

**MALVERN TOWN COUNCIL**  
**MINUTES OF A MEETING OF THE STRATEGIC PLANNING COMMITTEE**  
**held on Thursday 19 April 2018**  
**in the Council Chamber, Belle Vue Terrace, Malvern, at 6.00 pm**

**Councillors**

Present

P Mewton (Chairman)  
J Cain  
M Harvey  
L Lambeth (arrived 6.15 pm)  
N Mills  
B Regimbeau  
P Smith  
J Thomas  
P Tuthill (arrived 6.05 pm)  
D Watkins

Absent

C Bovey (apologies)  
J Campbell  
H Campbell  
M Campbell  
S Charles (apologies)  
M Fletcher  
I Hopwood (apologies)  
N Morton  
J O'Donnell  
C Palmer (apologies)

**In attendance**

Charles Porter – Operations Manager  
Louise Wall – Minute Clerk  
One member of the public

**24. APOLOGIES FOR ABSENCE**

Apologies for absence were received and accepted from Cllrs Bovey, Charles, Hopwood and Palmer.

**25. DECLARATIONS OF INTEREST**

None.

**PUBLIC PARTICIPATION**

None.

**26. PRESENTATION ON UPDATED PROPOSALS FOR THE DEVELOPMENT OF LAND AT MALVERN TECHNOLOGY CENTRE (QINETIQ)**

Johnny Kidney of Sulis4ca and Will Page from Square Bay presented their updated proposals for the development site at Malvern Technology Centre and explained that they have been working with the County Council to progress the scheme with the hope that a planning application will be submitted in approximately four weeks' time. The proposals include 311 dwellings, a 66-bed care home and 300,000 square feet of office and technical employment space.

***Cllr P Tuthill arrived.***

Councillors queried what was going to happen to the existing footpath along the boundary of the site. Johnny Kidney explained that this would become the boundary of some of the new houses but would be replaced with two footpaths, one that will go through the middle of the site and a second, greener path that will link with Geraldine Road. The second path will also be for bicycles.

Councillors also expressed their concern that the maintenance of parks and green spaces would be handled by a management company, as has happened in a similar development in Malvern but which has not been looked after properly, despite charging residents an annual fee. The Council would prefer to look after these spaces itself, using current operations staff, a service which residents have already paid for in their council tax but would expect some form of initial funding towards maintenance in perpetuity. Will Page said he would look into this idea although it is understood that it is already agreed that Persimmon will manage the spaces for five years – at which time the development will be mostly completed - before handing over to a management scheme owned by the residents.

Councillors queried what precautions had been taken on site to check for deposits of dangerous chemicals, given the history of the area. Radioactive surveys have been carried out and have not given any troubling results, and Qinetiq have kept records of any chemical disposals that took place.

***Cllr Lambeth arrived.***

Will Page summarised by explaining that there are two applications that will be submitted: one for the commercial area and the second for the residential area and care home. Johnny Kidney informed council that the care home will be a specialist residential home for dementia patients. He said he would be pleased to revisit council as the scheme progresses in order to provide more updates.

**27. PRESENTATION – DEVELOPMENT AT MILL LANE**

Following a short presentation, Paul Barton of Bruton Knowles answered questions about the development of 63 dwellings at Mill Lane.

Councillors asked a variety of questions and the following information was provided in response.

- Although house prices had not yet been confirmed, the housing provision will be split between social housing (22 units), shared ownership (20) and 21 affordable homes.
- There will not be access to the site from Mill Lane as this is a private road. Access will be from Charlock Road.
- Tests had provided a developable area which would not be affected by any odours from the sewage treatment plant.
- A survey has been carried out and has not identified any evidence of Japanese knotweed.
- There are water courses flowing into culverts and surface water will drain off into a flood zone area to protect against flooding.
- There are no plans to fence the attenuation ponds but this is something that could be discussed.

Cllr Watkins congratulated Bruton Knowles for providing a development in which all of the houses would be affordable.

**28. PLANNING CONSULTATIONS**

Report SPC01/18 was received and noted.

**a) Items already raised by Ward members:**

None.

b) **Other 'live' applications from the planning log as raised by Committee members:**

18/00432/FUL – former Malvern Community Hospital

It was **RESOLVED** that Malvern Town Council would submit a comment to the planning portal as follows:

***Malvern Town Council objects to the current proposals. The Council would like the majority of the building to be retained, especially the existing façade, and for any development to reflect and be sympathetic to the history of the building and the surrounding area.***

29. **STAKEHOLDER CONSULTATION, CHURCH ROAD, MALVERN – PROPOSED TRAFFIC CALMING SCHEME**

The Operations Manager read out the reply that had been received from the Transport Infrastructure and Commissioning Team. Having considered the overall benefits of traffic calming in terms of potential for speed reduction it is their view, along with that of the local county councillor that the proposals should be taken to the public advertisement stage of the process. The Local Member report was made available for anyone who wished to read it.

30. **DATE AND TIME OF NEXT MEETING**

There will be no further meetings of the Strategic Planning Committee.

The meeting closed at 7.30 pm.

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(Chairman)