

Minutes of the meeting of the **PLANNING COMMITTEE** held on **MONDAY 21ST MARCH 2016** at 7:00 pm in the Pump Rooms, off Teme Street, Tenbury Wells.

PRESENT: Cllr A Eachus [**Deputy Chair**], Cllr E Hudson [**Chair**], Cllr M Davies, Cllr J M Drummond, Cllr J Morgan, Cllr C Rogers, Cllr L Weston

IN ATTENDANCE: Cllr J Fielder, Cllr D Ingram, Cllr D Patrick, Cllr S Perry, Cllr Mayor M Willis, Town Clerk, Assistant Town Clerk

ABSENT: Cllr S Bowkett

11.1 APOLOGIES. TO CONSIDER THE ACCEPTANCE OF APOLOGIES FOR ABSENCE FROM COUNCILLORS

None.

11.2 DECLARATIONS OF INTEREST

Cllr Hudson stated that he had an interest in item 11.5.1 as he knew the applicant.

11.3 PUBLIC PARTICIPATION

None.

11.4 TO APPROVE AS A TRUE AND ACCURATE RECORD THE RESOLUTIONS AND MINUTES OF THE PREVIOUS MEETING HELD ON 29TH FEBRUARY 2016.

6 FOR AND 1 ABSTENTION that the Minutes of the previous meeting held on 29th February 2016 were approved and signed by the Chairman as a true and correct record of proceedings.

Cllr Hudson left the meeting at this point and Cllr Eachus took over as Chair.

11.5 PLANNING APPLICATIONS

11.5.1 16/00249/FUL – Change of use of existing agricultural building to farm shop with covered area and associated parking Oldwood Farm, Cinder Lane, St Michaels, Worcestershire, WR15 8PN.

Members discussed the application and looked at the proposed site plan. As the site location was in Cinder Lane where parking was unsuitable Members discussed the parking arrangements for the Farm Shop and it was established that parking spaces would be available which would be adequate for the Farm Shop.

Members supported the application as they considered the Farm Shop to be in a good location and the business would create jobs and employment which would benefit the community.

RESOLVED TO RECOMMEND APPROVAL.

11.5.2 16/00373/REM – 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 8PN

Members noted that they had considered this application previously and had recommended approval and this application was now the outline planning permission. Even though Members considered that the two new build 3 bedroom detached houses were very small with minimum garden space, after some discussion Members agreed to support the application.

RESOLVED TO RECOMMEND APPROVAL

11.6 TO BE UPDATED ON SITE VISIT AND MHDC CONSIDERATION OF 15/01586/FUL REGARDING 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

Cllr Weston stated that she visited the site concerned and met with the applicant, MHDC Planners and Cllr Phil Grove to discuss the proposed plans.

The applicant was planning to only MOT cars he was working on. He currently has to go to Wooferton or Tenbury to get vehicles MOT tested.

Cllr Weston stated that she could see no reason not to support the application and that the planners had no objections to it and after discussion Members agreed to support the application.

RESOLVED TO RECOMMEND APPROVAL.

11.7 TO CONSIDER CONSULTATION REQUEST REGARDING SUPPLEMENTARY PLANNING DOCUMENTS FOR SOUTH WORCESTERSHIRE DEVELOPMENT PLAN

The Town Clerk stated that the Supplementary Planning documents relating to the South Worcestershire Plan had been circulated to Members. There were two documents one was the draft Affordable Housing Supplementary Planning Document and the other was the Traveller and Travelling Showpeople Site Allocations Development Plan Document Preferred Options.

The Town Clerk stated that the document related to the provision of housing and rural housing needs which would also form part of the Council's Neighbourhood Plan. Cllr Hudson commented that he was concerned regarding the location of affordable housing and housing developments in general and it was important that in the future the Town Council were able to identify some locations they felt suitable for affordable housing.

The Town Clerk confirmed that the document was for the community and the Town Council to respond on any inaccuracies within the document. There was a response form on-line to make any specific comments.

Cllr Hudson stated that a local housing needs survey should be carried out within Tenbury and the Town Clerk confirmed that this would be part of the Neighbourhood Planning process rather than this document.

Cllr Hudson stated that he would like to read the document in more detail and make any comments as necessary. After discussion, Members mandated that Cllr Hudson with input from Cllr Eachus as necessary, would review the document and make any comments for consideration by Members before submitting by the consultation period end date of 25th April 2016.

It was also agreed that a hard copy of the document would be printed for Cllr Hudson and also a hard copy of the South Worcestershire Development Plan be kept at the Pump Rooms office.

RESOLVED that Cllr Hudson be mandated to comment on the South Worcestershire Development Plan on behalf of Tenbury Town Council.

11.8 PLANNING APPEALS

None.

11.9 PLANNING DECISIONS

None.

11.10 CORRESPONDENCE

The Town Clerk referred to the email she had received from Mr Alan West regarding the change of use from B1/B8 to B2 for vehicle repairs and MOT Testing Centre at Unit 1, The Hopkilns, Rhyse Lane, Tenbury Wells.

The email had been copied to all Councillors and it was agreed that The Town Clerk would reply back to Mr West to confirm that the Town Council had refused planning permission and confirming that Cllr Grove was the District Councillor responsible for the Tenbury Ward.

11.11 COUNCILLORS' REPORTS AND ITEMS FOR FUTURE AGENDA

Cllr Weston suggested that Members of the Committee visit the site locations regarding future planning applications as it was very useful to see the site before the meeting. Cllr Hudson stated that he would try and do this and it was agreed that Cllr Hudson should not be expected to attend all of them and this could be shared by Members of the Committee.

That site visits would take place wherever possible before the Planning Meetings.

Meeting closed at 7.45 pm

Signed

Date