

# LEIGH AND BRANSFORD PARISH COUNCIL

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## PLANNING COMMITTEE MINUTES

**Minutes of the meeting held Tuesday 25<sup>th</sup> February, 7.00pm at Leigh & Bransford Memorial Hall**

In attendance: Cllrs D Fereday, N Christie, J Beach, P Ralph, N Cresswell, J Sharp, G Jones, P Hawkins

Clerk: A Briggs. Members of the public: None.

1. Apologies. Cllrs L Bayston, M McNally
2. Register of interests. None.
3. Public participation. None.
4. Matters arising from previous planning minutes. None.
5. Applications to be considered.

Reference	Location	Proposal	Outcome
M/25/00015/HP.	Sinton Meadow, Stocks Lane, Leigh Sinton, Malvern, WR13 5DY	Alterations and extension to dwelling.	Recommended Approval J Sharp Seconded N Christie (Unanimous)
M/25/00005/ADV	Land At (Os 7826 5083), Leigh Sinton	Advertisement associated with land acquisition and residential development.	Recommended Approval J Sharp Seconded J Beach (Unanimous)
M/24/01732/HP	Little Chirkenhill Cottage, Sherridge Road, Leigh Sinton, WR13 5DE	First floor extension above existing ground floor, ground floor extension, and internal reconfiguration.	Recommended Approval N Cresswell Seconded P Hawkins (Unanimous)

Moved from Item 7 below:

M/23/01119/FUL. To consider notification of planning appeal - Change of use of land to a caravan site to provide 46 holiday caravans at Lower Howsell Road, Malvern.

A discussion took place as to why there's an appeal when a decision on the application has not yet been made by MHDC. Cllr Fereday confirmed the appeal was based on the fact that MHDC had: *'Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval'*. It was also noted by Cllr Sharp the length of time this process is taking, as the latest plan for the site was lodged back in the financial year 2022/23. Cllr Sharp said it's essential we should be putting the concerns of our Parish forward at the appeal.

Cllr Fereday reminded the PC of the comments which were submitted on the 1<sup>st</sup> July 2025 (planning minutes dated 25/6/24 [Agenda item 5]). He ended by saying the applicant's argument is that our policies don't count because they cover houses and not mobile homes.

Cllr Beach said the site applicant is voicing local tourism and the need for more tourist accommodation, when in fact the holiday caravans in question could take business away from existing tourist accommodation/facilities. We also have local flooding issues during the winter months.

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Cllr Christie said the original application is incredibly misleading by calling them holiday homes. Where's the evidence? A comparison was made with a holiday home site in south Wales owned by the applicant where the caravans are occupied full time. Discussions took place around the number of residents who have lodged comments, the lack of Malvern Hills housing development land and the L&B Neighbourhood Plan.

Cllr Fereday said if the PC have any further responses, they will form part of the appeal document and will differ from the original comments listed at the planning meeting on the 25<sup>th</sup> June 2024: All appeal comments need to be submitted in writing by 24<sup>th</sup> March:

Appeal Comments:

1. The application gives focus that the development is for holiday homes. A legal definition of a holiday home is that it is used by third parties for a period not exceeding 30 days and that any third party must have a separate permanent main address which the holiday home cannot serve as. The application fails to provide evidence to this effect and is therefore permanent housing which falls outside the Leigh and Bransford Neighbourhood Plan.
2. For six months of the year the site won't be hidden by foliage and will therefore be visible. The site isn't in keeping with the vernacular of the local surroundings.

M/25/00272/HP	The Old Stables 3 Chirkenhill Barns Coles Green Leigh Sinton Malvern WR13 5DW	Construct new single storey extension to the rear elevation with lean to roof	Recommended Approval P Hawkins Seconded G Jones (Unanimous)
M/25/00240/HP	The Bungalow Hill Farm Dingle Road Leigh WR6 5JX	Erection of single storey rear and side extensions, rendering of external elevations of original bungalow and erection of detached garage/store	Recommended Approval N Cresswell Seconded N Christie (Unanimous)
M/25/00078/FUL	The Scout Hut Sherridge Road Leigh Sinton	Erection of new scout hut following demolition of existing	Recommended Approval J Sharp Seconded N Christie (Unanimous) *

\* A brief discussion took place around what monies maybe available for the scout hut build.

6. Planning decisions received.

**M/24/01485/FUL** - Our Place School, Bransford: Part retrospective application for installation of hardstanding, and the erection of replacement gates to Chapel Lane access. **Approved.** Noted.

**M/24/01691/HP** – Old Bank, Leigh. Replacement retaining wall (retrospective). **Approved.** Noted.

**M/24/01757/CLE** - Land At (Os 7739 5363), Brockamin Lane, Leigh. Appl for a Lawful Development Certificate for Existing Use of land for Storage of Materials and Equipment associated with a Landscaping Business. **Refused.** Noted.

7. To consider notification of planning appeal - Change of use of land to a caravan site to provide 46 holiday caravans at Lower Howsell Road, Malvern. M/23/01119/FUL. Discussed at Item 5 above.

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8. Councillors reports and items for future consideration.
  - a) Cllr Ralph enquired whether planning could be applied for to give The Badgers football team a bigger car park.
  - b) Cllr Beach confirmed she'd reported the bump in the road at the entrance to Potters Reach on the A4103, with Cllr Beach also confirming that the Leigh Sinton road sign, along with the 30mph sign were not standing vertically in their usual prominent places. Cllr Sharp confirmed he'll be investigating the bump plus the two signs tomorrow. (26/2).
9. Next Meetings: Parish Council Meeting: Tuesday 25<sup>th</sup> March, Annual Parish Meeting: Tuesday 15<sup>th</sup> April, Planning meeting (if applicable): Tuesday 22<sup>nd</sup> April.

Meeting closed at 8.05pm.

Signed ..... Date .....

FINAL