

TENBURY TOWN COUNCIL 2013/14 – XTC12

You are summoned to an **Extraordinary** meeting of **TENBURY TOWN COUNCIL** to be held on **MONDAY 27th January 2014 at 7:00 pm in the Pump Rooms, off Teme Street, Tenbury Wells.**

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

IN ATTENDANCE: Town Clerk

12.1 Apologies. To consider the acceptance of apologies for absence from Councillors.
None.

12.2 Declarations of Interest.
None.

12.3 Planning Applications.

12.3.1 14/00006/REM - Application for the approval of Reserved Matters for Appearance, Layout and Scale for 43 dwellings, public open space together with associated works and parking following approval of Outline application 12/00659/OUT. Land At Oldwood Road, Tenbury Wells, Worcestershire

Members were reminded that principal of development had already been approved for this site so their comments on this item should be limited to discussion of detailed design and layout elements. Cllr Hudson had studied the plans carefully and made various comments re. design and layout. Cllrs then raised the following concerns

SURFACE WATER DRAINAGE

- No detail of surface water drainage is shown on the plans – an “attenuation basin with an outfall to the ordinary watercourse which forms the site’s western boundary” is mentioned in the Water Management Statement but no such feature is shown on the plans. Given the history of flooding through this site more detailed information on discharge plans for run-off water must be provided prior to any decision being made. In light of the other development sites nearby which also propose discharge into the ordinary watercourse which forms this site’s western boundary the serious further consideration must be given to this matter.

FOUL WATER DRAINAGE

- The Council is aware that there have been issues with the discharge of sewerage from another site nearby and would like to be reassured that foul drainage provision is adequate for the site and will not have any detrimental impact upon sewers in any other part of the town. No details of proposed foul drainage for the site have been given and more detailed information should be provided prior to any decision being made.

SOLAR PANELS

- Councillors wished for clarification as to whether solar panels were to be installed on these dwellings. This information should be provided prior to any decision being made.

ACCESS

- The access roads to plots 1, 2, 3 and 38, 39, 40, 41 & 43 are directly adjacent to the main road separated only by a small hedge. This will create a dual carriage way effect on this section of road which is downhill and on a bend. This was felt to be unsafe.

DESIGN ASPECTS

- The mix of brown tile or grey tile/slate roofing materials is not in keeping with surroundings. More thought should be given to this element of the design.
- Only variety in materials is in roof treatment – otherwise it will have a very homogenous look.

VISUAL IMPACT

- The 3 storey height of Plots 3, 15, 17, 19, 22, 24, 25, 41 and 43 is of concern as they are the predominant design on the site and will have a serious effect on the visual impact of the site when viewed from the other side of the valley. The elevations provided do not adequately visualise the site as it rises up the side of the valley.
- The position and orientation of Plot 1 is of concern because it will present a very stark brick gable wall as the first main vista of the site when viewed approaching from the South West

down Oldwood Rd. This stark elevation is also adjacent to the nearest neighbouring property and very close to the road and site boundary. The existing properties all sit much further back from the road and this plot ought to sit within the same building line to have less impact.

LANDSCAPING

- A boundary of close boarded fencing is place directly opposite the entrance to Mount Orchard which will present an unattractive aspect at this point. This should be reconsidered.
- The landscaping treatment to the South West boundary is inadequate given the proximity of neighbouring properties and open countryside and should be reconsidered.

RESOLVED that Members were minded to recommend this application for Approval subject to satisfactory responses being received regarding the concerns raised above.

12.3.2 14/00011/FUL - Covered way link to front elevation.

College House Residential Home, Berrington Road, Tenbury Wells, Worcestershire, WR15 8EJ

Members felt this would be an improvement for occupants of the building.

RESOLVED that this application be recommended for Approval

12.3.3 13/01598/HOU – Construction of garage, porch and bedroom.

57 Kyreside, Tenbury Wells, Worcestershire, WR15 8BX

Members expressed concern at the fact this was a two storey extension and questioned its proximity to neighbouring buildings and what impact it would have on them. Members were also concerned about the size of the extension which more than doubled the size of the property. Members felt these issues should be further addressed by planners for further consideration.

12.4 To be informed of regulations regarding signage on shop fronts.

Various Members had been approached regarding recent new shop signage in the town.

RESOLVED that MHDC be contacted to find out if planning permission had been sought for recent changes to signage in the town.

Meeting closed at 7:30 pm

Signed

Date