

## TENBURY TOWN COUNCIL 2015/16 - PL07

Minutes of the meeting of the **PLANNING COMMITTEE** held on **MONDAY 30<sup>th</sup> NOVEMBER 2015 at 7:00 pm in the Pump Rooms, off Teme Street, Tenbury Wells.**

**PRESENT:** Cllr E. Hudson (Chair), Cllr S. Bowkett, Cllr M Davies, Cllr J Morgan, Cllr C Rogers, Cllr L Weston.

**IN ATTENDANCE:** Cllr D. Patrick, Cllr M. Willis, Cllr J Fielder, Town Clerk

**APOLOGIES:** Cllr J. M Drummond, Cllr A Eachus (Deputy Chair),

### **7.1 Apologies. To consider the acceptance of apologies for absence from Councillors**

Apologies had been received from Cllr J. M Drummond, Cllr A Eachus (Deputy Chair)

**RESOLVED** that apologies be accepted.

### **7.2 Declarations of Interest.**

Cllr Hudson in respect of item 7.12 as he was related to one of the applicants.

It was agreed that Cllr Bowkett would take the chair when Cllr Hudson left.

### **7.3 Public Participation**

None

### **7.4 To approve as a true and accurate record the resolutions and Minutes of the previous meeting held on 26<sup>th</sup> October 2015.**

The Minutes of the previous meeting held on 26<sup>th</sup> October 2015 were approved and signed by the Chairman as a true and correct record of proceedings.

### **7.5 Planning Applications.**

**7.5.1 14/00945/REM** Re-Consultation Request - Application for approval of reserved matters, including appearance, landscaping, layout and scale following outline application 12/00876/OUT allowed on appeal ref APP/J1860/A/13/2194904 on 13/08/14, for a residential development of 44 dwellings (including 18 affordable dwellings), public open space together with associated roads and parking. Land of Mistletoe Row, Oldwood Road, Tenbury Wells, Worcestershire

Members discussed the amendments which had been made and recognised that some of their previous comments had been noted. Members were disappointed however that while the orientation of Plots 35 and 36 had been rotated they were still too close to the footpath and road and continued to project forward of existing adjacent property and to dominate this last buffer zone. Members believed they could be set back further into the development to reduce their impact at this gateway to the town.

**RESOLVED to recommend REFUSAL** due to the positioning of plots 35 and 36 which members believed to be sited too close to the site boundary, projecting forward of existing adjacent property and dominating the remaining buffer zone of open space. Members felt they should be set back further into the development to reduce their impact at this gateway to the town.

**7.5.2 15/01586/FUL** Change of use from B1/B8 to B2 for vehicle repairs and MOT Testing Centre. Unit 1, The Hopkilns, Rhyse Lane, Tenbury Wells, Worcestershire, WR15 8NH

Members were very concerned at the likely increase in traffic on a narrow country lane. They felt increased vehicle use would make passing on this lane more difficult and dangerous. The application did not supply comprehensive information regarding existing use but it was to be anticipated that the proposed MOT testing businesses would attract more regular custom than was currently the case. There was also no attempt in the application to address potential for, and mitigation of, any increased noise and nuisance to adjacent properties in this rural location. The B1/B8 use category seemed to Members to be suitable for this location and it was noted that there were sites closer to the town better suited for B2 use. Members felt the B1/B8 classification should remain.

**RESOLVED to recommend REFUSAL** due to concerns about increased traffic on a narrow country lane and because the B1/B8 classification was most suitable for this location. Members noted that the application was lacking in detail and did not fully detail existing use to allow for a proper comparison with any proposed change.

**7.6 Planning Appeals**

None

**7.7 Planning Decisions**

**APPROVAL** 15/01300/FUL Separation of 2 terraced dwellings previously combined for use by disabled residents. The proposal will return the 2 dwellings to the original as constructed layout. The changes externally will be very limited as the original doors and windows were not altered during the previous conversion 1 Chantry Close, Tenbury Wells, Worcestershire, WR15 8QE

**APPROVAL** 15/00871/OUT Proposed 2 new build, 3 bedroom detached houses with integral garages to side garden area of No 2 Ivy House Oldwood Road, Tenbury Wells, Worcestershire WR15 8TA

**7.8 To be updated on progress with the Neighbourhood Plan**

Members were informed that the letter requesting delegation of the plan area had been sent to MHDC and Shropshire Council. A start up meeting for Burford Parish and Tenbury Town Councillors had been well attended and Burford had appointed three members to the Steering Group which would meet before Christmas to plan the initial information campaign which would start in January. Planning consultants were to be interviewed had taken place and would be discussed at item 7.12

**7.9 Correspondence.**

None

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

None

**Cllr Hudson left the chamber at this point in the meeting and Cllr Bowkett took the Chair.**

**7.11 Exclusion of the Press and Public.**

**RESOLVED** that the press and public be excluded from the meeting during consideration of the following items of business because it is likely that in view of the nature of the business to be transacted, there would be disclosure of exempt information, as defined in Section 100(I) of the Local Government Act 1972:-

**7.12 To consider quotations from Neighbourhood Planning Consultants and make recommendations for appointment to Full Council**

Neighbourhood Plan Steering Group members reported that three quotations had been received from Planning Consultants N. Hall, Kirkwells and Urban Vision. On initial review members were concerned that the quotation from N.Hall would cause potential conflict of interest as he was full time employed elsewhere and had offered services in his free time. Members felt they would need more availability and had therefore chosen to interview only the two remaining companies. Based on the interviews Cllrs Drummond, Weston and Willis recommended that Kirkwells be appointed as they had good local knowledge having worked on plans in many neighbouring communities such as Little Hereford and Leominster.

**RESOLVED** to recommend the appointment of Kirkwells for approval by Full Council

Meeting closed at 7:48 pm

Signed .....

Date .....