

# **LEIGH AND BRANSFORD PARISH COUNCIL**

[www.leighandbransford.org.uk](http://www.leighandbransford.org.uk)

## **PLANNING COMMITTEE MINUTES**

**Minutes of the meeting held Tuesday 25<sup>th</sup> June 2024, 7.00pm at Leigh & Bransford Memorial Hall**

In attendance: Cllrs D Fereday, J Sharp, P Ralph, P Hawkins, M McNally

Members of Public: Approx. 40.

1. Apologies. Cllr Christie, Cllr Cresswell, Clerk: Anna Briggs

2. Register of interests. None

(Meeting closed)

3. Public participation. Member of the public voiced their concerns about the planning application M/23/01119/FUL which seeks to establish a holiday caravan park at the corner of Lower Howsell Road and Malvern Road, Leigh Sinton.

There was confusion about whether the application was for touring caravans, static caravans or lodges. The density of caravans on the site was felt to be excessive.

Questions were raised as to whether it was a holiday park or residential. The application was for the caravans to remain on the site for 12 months and this points to long term occupation, not holiday use.

The road network is unsuitable for increase in traffic volumes. The Malvern Road and Lower Howsell Road are not safe for cycling and walking to Malvern. The roads are subject to flooding and the noise and pollution levels from stationary vehicles on the Malvern Road would be unacceptable.

Leigh Sinton does not have facilities to support holiday makers with one small shop/Post Office, a take-a-way and a small pub. Crossing the road from the site to access these facilities would be difficult with the volume and speeds of vehicles on the Malvern Road and very dangerous at night as there are no street lights. If the caravan occupants require access to tourist attractions they would have to use a vehicle.

Concern was expressed about drainage, both surface and foul water and the capability of the infrastructure to cope. Concern was expressed about how the site had been cleared before an environmental survey was undertaken which may have resulted in any valuable species of plants or invertebrates being destroyed. It was pointed out that Carey's Brook runs adjacent to the site and this contains an endangered aquatic species which could be destroyed by polluted run-off from the site.

The site was in the Significant Gap and outside the development boundary for Leigh Sinton.

The planning history of the site was mentioned and that past appeals by the owners had all be rejected by government inspectors over the years.

(Meeting re-opened)

4. Matters arising from previous planning minutes.

None

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## 5. Applications to be considered.

Reference	Proposal	Location	PCF Recommendation
M/23/01119/FUL.	Change of use of land to a caravan site to provide 46 holiday caravans (to remain on site for 12 months per year) and one residential caravan for a manager (to remain on site for 12 months per year), together with associated infrastructure including hard and soft landscaping, access, parking and services	Land At (Os 7812 5036), Lower Howsell Road, Malvern	Recommended Refusal Proposed Clr.. Hawkins Secoded Clr. Ralph Unanimous (See Note 1)
M/24/00731/FUL	The installation of emergency lighting and motion sensing PIRS, installation of light fittings to Wells, 2no. swings, a zip wire and storage areas to Lakeside, alterations to hardstanding and parking area and introduction of fencing to the west of Lakeside (part retrospective)	Lakeside, The Orchard, Bransford, Worcester, WR6 5JE	Recommended Approval Proposed Clr. Sharp Secoded Clr. Ralph Unanimous

Note 1, The Parish Council recommended refusal on the following grounds:

LB/H/2 Housing – Development in Open Countryside

LB/H/5 Housing – Development in the Significant Gap

LB/D/1 Design - Maintaining local character – spacing of caravans, visual impact,

LB/D/2 Design - Parking - 2 parking spaces each caravan required

LB/I/1 Infrastructure - Moving Around - can't walk, cycle, limited bus service, speed problems and volumes. Lower Howsell road already struggles with traffic and is dangerous

LB/I/6 Infrastructure – Flooding and drainage - Insufficient data

- Play areas/open spaces - over used already, privately owned

- No tourist attractions in village

- Insufficient facilities - schools, pharmacies, doctors with the other 97 houses being built.

- Properties too close / overcrowded - no privacy

- Roads already too busy causing noise and pollution

- Site clearance of habitat, threat to endangered aquatic species in Carey's Brook from polluted run off from site.

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6. Planning decisions received.

M/23/01759/FUL Land At (Os 7895 5264) Suckley Road Leigh. Erection of two self-build dwellings as per planning reference 21/01256/FUL and appeal reference APP/J1860/W/22/3294214 variation of conditions 2,3,4,5,8,9 and 12 attached to appeal decision. Approved.

M/23/00878/TDC5. Technical details consent for Proposed development of 2 dwellings in reference to previous planning application 21/01785/PIP. Location: Instones, Stocks Lane, Leigh Sinton, Malvern, WR13 5DY. **Approved.**

Noted Planning Appeals for Crowcroft House Farm, Leigh Sinton: ENF/21/0226/A and ENF/21/0226/B

7. Dates of next meetings:

Parish Council Meeting – 23<sup>rd</sup> July 2024

Planning Committee Meeting - 27<sup>th</sup> August (if applicable)

Meeting closed at 8:30 pm.

Signed .....

Date .....