

TENBURY TOWN COUNCIL 2013/14 – XTC16

Minutes of the **Extraordinary** meeting of **TENBURY TOWN COUNCIL** held on **Monday 31st March 2014 at 7.00pm** in the Pump Rooms, off Teme Street, Tenbury Wells.

PRESENT: Mayor Cllr G. Price, Deputy Mayor Cllr M. Willis, Cllrs S. Bowkett, S. Corfield, M. Drummond, J. da Costa, J. Fielder, E. Hudson, J. Morgan, J. Watson, E. Weston.

IN ATTENDANCE: Town Clerk,

APOLOGIES: Cllr M. Brennan, Cllr D. Ingram

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

Apologies had been received from Cllrs Brennan and Ingram.

RESOLVED that apologies be accepted.

16.2 Declarations of Interest.

Cllr Watson declared a personal interest as a resident of The Oaklands in relation to Item 16.3

16.3 To consider the Council's response to a request from Malvern Hills District Council regarding the South Worcestershire Strategic Housing Land Availability Assessment: 2014 Call for sites and broad locations for housing.

Members considered the original proposals made for sites around the town and the reasons why they had been rejected for inclusion in the original SWDP. Members felt that the site (MHTW03 of The Oaklands) which they had originally put forward but which had subsequently been disregarded for plan, still had merit for development as it would infill an area bounded by existing housing on three sides.

Members also felt that future development of the town would be best placed to the south side of the town constrained between Oldwood Road, Terrills Lane and Saltbox Lane.

Members were informed that their suggestions for sites were not binding on any party but would be subject to further investigation by the Planning Authority to ascertain feasibility and availability of the sites. The decision to develop would still rest with the respective landowner and any prospective developer.

RESOLVED with 10 For that a proforma be submitted proposing future development to the south side of the town constrained between Oldwood Road, Terrills Lane and Saltbox Lane and proposing that Site MHTW03 to be brought forward for further consideration. Cllr Watson took no part in this vote.

16.4 14/00006/REM - To consider the Town Council statement to be made at the MHDC Northern Area Development Management Committee Meeting on 2nd April and confirm who will attend and speak on behalf of the Council.

Members were informed that there would be an opportunity to speak at the meeting now that this application had been brought to committee at the Town Council's request. As the matter was to be considered by the NADMC the Planning Officer's report was available ahead of the meeting and members noted that many of the issues raised were mentioned in the report if not addressed. Had the application gone to delegated decision no such report would have been made public until after the decision was made so the fact that this was being considered at a meeting was welcomed. Members noted that the issue of drainage was not within the remit of the committee but wished to raise the issue of lack of co-heasive approach from all of the bodies involved. It was also felt important that the design issues regarding placement of dwellings close to the highway and the large scale and orientation of Plot 1 on the site be reiterated. Cllr Hudson agreed to prepare a statement (attached Appendix A) timed for the three minute speaking slot allowed and agreed that he would be happy to speak on behalf of the Council.

RESOLVED that Cllr Hudson be mandated prepare the statement and to speak on behalf of the Council at the meeting on 2nd April.

16.5 To consider agreeing a new two year fixed contract with Npower for Non Metered Supply ref. Street Lighting.

Members were informed that the Clerk had been notified that the current pricing structure was to be increased after many years of no rises. This would have meant an increase of around £150 per quarter on the current bill. A new fixed contract had been negotiated which instead would make savings of £50 per quarter on the current bill.

RESOLVED that the two year fixed contract for non-metered supply be agreed with Npower.

16.6 To approve the Insurance Policy and premiums for 2014/15.

Members had reviewed amendments to the policy documents due to the sale of the Mortuary building and agreed that all was in order.

RESOLVED that the Insurance and policy and premiums for 2014/15 be approved.

Meeting closed at 8:00 pm

Signed

Date

OLDWOOD ROAD: Planning Application No. 14/00006/REM.

MHDC Northern Area Planning Committee Meeting on 2.4.2014.

Statement on behalf of Tenbury Town Council.

My name is Eric Hudson, I am here with colleagues, representing Tenbury Town Council

Tenbury Town Council understand that surface water drainage is a Conditioned item of the Outline Approval, thus we may not have an opportunity to comment publically.

The weakness of our current planning policies, as you well know, is that if a development is deemed to be sustainable then the NPPF will support it, notwithstanding local and district objections.

Once resistance to an application is breached by approval being granted, then it is a 'done deal' and so it is left to the planning officer to consult interested bodies

Our concern in respect of flooding issues is that the relevant drainage bodies only comment on their specific area of interest, leaving certain aspects to the other bodies. Thus the circle is incomplete in the sense that an overall strategic assessment is absent.

This site floods which affects adjacent areas.

We are not protected by the NPPF or by the Environment Agency so if it continues to do so after development then TTC must conclude that MHDC have failed to protect the interests of local residents by not carrying out an overarching assessment of the risk.

It is noted that the layout has been considered by the Local Design Review Panel who found the layout to be acceptable in principle. In our view, it seems unlikely that they have visited the site and fully comprehended the effects of levels of the houses relative to Oldwood Road.

Our Council has made detailed objections to the layout in our consultation response, all of which appear to have been ignored by the planning officer.

MHDC identified that this site was suitable for 30 dwellings, this application is for 43 dwellings on the same site area, the layout is therefore a squeeze.

In our consultation response, we have drawn attention to the service road being parallel to Oldwood Road, forming a visual dual carriageway.

We reiterate our concerns over Plot 1, which has a 16 metre, two storey side elevation projecting to within 2 metres of the Oldwood Road boundary. This will form an uncharacteristically intrusive element, that will dominate Oldwood Road from either direction.

Plot 32 is close to the Oldwood Road footpath, with a floor level 1.3 metres above that footpath. Its two storey height with steep roof will overwhelm passing pedestrians. Similarly, Plot 34 is only 2 metres from the highway boundary

The thirteen Tenbury Town Council members have both local knowledge and professional expertise in order to evaluate design proposals and to make informed observations.

It is very disappointing when none of the comments on this revised scheme are taken up.

If the District Council does not listen to Town or Parish Councils and it is not seen to be acting together then we all deserve what the developers choose to give us.

Tenbury Town Council request that your committee give further consideration to our detailed criticisms before approval is issued.