

## TENBURY TOWN COUNCIL 2013/14 - PL09

Minutes of the meeting of the **PLANNING COMMITTEE** held on **MONDAY 24<sup>th</sup> February 2014 at 7:00 pm in the Pump Rooms, off Teme Street, Tenbury Wells.**

PRESENT: Cllr E. Hudson (Chairman), Cllr M. Willis (Deputy Chairman), Cllr S. Corfield, Cllr J. da Costa, Cllr J. Watson,  
IN ATTENDANCE: Town Clerk  
ABSENT: Cllr S. Bowkett

**9.1 Apologies. To consider the acceptance of apologies for absence from Councillors.**  
None

**9.2 Declarations of Interest.**  
None

**9.3 To approve as a true and accurate record the resolutions and Minutes of the previous meeting held on 3<sup>rd</sup> February 2014.**  
The minutes of the meeting, held on 3<sup>rd</sup> February 2014, were confirmed and signed by the Chairman as a true and correct record of proceedings.

**9.4 Planning Applications.**

9.4.1 **14/00101/FUL** - Change of use from 6 offices to an office/shop and 2 bed flat.  
40 Teme Street, Tenbury Wells, Worcestershire, WR15 8AA  
**RESOLVED** to recommend approval.

9.4.2 **14/00102/LBC** - Change of use from 6 offices to an office/shop and 2 bed flat.  
40 Teme Street, Tenbury Wells, Worcestershire, WR15 8AA  
**RESOLVED** to recommend approval.

**9.5 To consider a report on observations of land and drainage conditions during recent heavy rains at the site on Oldwood Rd proposed for development under 14/00006/REM (Cllr Watson)**

Cllr Watson had completed a report which had been circulated to members. (attached Appendix A) It was noted that Cllr Watson's professional expertise in the water industry should be made clear on the report so that it was understood this was more than a set of amateur observations. Members remained extremely concerned that there was nothing in this planning application to suggest that the risk of flooding had been properly addressed. They felt the application should be considered by committee and agreed to request of District Representatives that the application not be a delegated decision.

**RESOLVED** that the report completed by Cllr Watson be submitted to the planners with photographs and a cover letter to be composed by the Chairman and the Clerk (copies to the South Worcestershire Land Drainage Partnership and Local Members) and that Members request of their District Representatives that this application be considered at a meeting of the Northern Area Development Control Committee and not dealt with as a delegated matter.

**9.6 Planning Appeals.**

APP/J1860/E/14/2212788 & APP/J1860/A/14/2212084 13/01239/LBC & 13/01238/HOU  
The appeals are against the non-determination of the applications by Malvern Hills District Council within the prescribed statutory 8 week period.

**9.7 Planning Decisions.**

Attached Appendix B

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**9.8 Correspondence.**

None

**9.9 Councillors' reports and items for future agenda**

None

Meeting closed at 7:25 pm

Signed .....

Date .....

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**Executive summary:**

**Great concern had been expressed on the potential flooding hazard that may be caused by the proposed development 14\0006. Throughout week commencing 10/02/2014 excessive rainfall fell on Tenbury (as experienced by many other parts of the country). During this time the site was visited on three occasions when the general conditions were observed and where possible measured.**

**It was identified that there were potential risks of downstream flooding. When these observations are linked to the numerous queries raised by Mr Bob Hughes of the South Worcestershire Land Drainage Partnership on the same subject on the 14/01/2014 it is obvious that not enough investigation has been carried out to ensure that all the necessary steps have been taken to prevent downstream flooding. As such, and in the light of the current adverse publicity with respect to flooding, Malvern Hills Development Control should to revisit this area of the planning approval to be able to give Tenbury Town Council total reassurance that irrespective of the amount of rainfall no downstream flooding will occur.**

Commencement of the report:

Assumptions:

- The extreme weather conditions experienced during the period of the observations are more likely to become the norm in the future,
- Drainage from the proposed site will take place in the main toward and into the brook,
- Minimal drainage will enter the existing road kerbside drains

Conditions:

- The weather during the week in questions was poor throughout the week
- Informal measurement of the rainfall was in excess of 10mm. A normal month's rainfall spread through 5 days. ( this would need to be checked at a local weather stations)
- Gale force winds towards the end of the week.

Description

The whole of the site was walked and found to be totally saturated. There were numerous areas where water had formed small ponds. There was a considerable amount of water in the brook on the 12/02/2014 and using the 500mm concrete conduit as a measure it was found to be around 60% full and in the estimation of the writer water was passing through at about 3M<sup>3</sup>/min. This had reduced on the 13/02/2014 to about 25% full but then returned to 50%. It was not clear how much water was running off the proposed site but clearly the brook was under extreme pressure.

The brook goes underground across Morningside, and down Bog lane before dog legging and returning to an open brook alongside the properties in Orchard Court, across a water meadow and into the Teme. This route was followed and will be commented upon in the observations.

Observations

- The kerbside drains along Oldwood road toward Tenbury could not take the volume of water on the 12/02/2014. Water was coming up through the drains and flowing down the road at a depth of about 3mm and collecting in a minor flood opposite the entrance to Morningside.
- A number of areas along the brook indicated that water was being held up forming ponds

- Both banks showed distinct erosion, obviously not related to the period of observation but indicating long term damage.
- The brook was at no time able to support an unrestricted water flow, there were numerous obstructions along its whole length from bank erosion, trees and bushes and several sections of 500ml concrete conduit which had collapsed into the brook in front of what is believed to be an old pumping station.
- There were also a considerable number of obstructions from Orchard Court to the Teme.

### Summary:

A number of questions have arisen from this report which should be addressed by the appropriate body:

#### There remains a risk of flooding from water entering the brook adjacent to the site.

- If the brook is the main point of exit for rain water will it be cleared, straightened and strengthened sufficiently?
- If discharge consent be given for the rain water to discharge into the brook has the risk of pollution to a water course been conducted?
- Should there be a grille across the entrance to the underground section to prevent obstruction between Morningside and Orchard Court
- The underground section is a potential hazard as blockages here will cause flooding back into Bog Lane
- Orchard Court is at risk. Will this section of the brook also be straightened, cleared and strengthened,
- If work is undertaken on the brook from the start to the Teme who will be responsible for maintaining its efficacy going forward.

Finally I would like to draw attention to the comments made by Bob Hughes (Assistant Engineer SWLDP) which only reinforce the concerns that remain over possibility of flooding caused by development 14/0006/OUT. We should all be concerned that many of his observations on the potential hazards caused by the site development remain unanswered.

Joe Watson

Town Councillor

NB. The author of this report is a qualified Chemical Engineer with over 30years experience in the abstraction and production of bottled water. He has been involved in the sinking of many boreholes both in the UK, USA, and the Middle East. During this time he has gained an in depth knowledge of the relationship between geological formations and aquifer mechanics.

He is also a member of the UK technical group representing about 90% of the bottled water suppliers within the UK. This role requires contact with the FSA, DEFRA, and the EA together with some advisory meetings with ministers of both current and previous governments.

Currently holds a senior management post in a major bottled water company and also is a partner in a small consultancy team advising bottled water suppliers on all matters from abstraction to the market.

# Monthly list of determined planning applications

January 2014

## Stoke Bliss CP

(Continued)

**13/01472/LBC** Upper House, Stoke Bliss, Worcestershire, WR15 8QJ

**Proposal:** Conversion of brick barn to holiday let. Rebuilding of single storey utility and demolition of covered courtyard timber structure

**Decision:**  
Consent (Listed Building)  
17-Jan-2014 Delegated Decision

**13/01473/FUL** Upper House, Stoke Bliss, Worcestershire, WR15 8QJ

**Proposal:** Conversion of brick barn to holiday let. Rebuilding of single storey utility and demolition of covered courtyard timber structure

**Decision:**  
Approval (Full Planning)  
17-Jan-2014 Delegated Decision

## Tenbury CP

**13/01325/FUL** Temeside House, Teme Street, Tenbury Wells, Worcestershire, WR15 8AA

**Proposal:** Proposed change of use of units no 1 & 2 rear wing of Temeside House from office use to residential

**Decision:**  
Withdrawn By Applicant  
28-Jan-2014 Delegated Decision

**13/01326/LBC** Temeside House, Teme Street, Tenbury Wells, Worcestershire, WR15 8AA

**Proposal:** Proposed change of use of units 1 & 2 rear wing of Temeside House from office use to residential

**Decision:**  
Withdrawn By Applicant  
28-Jan-2014 Delegated Decision

**13/01442/FUL** St Michaels Village Hall, St Michaels, Worcestershire, WR15 8TG

**Proposal:** Single storey extensions to north and south elevations to provide meetings room and storage facilities and meters for air source heating system plus internal and external alterations.

**Decision:**  
Approval (Full Planning)  
06-Jan-2014 Delegated Decision

**13/01452/HOU** 12 Mount Orchard, Tenbury Wells, Worcestershire, WR15 8DW

**Proposal:** Convert existing bedroom and extend to provide bed/sitting room. Provide further bedroom/ensuite in single storey extension. Form utility/rear entrance lobby.

**Decision:**  
Approval (Full) Planning Householder  
13-Jan-2014 Delegated Decision

## Upton-upon-Severn CP

**13/01392/HOU** 22 Rectory Road, Upton Upon Severn, Worcestershire, WR8 0LX

**Proposal:** Single storey side extension to existing bungalow.

**Decision:**  
Approval (Full) Planning Householder  
14-Jan-2014 Delegated Decision

**13/01402/LBC** The Kings Head, 2 High Street, Upton Upon Severn, Worcestershire, WR8 0HF

**Proposal:** Internal alterations to remove modern raised floor. Demolition of internal walls to reconfigure layout of existing bar

**Decision:**  
Consent (Listed Building)  
15-Jan-2014 Delegated Decision