

**MALVERN TOWN COUNCIL**

**MINUTES OF A MEETING OF THE STRATEGIC PLANNING COMMITTEE**

**held on Wednesday 1 February 2017**

**in the Town Council Offices, Belle Vue Terrace, Malvern, at 6.00pm**

**Councillors**

**Present**

P A Tuthill (Chairman)  
J Cain  
L Lambeth  
P T Mewton  
B A Regimbeau  
J Thomas  
R K Yates

**Absent**

C A L Bovey  
H Campbell  
J Campbell  
M Campbell  
I G Hopwood (Apologies)  
S Nichols (Apologies)  
J O'Donnell  
J D Roskams  
P W Smith (Apologies)  
C T Smith (Apologies)  
D Watkins

**In Attendance**

Charles Porter – Operations Manager  
Lyndsey Davies – Minute Clerk  
Cllr Palmer

48. **APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr's I G Hopwood, S Nichols, C T Smith and P W Smith.

49. **DECLARATIONS OF INTEREST**

None.

**PUBLIC PARTICIPATION**

Nick Carrol – architect, was invited to speak on behalf of his project for 54 West Malvern Road. He informed the committee that he realised the proposed project was a sensitive scheme and that residents in the immediate facility had concerns. Mr Carrol explained that he had tried to set up several information sessions with the residents to answer any questions, however due to a lack of interest these had not happened. He has also confirmed that he has been liaising with the planning department at MHDC

over the last 2-3 years in terms of feedback to the plans. He confirmed that the plans were for the proposed building to be demolished and in its place will be 4, 3 bedroom houses of standard size each with parking facilities off road.

Kerry Wooley, a resident in Old Hollow raised some concerns over the proposed building application. These include: a lack of visible windows, insufficient parking facilities, slope at the site, the impact of construction works and whether simply renovating the existing building would be a better option.

Kevin Williams, another resident, also addressed the committee regarding the proposed development. His concerns included: traffic on the West Malvern Road and inadequate parking facilities leading to congestion on the road.

## 50. **PLANNING CONSULTATIONS**

Report SPC01/17 was received and noted.

### **Application No. 16/01768/FUL**

Demolition of existing house and proposed 4 no. three bed dwellings at 54 West Malvern Road (West Ward)

The Committee discussed the proposed development and **RESOLVED** to object to the planning application 16/01768/FUL, for the following reasons:

- Access and egress onto the B4232 is very tight and committee felt that this development would cause problems with traffic flows.
- Concerns about restrictions on the footpath access on the B4232 during the construction phase. The committee felt that all building materials should be stored on site and not prohibit footpath or roadside access.
- It was felt that redevelopment of the site could be an option in order to retain the current Victorian façade and be more within keeping of the surrounding area.

It was **AGREED** that Councillor Palmer should speak on behalf of the Town Council at the MHDC's Southern Area Development Management Committee.

The Committee had no specific comments on any other current planning applications.

## 51. **REVIEW OF MALVERN VALE DEVELOPMENT**

The Operations Manager has received a response to the letter sent to MHDC on 22 December 2016 outlining the issues raised.

The Committee discussed the response and also heard from the Mayor and the Operations Manager about their meeting held with Jo Riley, Malvern Vale Residents Group on Friday 20 January 2017. Information is still being sought from Permissions and Greenbelt and this matter will be discussed again at a future meeting of this committee.

52. **LOCAL TRANSPORT PLAN STAGE 4 (LTP4)**

Report SPC02/17 was received and noted.

Committee **AGREED** to set up a working party of no less than three Councillors who should be delegated to submit a response on the Council's behalf and that the Neighbourhood Plan Transport evidence be considered and included within the response to the Transport Plan LTP4 Consultation document Spring 2017.

It was **AGREED** that the Working Party members would be: Cllrs C Palmer, (Mayor), L Lambeth, J Thomas and R Yates, and that the Working Party's first meeting will take place on Wednesday 8 February 2017 at 10.30am at the Town Council Offices.

53. **NEXT MEETING**

The next meeting of the Strategic Planning Committee is scheduled for Thursday 9 March 2017 at 6.00pm

The meeting ended at 7.25pm.

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Councillor P A Tuthill (Chairman)

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