

**MALVERN TOWN COUNCIL**

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

**held on Thursday 12 January 2017**

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

**Councillors**

**Present**

P A Tuthill (Chairman)  
J Cain

P T Mewton  
R K Yates

**Absent**

C A L Bovey  
H Campbell  
J Campbell  
M Campbell  
I G Hopwood  
L Lambeth (Apologies)  
S Nichols (Apologies)  
J O'Donnell

B A Regimbeau  
J D Roskams  
P W Smith  
J Thomas (Apologies)  
C T Smith (Apologies)  
D Watkins

**In Attendance**

Linda Blake – Town Clerk  
Charles Porter – Operations Manager  
Lyndsey Davies – Minute Clerk  
Cllr Palmer

42. **APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs L Lambeth, S Nichols, J Thomas and C T Smith.

43. **DECLARATIONS OF INTEREST**

None.

**PUBLIC PARTICIPATION**

None.

44. **REVIEW OF MALVERN VALE DEVELOPMENT**

Officers informed the Committee that further to the issues raised at the last committee meeting regarding the unresolved matters on the Malvern Vale Site, including the incomplete road surfaces and the sewage issues, a letter had been sent to the Chief Executive of MHDC to ask what can be done

The Town Council are awaiting a reply.

The Mayor has kept in regular contact with Malvern Vale Residents Association's representative, Jo Riley, and since their meeting lamp posts have been installed on the site.

A further meeting is scheduled to take place with Jo Riley on 16 January to look into the problem with the Sustainable Urban Drainage System (SUDS) on the site. In addition Mrs Riley has confirmed that the Residents Association are hoping that more play area equipment can be secured for Malvern Vale before May 2017, when Persimmon will leave the site

The Committee discussed the Special Meeting which had been held in April 2006 at Dyson Perrins School to discuss the Malvern Vale Site. It was felt that many of the items agreed as part of the Heads of Terms of the Section 106 agreement had not been enforced and that these matters should have been addressed by Malvern Hills District Council.

45. **HAYSLAN FIELDS, MALVERN: ASSETS OF COMMUNITY VALUE NOMINATION**

Report SPC01/17 was received and noted.

After discussion, the Committee **RESOLVED** to endorse the nomination of Hayslan Fields as an Asset of Community Value and support this with the following comments:

- Further to the appeal against the decision to refuse a planning application for 150 houses on the site of Hayslan Fields, in July 2016 the Appeal Inspector dismissed the case and ruled that the fields must maintain their green status.
- The Appeal Inspector's decision affirms that Hayslan Fields are a valuable and needed resource as a Green Space to the community and the wider area. He found that the area of Hayslan Fields proposed for development is significant in helping to meet the existing community's needs for access to and across open space for recreational purposes and for health and well-being. This supports the test of community value for this land.
- The SWDP Inspector's report highlights the need for Green Spaces as part of the South Worcestershire Development Plan. In particular Hayslan Fields are specifically mentioned in item 154 Page 32 of his report "As the reasoned justification to the policy makes clear, Green Space has value for visual amenity as well as recreation, and so the Councils are justified in continuing to designate privately-owned open space, such as Hayslan Fields in Malvern, as Green Space."
- Pickersleigh Residents' Group consider Hayslan Fields to be a well-used and important green space to the area for both the welfare and wellbeing of local residents. The residents group have emphasised the environmental and amenity value of the fields as Green Space and describe them as unique in Malvern as one of the few flat and easily accessible Green Spaces. Given the demographics of the community this is a vital and much used amenity for the elderly and those with mobility issues in particular. The fit and healthy of course also make much use of the fields, the open environment giving physical and mental benefits in an area located so close to an urban environment.

UNADOPTED

- MHDC Planning Officer's Recommendation to the Planning Committee with regard to the application to build on Hayslan Fields contains a balanced review dealing with the requirements of the NPPF and the amenity value verses the development value of the proposal. It mentions that the Officer observed the high usage of the fields by residents and their regard for them as an amenity.
- As part of Malvern's Neighbourhood Plan, it is proposed that Hayslan Fields should be endorsed as a Local Green Space and should be afforded the protection that this designation offers.

The Committee also requested that this matter should be put before Full Council at Malvern Hills District Council for a decision to be made.

Committee **RECOMMENDED** that Full Council should be updated on this matter and of the details of this Committee's response, bearing in mind that comments need to be submitted to MHDC by 26 January 2017.

46. **PLANNING CONSULTATIONS**

Report SPC02/17 was received and noted.

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

It was **NOTED** that the current Local Transport Policy (LTP 4) consultation would be discussed at the next meeting of this Committee.

47. **NEXT MEETING**

The next meeting of the Strategic Planning Committee is scheduled for Thursday 9 February 2017.

The meeting ended at 7.30pm.

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Councillor P A Tuthill (Chairman)