

TENBURY TOWN COUNCIL 2017/18 – PL06

Minutes of the meeting of the **PLANNING COMMITTEE** held on **WEDNESDAY 16TH AUGUST** at 6:30 pm in the Pump Rooms, off Teme Street, Tenbury Wells

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

IN ATTENDANCE: Mrs L. Bruton (Town Clerk), Miss S. Blackhurst (Assistant to the Town Clerk), Cllr. T. Gould, Cllr. S. Perry, Cllr. D. Patrick and 14 members of the public.

6.1 APOLOGIES FOR ABSENCE

Members received apologies for absence from Cllr. S. Bowkett and E. Weston.

6.2 DECLARATIONS OF INTEREST

In relation to item **6.5.1 17/00793/HP** Cllr. Drummond declared a non-pecuniary interest stating that the applicants were neighbours of hers.

As there were a large number of the public attending with regards to agenda item 6.5.2, Cllr. Hudson declared a change to the order on items 6.5.1 and 6.5.2.

6.3 PUBLIC PARTICIPATION

There was no public participation, however the Chair, Cllr. Hudson noted that he had received emails from residents of Tenbury View voicing concerns over the new planning application on item 6.5.2

6.4 MINUTES

Cllr. Morgan proposed to approve as a true and accurate record the minutes of the previous meeting of the Planning Committee held on Monday 31st July 2017. This was seconded by Cllr. Davies and unanimously

RESOLVED:

That the minutes of the Planning Committee meeting held on 31st July 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.

5.5 PLANNING APPLICATIONS

6.5.2 17/01091/FUL Application for proposed construction of 48 dwellings including access and landscaping – Land at Oldwood Road, Tenbury Wells.

Following a discussion and examination of the submitted plans it was proposed by Cllr. Hudson, seconded by Cllr. Drummond and unanimously:

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RESOLVED to recommend **REFUSAL**

The Committee recommend refusal on the following grounds:-

1. The topography of the proposed development site is unsuitable for the number of dwellings proposed. The gradient on the steepest part of the site is 1 in 6; 50% of the dwellings are shown on this part of the site. The proposed layout does not fully take account of the steepness, leading to overlooking, high retaining walls and fences, resulting in low amenity values for the residents.

2. Whilst the application refers to 60% Market Housing and 40% Social Housing, The applicant's supporting letter makes clear that the proposal is actually for 40% Affordable Rented and the 60% provision being Affordable Rented and Shared Ownership properties. There is no Open Market Housing provision. Whilst Tenbury Town Council fully supports the provision of Social Housing for its residents, we are concerned that the provision of 48 social dwellings exceeds local demand and that tenants would be introduced from other areas. Given the poor transport provision and very limited employment opportunities, it is felt that this is not a practicable strategy.

3. Construction of the road access / bridge would have to be carried out from the southern side of the stream. This will involve a construction compound that may impact on the residents of Tenbury View. Details of this work are not included in the application. For the purpose of transparency and for the benefit of existing residents, this information should have been provided.

For the above reasons and because the current application is virtually identical, apart from the provision of ten tandem parking spaces, to the previously refused application no. 16/00502/FUL, Tenbury Town Council recommend refusal of the application

6.5.1 17/00619/FUL (Amended Plans) Application for proposed two new build houses on existing open land at Berrington Gardens, Tenbury Wells – Land at Berrington House, Berrington Gardens, Tenbury Wells.

The Committee discussed the amended plans which omitted the underground car parking from the previous plans and now provided two ground level car parking spaces.

Cllr. Rogers proposed to recommend approval, Cllr. Davies seconded and unanimously.

RESOLVED to recommend **APPROVAL**

6.6 PLANNING DECISIONS

6.6.1 17/00700/FUL DECISION: APPROVED

Re-surfacing of northern section of Riverside Walk, Tenbury Wells

6.6.2 17/00740/FUL DECISION: APPROVED

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Proposed conversion of existing workshop into two self-contained self-catering holiday units – Colly Brook Fine Furnishings, Upper Bank, Eastham, Tenbury Well, Worcestershire, WR15 8PA

6.6.3 17/01089/HP DECISION: APPROVED

Proposed addition of a ground floor extension to provide a bedroom and a shower and w/c with disabled access – Gable West, Little Hereford, Ludlow, SY8 4AU

6.7 DATE AND TIME OF NEXT MEETING

Monday 25th September 2017 at 7:00pm

Meeting closed at 6.59pm.

Signed

Date

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