

**LEIGH & BRANSFORD PARISH COUNCIL
PLANNING COMMITTEE MINUTES**

Minutes of the meeting held on Tuesday 26 October 2021, 7.00pm at Leigh & Bransford Memorial Hall

Present: Cllrs Mr D Fereday (chair), Mr B Porter, Mr P Ralph, Mr J Sharp, Mr M Hinchliffe, Mr P King, Mr G Jones, Mr P Hawkins. Mr N Cresswell.
9 members of the public

1. Apologies: Cllrs Mrs A Oliver, Mr R Husband, J Barker (clerk)
2. Declaration of Interests - Peter King declared an interest in planning application 21/01785/PIP, stating that he would make comments in the closed section of the meeting and withdraw when the item was discussed

Meeting closed for open forum

A representative of the residents of Chapel Lane adjacent to Our Place explained how the site had developed. He gave examples of how the residents are affected by noise, and occasional trespass resulting in the enjoyment of their homes and gardens being affected. The number of staff required is leading to large volumes of traffic. The residents are concerned that there may be applications for further extensions on the site. His comments were supported by another resident. PC members were able to discuss further details of the situation with the residents attending.

The applicant for planning applications 21/01697/OUT, 21/01781/OUT and 21/01808/FUL explained why they had submitted three planning applications for the site and an adjacent field. He also mentioned why they had gone to appeal on the recent planning refusal.

Peter King spoke on the planning application for Instones (21/01785/PIP). He stated he was happy to see the house was not to be demolished and will be eventually occupied again. The PIP application gives very little details of what would be built in the garden of the house and whether it would be 2 or 3 houses. There were no details of the drive that would serve all the properties on the site. The sizes of the proposed buildings are not specified and there is a fear that the site may be over developed leading to a loss of garden for the properties.

The **meeting re-opened**, and Peter King left the meeting at this point.

3. Matters arising from previous planning minutes: None.
4. Applications discussed:

MHDC Ref No.	Proposal Details	Location	PC Recommendation	Notes
21/01785/PIP	Application for Permission in Principle involving the retention of Instones and the erection of a minimum of two and a maximum of three dwellings within the garden.	Instones, Stocks Lane, Leigh Sinton, Malvern, WR13 5DY	Approval Proposed: Philip Ralph Seconded: Graham Jones Unanimous	Note (i)

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Peter King returned to the meeting at this point.

MHDC Ref No.	Proposal Details	Location	PC Recommendation	Notes
21/01697/OUT	Proposed construction of two live-work units, including demolition of buildings and structures at Brookend Kennels.	Brookend Boarding Kennels and Cattery, Stocks Lane, Leigh Sinton, WR13 5DY	Approval Proposed: Marc Hinchliffe Seconded: Peter Hawkins Unanimous	
21/01781/OUT	Outline application (all matters reserved except access) for the construction of up to three detached dwellings.	Brookend House, Stocks Lane, Leigh Sinton, WR13 5DY	Refusal Proposed: Peter Hawkins Seconded: Graham Jones Unanimous	Note (ii)
21/01808/FUL	Conversion and change of use of Boarding Kennels to form 2 No. dwelling houses with associated landscaping and drainage works.	Brookend Boarding Kennels and Cattery, Stocks Lane, Leigh Sinton, WR13 5DY	Approval Proposed: John Sharp Seconded: Graham Jones Unanimous	
21/01027/FUL	Construction of one and a half storey extension to provide kitchen and office facilities.	The Orchard, Bransford, Worcester, WR6 5JE	Approval Proposed: Marc Hinchliffe Seconded: Peter King 8 for, 1 abstention	Note (iii)
21/01854/HP	Two storey and partial single storey replacement extensions. New double garage.	Foxes Cottage, Stitchins Hill, Leigh Sinton, WR13 5DJ	Refusal Proposed: Peter King Seconded: Graham Jones 6 for 3 against	Note (iv)
21/01900/FUL	Proposed hatchery, equipment, and general store.	Pacers Paradise, Teme Lane, Leigh, WR6 5JY	Approval Proposed: Peter Hawkins Seconded: Peter King Unanimous	

- i) Instones may be outside the development boundary for Leigh Sinton but all the house further down Stocks Lane are also outside the boundary as it is set currently and 3 of these houses have been built in the last 10 – 15 years. Instones existed before the boundary was set as did some of the houses in Stocks Lane. Therefore, the boundary is not valid and is due to be revised to include all of Stocks Lane houses.
- ii) The proposed development sits outside the current and proposed development boundary.
- iii) The following condition to be associated: All Porta-Cabins to be removed from site once the development is completed.

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- iv) The application, especially in respect of the single storey extension, is not in accordance with SWDP Policy 21.A or 21.B.x. There are also possible issues relating to the overall impact of the development on nearby designated assets in the same row of dwellings.
5. Planning decisions received from MHDC
21/01170/HP Leigh Court, Leigh Conversion of garage to gym Approved
& 21/01171/LB
6. Neighbourhood Development Plan Group
The closing date for comments to Regulation 14 Submission was 15 October. 40 comments had been received by the due date. There were many useful suggestions and much support for the NP. Owners of sites not selected for development have raised detailed objections and comments. The NP Team will now start to work through comments and adjusting the NP where appropriate. All individual/organisations who have submitted comments will have a specific reply provided by the Team
7. Other Business - None
8. Date of next meeting:
Parish Council – Tuesday 23 November, 7.00pm, Leigh & Bransford Memorial Hall
- Meeting closed at 8.55pm

Signed



Date

23 / 11 / 22