

Minutes of the meeting of the **PLANNING COMMITTEE** held on **TUESDAY 30<sup>TH</sup> AUGUST 2016 at 7:00 pm in the Pump Rooms, off Teme Street, Tenbury Wells**

**PRESENT:** Cllr M Davies, Cllr J M Drummond, Cllr E Hudson [**Chair**], Cllr E Weston

**APLOGIES:** Cllr S Bowkett, Cllr J Morgan, Cllr C Rogers

**IN ATTENDANCE:** Cllr M Willis [**Mayor**], Cllr J Fielder, Cllr D Patrick, Cllr S Perry, Cllr D Ingram, 3 Members of the Public, Town Clerk

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

Apologies had been received from Cllr Stephen Bowkett, Cllr Jonathan Morgan and Cllr Coral Rogers.

**RESOLVED** that apologies be accepted.

**4.2 Declarations of Interest**

In relation to Item 4.6.2 **16/01037/FUL** Cllr Drummond noted that she was a neighbour of the applicant. She was not a neighbour of the property to be developed.

**4.3 Public Participation**

None

**4.4 To appoint a Deputy Chair**

Cllr Weston was nominated by Cllr Drummond and seconded by Cllr Davies.

**RESOLVED** that Cllr Weston be appointed as Deputy Chair.

**4.5 To approve as a true and accurate record the resolutions and Minutes of the previous meeting held on 25<sup>th</sup> July 2016.**

The Minutes of the previous meeting held on 25<sup>th</sup> July 2016 were approved and signed by the Chairman as a true and correct record of proceedings.

**4.6 Planning Applications**

**4.6.1 16/01029/FUL** Construction of a new single storey dwelling, 31 Cralves Mead, Tenbury Wells, Worcestershire, WR15 8EX

Members raised concerns regarding the size of the dwelling within the site and its close proximity to the the site boundaries. They felt that the off road parking provision was inadequate and this could lead to congestion at the head of the cul de sac where the proposed development sits. Further concerns were raised that the design was so out of keeping with the surrounding dwellings. It was felt that the living area could be better designed to give more than a close view of the proposed boundary fence.

**RESOLVED** to recommend **REFUSAL** on the grounds that the site was insufficient to provide adequate amenity space and off road parking for the proposed dwelling. The design was incongruous and not in character with existing dwellings. There was also concern regarding the orientation of the sitting room window which failed to provide any amenity value and the loss of character to the adjacent footpath as a result of the new boundary fence.

- 4.6.2 16/01037/FUL** Proposal for two new build houses on existing open land at Berrington Gardens, land between 12 and 14 Berrington Gardens, Tenbury Wells, Worcestershire, WR15 8ET

Members were concerned at the size and scale of the dwellings on the site and the lack of outdoor space especially on the three bedroom unit. There was also concern that the proposed garages were right on the site boundary with no driveway or other parking. It was suggested that site might be better suited to one dwelling rather than two.

**RESOLVED** to recommend **REFUSAL** on the grounds that the site was insufficient to provide adequate amenity space and parking for the proposed dwellings. The garages shown on the plans are too close to the road.

- 4.6.3 16/00920/FUL** Construction of 4 detached single storey dwelling with integral garages and parking, 18 Cross Street, Tenbury Wells, Worcestershire, WR15 8EE

There were concerns as to the tightness of vehicular access but it was noted that these had already been addressed in the response from WCC highways. Members were glad to see the provision of this type of dwelling which was most sought after in the town especially within such close proximity to the town centre.

**RESOLVED** to recommend **APPROVAL**

- 4.6.4 16/00479/HOU** Two storey side extension, Wraysford, Bromyard Road, Tenbury Wells, Worcestershire, WR15 8BY

No objections were raised.

**RESOLVED** to recommend **APPROVAL**

- 4.6.5 16/01089/S73** Application for variation of Condition 2 of Planning Permission 15/00205/FUL to amend floor plans and elevations of Plot 1, Cornerways, Terrills Lane, Tenbury Wells, Worcestershire, WR15 8DD

No objections were raised.

**RESOLVED** to recommend **APPROVAL**

#### **4.7 Planning Appeals**

None

#### **4.8 Planning Decisions**

**APPROVED** - 16/00981/HOU Proposed two storey extension and first floor extension. Westfields, Berrington Road, Tenbury Wells, Worcestershire, WR15 8EN

**APPROVED** - 16/00821/CLE Certificate of Lawfulness for an existing use of 17 Market Street as a hot food takeaway (A5 use) 17 Market Street, Tenbury Wells, Worcestershire, WR15 8BH

**APPROVED** - 16/00814/FUL Change of use from launderette (sur generis) to charity shop (A1 use) 56a Teme Street, Tenbury Wells, Worcestershire, WR15 8AA

**APPROVED** - 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

**APPROVED** - 15/00448/FUL Realignment of ditch course Land Off Mistletoe Row Oldwood Road, Tenbury Wells, Worcestershire

**4.9 To be updated on the presentation “Dealing with development proposals beyond SWDP2 development boundaries” attended by Cllr Hudson and the Mayor on Thursday 28<sup>th</sup> July**

It was reported that unfortunately the meeting had not provided anything of immediate relevance to sites in Tenbury.

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

Meetings would be starting up again on Thursday 1<sup>st</sup> September with a presentation from another Council who had been through the NP process. Members were working on their specific areas and further reports would be given at the next meeting.

**4.11 Correspondence**

None

**4.12 Councillors’ reports and items for future agenda**

The Chair read out the following statement and requested it be recorded in the minutes.

“As Planning Committee chair, I wanted to mark Dawn’s last Planning meeting by recording my appreciation for her support as Clerk to this committee.

The Clerk, along with the Mayor and I have tried to foster a more collaborative approach with MHDC Planners. I think that this has borne fruit because I feel that our comments, on planning applications are now more in accord with planning policies and our locally based views are given greater weight by the planning officers.

As with many things, Dawn has gone beyond the precise restrictions of her duties.

She has familiarised herself with planning, infrastructure and housing issues such that she has been able to give expert advice to this committee.

I also wanted to touch on the Neighbourhood Plan.

Dawn was significantly involved in the early stages of setting up the Plan and I do not think that it would have got off the ground without her motivation and hard work.

She has served Tenbury and Burford well and recognition of her efforts and contribution should be on the public record.

Fellow committee members, I am sure that you will join me in thanking and congratulating Dawn for a job well done.”

Meeting closed at 7.52 pm

Signed .....

Date .....