

Minutes of the meeting of the **PLANNING COMMITTEE** held on **TUESDAY 26th MAY 2015 at 7:00 pm in the Pump Rooms, off Teme Street, Tenbury Wells.**

PRESENT: Cllr M Drummond, Cllr A Eachus (Deputy Chair), Cllr E. Hudson (Chair), Cllr D Ingram, Cllr J Morgan, Cllr C Rogers, Cllr L Weston,

APOLOGIES: Cllr S. Bowkett,

IN ATTENDANCE: Town Clerk, The Mayor, Cllr J. Fielder, Cllr D. Patrick

1.1 Election of Chairman

Cllr Hudson was nominated as Chairman by Cllr Weston, seconded by Cllr Drummond.

RESOLVED that Cllr Hudson be elected as Chairman.

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

Apologies had been received from Cllr S. Bowkett.

RESOLVED that apologies be accepted

1.3 Declarations of Interest.

None

1.4 Public Participation

None

1.5 To approve as a true and accurate record the resolutions and Minutes of the previous meeting held on 27th April 2015.

The minutes of the meeting, held on 27th April 2015, were confirmed and signed by the Chairman as a true and correct record of proceedings.

1.6 Election of Deputy Chairman

Cllr Eachus was nominated as Deputy Chairman by Cllr Drummond, seconded by Cllr Morgan.

RESOLVED that Cllr Eachus be elected as Deputy Chairman.

1.7 Planning Applications.

1.7.1. **15/00448/FUL** Realignment of ditch course. Land Off Mistletoe Row Oldwood Road, Tenbury Wells, Worcestershire

On consideration of the plans members felt that the proposed work would be necessary to improve drainage of this area and hopefully mitigate any future flood risk.

RESOLVED to recommend APPROVAL.

1.7.2. **15/00578/FUL** Conversion of storage building into 3 dwellings 6-7 Westview Terrace, Tenbury Wells, Worcestershire, WR15 8ED

Members considered the proposals in some detail and were pleased to see proposals for regeneration of existing buildings and provision of small dwellings in the town. They were however very concerned by the proposed design of the conversion which would significantly alter the character of the building. They felt the alterations could be more sympathetically treated with a little more effort in design.

RESOLVED to recommend REFUSAL with comments as follows

This application should be refused on the grounds that no effort has been made to maintain the character of the building. The drawings do not differentiate between existing and new structure. The existing arch headed windows have been replaced by flat headed windows more suited to a new build terrace design. The existing features should determine the layout rather than impose a layout which requires so many elevational changes.

The Town Council planning committee fully supports the provision of small dwellings in Tenbury, particularly where vacant buildings can be brought back into use but not at the expense of loss of character. The committee also are concerned by the absence of parking provision for the properties in an area where there are parking issues.

1.7.3. **14/00945/REM** 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 off Mistletoe Row, Oldwood Road, Tenbury Wells, Worcestershire

Members were concerned to note that none of the comments they had made previously on this application had been taken into account. Their concerns remained valid and they therefore felt their previous recommendation of refusal should stand.

RESOLVED to recommend REFUSAL with comments as follows:-

This application should be refused on the grounds that although the planning committee note that there had been several revisions to the original layout, marked 'in accordance with Local Authority comments' they are disappointed to see that none of the concerns expressed in the Town Council's initial response dated 09/09/2014 had been incorporated. Members felt that these comments were still valid and particular attention was drawn to the disposition of plot numbers 31 - 36. These are visually intrusive into the open space that remains between the southern end of Mistletoe Row Phase One and the existing dwelling in Oldwood Road. Tenbury Town Council feels that MHDC should have learnt from the intrusive effect of Plot 1 of the Tenbury View development. TTC requests that the developer be asked to adjust the position of plot numbers 35 and 36 so that they are set back to enable a feeling of open space to be maintained. Members of the Town Council planning committee would be happy to meet with the developer to discuss concerns further.

Secondly, it was felt that the two new water retaining ponds could be too geometric for their edge of open space location and that a more natural form should be adopted. More detailed plans and elevations of these features should be provided before a decision is reached. The landscape proposals for this area should also better reflect its rural location.

1.8 To consider the formation of a Neighbourhood Planning working party to begin development of a Neighbourhood Plan.

Members were in agreement that a Neighbourhood Plan was essential for the town.

RESOLVED that Cllrs Eachus, Cllr Drummond and Cllr Weston would form a working party to begin work on a Neighbourhood Plan.

1.9 Planning Appeals

None

1.10 Planning Decisions

1.11 Correspondence

None

1.12 Councillors' reports and items for future agenda

None

Meeting closed at 7:55 pm

Signed

Date