

MALVERN TOWN COUNCIL

MINUTES OF A MEETING OF THE STRATEGIC PLANNING COMMITTEE

held on Thursday 9 March 2017

in the Town Council Offices, Belle Vue Terrace, Malvern, at 7.00pm

Councillors

Present

P A Tuthill (Chairman)
M Campbell
J Campbell
M Fletcher
I Hopwood (left at 8.17 pm)
L Lambeth
P T Mewton
S Nichols
B A Regimbeau
C Smith
R K Yates

Absent

C A L Bovey
H Campbell
J O'Donnell
J Cain (apologies)
J Thomas (apologies)
P W Smith
D Watkins

In Attendance

Linda Blake – Town Clerk
Louise Wall – Minute Clerk
Cllr Palmer
Richard Bamford, Eastward Road
Residents' Group

54. **APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs J Cain and J Thomas.

55. **DECLARATIONS OF INTEREST**

Cllr Tuthill owns a property adjacent to the North East Malvern development.

PUBLIC PARTICIPATION

Mr Richard Bamford, representative of the Eastward Road Residents Group, raised concerns over the eastern end of the site, namely safety of children using the play area which is close to the drainage pond and railway, neither of which is fenced off securely.

Secondly, he raised the issue of the numbers of affordable housing. There had been amendments to the number of affordable units being proposed and the percentage split between 2, 3 and 4 bedroom houses and these do not comply with the recommended number in the South Worcestershire Development Plan or the unilateral undertaking in the covenants.

On the basis of the above two issues, the Eastward Road Residents Group feel the reserved matters application should be rejected.

The Committee **AGREED** to bring forward Item 4 on the agenda and then to discuss the Land at North East Malvern as the last item.

56. **PLANNING CONSULTATIONS**

Report SPC01/17 was received and noted.

a) Planning Application 17/00066

Members of the committee discussed the reserved matters application and agreed with the two main points raised by Mr Bamford.

It was **RESOLVED** to object to the Reserved Matters application on the following grounds:

- 1) From a safety point of view, the proposed location of the children's play area near to a drainage pond and close to the railway line, with no formal fencing, is unacceptable. The committee felt strongly that these critical safety aspects must be considered by the Planning Committee at Malvern Hills District Council and not delegated to officers.
- 2) The proposed affordable housing provision at 36% does not accord with section 15 of the South Worcestershire Development Plan which states this should be 40%.
- 3) The agreed percentage split between 2, 3 and 4 bedded homes does not accord with the unilateral undertaking and this covenant should be honoured.

The Committee were very concerned about the safety implications of the adjacent railway line. It was **AGREED** that a request should be made for a serious contribution from the developer so that technical solutions can be investigated in conjunction with Worcestershire County Council and Network Rail to ensure guaranteed safety at the railway crossings near to the proposed development.

The Committee also recognised that management of the green spaces on this development required careful consideration. There should be a properly adopted maintenance agreement for the recreation area as part of the planning conditions, with it ideally being carried out by the Town Council, ideally with Seedcorn funding.

It was **AGREED** that Councillor Paul Tuthill would represent the Town Council when this matter went to the Southern Area Development Management Committee at Malvern Hills District Council.

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

Mr Bamford left the meeting at 7.35 pm and the chairman thanked him for a clear presentation.

57. **HAYSLAN FIELDS, MALVERN – ASSET OF COMMUNITY VALUE**

It was **NOTED** that the letter from Malvern Hills District Council dated 8 February 2017 declares that the council has determined that the nomination does not meet the definition of an asset of community value as set out in section 88 of the Act.

The Committee **AGREED** that this was inconsistent with their earlier letter asking that the asset should be proven to be an Asset of Community Value and the Town Clerk was asked to write to Malvern Hills District Council to express the Town Council's concerns as to the validity of this decision and to request that the matter be reconsidered by the appropriate Council Committee.

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

Cllr Palmer reported that meetings of Working Party had taken place and as a result draft comments had been drawn up and following comments from the three remaining members of the group, these would now be finalised for submission ahead of the deadline date.

59. **LAND AT NORTH EAST OF MALVERN - REVISED PROPOSAL**

It was **NOTED** that the time to respond to this application was short, but that as this was a very significant development for Malvern, further meetings should be held to consider the revised proposal in more detail.

It was **AGREED** to form a Working Party, open to all interested members and which would meet on the following dates:

- Thursday 16 March at 7.00 pm – an overview
- Tuesday 21 March 2017 at 2.30 pm - recreation facilities and school provision
- Thursday 23 March at 7.00 pm - traffic matters
- Tuesday 28 March at 2.00 pm - finalising Town Council comments

The Committee **AGREED** that the Town Clerk should:

- a) Arrange a meeting with Newlands Parish Council to discuss management of recreational facilities.
- b) Write to the Developer to ask if there would be any public consultation taking place with respect to the revised application.

60. **NEXT MEETING**

The next meeting of the Strategic Planning Committee is scheduled for Thursday 13 April 2017 at 6.00pm.

The meeting ended at 8.30 pm and the Chairman thanked the committee for covering a lot of ground over a wide range of items.

.....
Councillor P A Tuthill (Chairman)