record of proceedings.**

### P20.06 PLANNING APPLICATIONS

Applications can be viewed online by following this link and searching on the application number <https://plan.malvern hills.gov.uk>

#### PLANNING REF: 20/00777/FUL

Proposed erection of 5 dwellings, associated landscaping, access and parking – 18 Cross Street, Tenbury Wells, Worcestershire, WR15 8EE

Members discussed the plans and were supportive of the changes to the plans from previous applications. Members commented on the much improved application and were complimentary of the scheme design, which takes into account its context.

There being no objections it was unanimously



**RESOLVED:**

**To SUPPORT the application PLANNING REF: 20/00777/FUL**

**P20.07 NEW STREET NAME REQUEST**

Members considered a request for 1 new street name for the new development of 48 properties on Land off Blackthorn Road, Tenbury Wells. The developer had suggested Birchwood Drive or Silver Birch Meadow to keep with the current theme of trees with two of the existing road names of the previous development at this site. Members had no preference and suggested that the school be contacted, and request pupils consider a new name.

The Town Clerk was requested to contact Malvern Hills District Council to confirm this was acceptable.

**P20.08 PLANNING CONSULTATION REPLIES**

Members noted the replies sent to Malvern Hills District Council since the last meeting and agreed via email with Committee Members.

- (i) **Planning Ref: 20/00104/HP: No Objection (Support)**  
Proposed single storey rear extension – 1 College Terrace, Berrington Road, Tenbury Wells, Worcestershire, WR15 8EJ
- (ii) **Planning Ref: 20/00136/FUL: No Objection (Support)**  
Proposed erection of light industrial units – proposed variation of Condition 18 of planning permission 17/00900/FUL – Brights Court, Tenbury Business Park, Tenbury Wells, Worcestershire.
- (iii) **Planning Ref: 20/00156/AGR: No reply**  
Prior notification of agricultural storage building – various agricultural buildings at Sutton Court, Sutton.
- (iv) **Planning Ref: 20/00217/HP: No objection (Support)**  
Proposed erection of two storey extension, erection of garage and to drop kerb – 6 Bromyard Road, Tenbury Wells, Worcestershire, WR15 8BZ.
- (v) **Shropshire Council Planning Ref: 20/00842/VAR: No reply**  
**No overall response.** Proposed variation of condition no's 2,12 and 15 attached to planning permission reference 18/03308/FUL dated 15.01.2019 to allow amendments to layout, alterations to access arrangements and internal layout and siting of wardens accommodation at plot 40 – Burford Nurseries, Burford, Tenbury Wells, Shropshire, WR15 8HF.
- (vi) **Planning Ref: 20/00283/AGR: No reply**  
Proposed construction of agricultural track – Haws Hill Sutton, Tenbury Wells, Worcestershire, WR15 8RJ.
- (vii) **Planning Ref: 20/00371/S106: No reply**  
Proposed application under Section 106A of the Town and Country Planning Act 1990 to alter the definition of Social Rented Units – Land at (Os 5912 6726), Oldwood Road, Tenbury Wells.
- (viii) **Planning Ref: 19/01873/FUL: Object**  
**There is no indication of the proposed soakaways. The submitted design appears to be based on a desk top study, this should be replaced by an onsite porosity test to produce reliable data.**



## TENBURY TOWN COUNCIL 2020/21 – PL01

- Proposed demolition of existing building and erection of single storey dwelling – Land at (Os 5947 6754), Bromyard Road, Tenbury Wells.
- (ix) **Planning Ref: 20/00345/FUL: No objection (Support)**  
Proposed extension to existing steel frame agricultural building (retrospective) and proposed division of the existing building into two separate buildings for livestock and agricultural storage purposes – St. Michaels Farm, Oldwood Road, St. Michaels, Tenbury Wells, WR15 8PH.
- (x) **Planning Ref: 20/00467/HP: No objection (Support)**  
Proposed alterations to form annexe – Oldwood Farm, Cinder Lane, St. Michaels, Tenbury Wells, Worcestershire, WR15 8PN.
- (xi) **Planning Ref: 20/00339/FUL: No objection (Support)**  
**Associated ref: 20/00340/LB: No objection (Support)**  
Proposed conversion of redundant hop kiln into one dwelling – Hill Top Farm, Bromyard Road, Sutton, Tenbury Wells, Worcestershire, WR15 8RH.

### P20.09 PLANNING DECISIONS

Members noted the following planning decisions by Malvern Hills District Council

- (i) **Planning Ref: 19/01875/HP: APPROVED**  
Proposed erection of a single storey rear extension – 57 Cross Street, Tenbury Wells, Worcestershire, WR15 8EF.
- (ii) **Planning Ref: 18/00626/FUL Associated Ref: 18/00704/LB – APPROVED**  
Proposed full application for the change of use of existing outbuildings and upper floor of the Royal Oak Hotel into 9 dwellings with existing ground floor bar area to be converted to B1 office space together with the erection of 6 new dwellings on former car park land to the rear – Royal Oak Hotel, Market Street, Tenbury Wells, Worcestershire, WR15 8BQ.
- (iii) **Planning Ref: 19/01670/LB – APPROVED**  
Proposed replacement of windows, replacement of porch to front door, insertion of two additional windows, insertion of 1 no. rooflight, replacement of French doors, various plaster repairs, reinstatement of formally blocked up internal doors and installation of a heating system – Uppertown Farm, Berrington, Tenbury Wells, Worcestershire, WR15 8TH.
- (iv) **Planning Ref: 20/00156/AGR**  
**Notification of General Permitted Development -** Prior notification of an agricultural storage building- Autumn Grove, Sutton, Tenbury Wells, Worcestershire, WR15 8RJ.
- (v) **Planning Ref: 20/00104/HP: APPROVED**  
Proposed single storey extension – 1 College Terrace, Berrington Road, Tenbury Wells, Worcestershire, WR15 8EJ.
- (vi) **Planning Ref: 20/00136/FUL: APPROVED**  
Proposed erection of a light industrial units. Variation of Condition 18 of planning permission 17/00900/FUL – Brights Court, Tenbury Business Park, Bromyard Road, Tenbury Wells.
- (vii) **Planning Ref: 20/00283/AGR: REFUSED**  
Proposed construction of agricultural track – Haws Hill, Sutton, Tenbury Wells, Worcestershire, WR15 8RJ.
- (viii) **Planning Ref: 20/00217/HP: APPROVED**  
Proposed erection of a two-storey rear extension, erection of garage and to drop kerb – 6 Bromyard Road, Tenbury Wells, Worcestershire, WR15 8BZ.
- (ix) **Planning Ref: 20/00345/FUL: APPROVED**  
Proposed extension to existing steel framed agricultural building (retrospective) and proposed division of the existing building into two separate buildings for livestock and agricultural storage purposes – St.



**TENBURY TOWN COUNCIL 2020/21 – PL01**

Michaels Farm, Oldwood Road, St. Michaels, Tenbury Wells,  
Worcestershire, WR15 8PH.

**(x) Planning Ref: 20/00467/HP: APPROVED**

Proposed alterations to form annexe – Oldwood Farm, Cinder Lane, St.  
Michaels, Tenbury Wells, Worcestershire, WR15 8PN.

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**P20.10 SOUTH WORCESTERSHIRE DEVELOPMENT PLAN REVIEW COUNTRY  
PARK CALL FOR SITES**

Members noted the South Worcestershire Development Plan Review Country Park call  
for sites and made no comment.

**P20.11 DATE AND TIME OF NEXT MEETING**

To be confirmed

Meeting closed 6:26pm

Signed .....

Date .....

