

TENBURY TOWN COUNCIL 2017/18 – PL04

Minutes of the meeting of the **PLANNING COMMITTEE** held on **MONDAY 24th JULY 2017 at 7:00 pm in the Pump Rooms, off Teme Street, Tenbury Wells**

PRESENT: Cllrs S. Bowkett, M. Davies, M. Drummond, E. Hudson (Chair), J. Morgan, and C. Rogers.

IN ATTENDANCE: Mrs L. Bruton (Town Clerk).

4.1 APOLOGIES FOR ABSENCE

Members received apologies for absence from Cllr. J. Fielder and Cllr. E. Weston.

4.2 DECLARATIONS OF INTEREST

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

4.3 PUBLIC PARTICIPATION

None

4.4 MINUTES

Cllr. Davies proposed to approve as a true and accurate record the minutes of the previous meeting of the Planning Committee held on Monday 19th June 2017. This was seconded by Cllr. Drummond and unanimously.

RESOLVED:

That the minutes of the Planning Committee meeting held on 19th June 2017 were confirmed as a true and accurate account of the meeting and were signed by the Chair as a true and accurate record of proceedings.

4.5 PLANNING APPLICATIONS

4.5.1 17/00778/HP Application for proposed two storey extension and conservatory - Glencamilo, 16 Redgate Avenue, Tenbury Wells, WR15 8DL.

Following a discussion on the proposed plans it was proposed by Cllr. Bowkett, seconded by Cllr. Morgan and unanimously:

RESOLVED to recommend **APPROVAL**

4.5.2 17/00793/HP Application for proposed site and rear extensions – Ryefield, Berrington Road, Tenbury Wells, WR5 8EN

The Committee discussed the plans and the highlighted the improvement with the proposed double garage.

Cllr. Drummond proposed, Cllr. Rogers seconded and unanimously

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RESOLVED to recommend **APPROVAL**

- 4.5.3 17/00793/HP Associated Ref: 17/01002/LB** Application for proposed internal alterations to provide three letting bedrooms plus a family suite, together with a self-contained owners flat – Market Tavern, Market Square, Tenbury Wells, WR15 8BL.

The Committee viewed the proposed plans for each floor level. Members highlighted the need for additional room lettings in Tenbury and were supportive of the application. Concern however was raised with regard to the fire escape from the family suite.

Cllr. Hudson recommended approval subject to a satisfactory report from the Fire Officer in respect of the escape route from the family suite.

Cllr. Drummond proposed, Cllr. Bowkett seconded and unanimously

RESOLVED to recommend **APPROVAL subject to a satisfactory report from the Fire Officer in respect of the escape route from the family room**

- 4.5.4 17/01089/HP** Application for proposed addition of a ground floor extension to provide a bedroom and shower room and w/c with disabled access – Gable West, Little Hereford, Ludlow, SY8 4AU.

Following a discussion on the location and the proposed plans it was proposed by Cllr. Rogers, seconded by Cllr. Drummond and unanimously

RESOLVED to recommend **APPROVAL**

4.6 PLANNING APPEALS

None

4.7 PLANNING DECISIONS

4.7.1 17/00079/FUL DECISION: APPROVED

Proposed installation of 145,000 litre fuel tank, hardstanding, drainage, portacabin together with parking, landscaping and security fencing – Plot 3, Tenbury Business Park, Bromyard Road, Tenbury Wells.

4.7.2 17/00368/FUL DECISION: REFUSED

Proposed change of use of stable block to 1 dwelling – Stable block at Uppertown Farm, Berrington, Tenbury Wells, WR15 8TH.

A Member queried the reason the application was refused.

It was noted that the development would result in one dwelling located in the open countryside contrary to policy SWDP 2, which seeks to restrict development in the open countryside to a strictly limited range of development, none of which apply in this instance. Paragraph 55 of the Framework also seeks to avoid new isolated homes in the countryside unless there are special circumstances. The proposed development does not meet any of the special circumstances listed in paragraph 55.

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The proposed development, by virtue of its urbanising impact, would be harmful to the rural landscape character.

4.8 NEIGHBOURHOOD PLAN UPDATE

Cllr. Hudson gave an update on the Neighbourhood Plan. The steering group met last week and progress is now being made on a number of sections in the plan. Whilst the consultants recommended that flooding did not require a policy, information on flooding has been gathered, which will be useful to be included in the plan.

The Town Clerk has arranged a meeting for Thursday with David Clarke (Planning Officer) from Malvern Hills District Council who is the Neighbourhood Planning liaison officer. The meeting is to discuss where we are and for David to provide support and guidance on progressing the plan going forward.

The group is now reaching the stage where sections of the plan can be sent to the consultants with a view to obtaining a draft plan for consultation by the end of the year. The steering group’s aim is to produce a plan that is specific to the area, which is therefore taking longer than originally anticipated. It is hoped that when the final document is produced anyone who reads the plan will get a real sense and feel for the town.

4.9 CORRESPONDENCE

No correspondence had been received.

4.10 DATE AND TIME OF NEXT MEETING

Monday 31st July 2017 at 7:00pm

Monday 25th September 2017 at 7:00pm

Meeting closed at 7:35pm.

Signed

Date

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