

Planning Advisory Group

Notes from their meeting held on Thursday 17th. October 2024

Hartlebury Village Hall Committee Room

6.00-7.00p.m.

1. Apologies- Allun Evans (unwell) -John Cosham (family commitment)
2. Matters arising - none
3. Mobile phone Teams meeting report - see attached sheet
4. Interruptions in full council discussed with several suggestions to minimise interruptions
5. Latest Planning Applications

W/24/01919/DEM - ROXEL

We note from the documentation that there are concerns about the quality of the Historical recording of the site. The history of the site is of interest or will be of interest in terms of WWII and munitions development which is continuing into this stage of further development. There are also concerns about the safety of the public using the Rights of Way.....Conclusion - There are no objections provided that other agencies concerns are addressed.

W/24/01924/FUL - MJK Fencing The Orchards - Summerfield

Use of land for storing materials.

Considerable discussion about the history of the site and the reduction of the green belt arose. The feeling was that the application should be opposed in principle but that the position of the land between the railway line and the main Worcester Road would probably mean that Wychavon are likely to allow yet another retrospective application..... Conclusion - Objection due to loss of Green Belt space and previous conditions not respected.

W/24/01956/HP - Oak Tree Bungalow

Concerns were raised about the size of the proposed 4 Garages being disproportionate to the house. There are also concerns about the loss of Bio-diversity re the removal of established trees. The adjacent public Bridle Way should not be obstructed. There is a lack of a clear water management statement. There is no indication of car charging points which should be a requirement and there is no provision for sustainable transport.

Conclusion.....PAG recommend Ojection due to size (capable of being a separate dwelling)

W/24/02056/GPDE (General Permitted Development E.....?)

Previous history W/22/00290/GPDQ & W/22/01136/FUL Planning committee 10/11/22 Approval

then W/24/02056/GPDE & W/24/02057/CLPU (extensions to both sides and then extension to the rear)

Megans Hideaway

The existing building is small and this development more than doubles it's size. It follows on very quickly from the original proposal. It is almost always a sign that applicants are avoiding the biodiversity surveys by having ground cleared before wildlife habitats can be assessed. Destruction of habitat in this way shows a willingness to avoid the protection provided for wildlife by law. We would ask for extensive reconstruction of the habitat that would have been there prior to clearance as a condition of progressing this further application. The original application was small because the replaced outbuilding was small. The result of all of these subsequent applications is a 2/3 bedroom bungalow which may have not met the required conditions re the size of the replacement. We understand that the building is not yet occupied.

Conclusion..... The group recommends an objection on the grounds that the use of GPDQ and CLPU is not appropriate for a new build where this should have been part of the original application.

A.O.B. - none- Meeting closed 7.30p.m.

Date & time of next meeting - Thursday 21st.November2024

p.s. - Following enquiries from a parishioner I investigated the work being carried out at the site, opposite Wilden View school on the Worcester Road at Torton by Black Bridge, known as Sandalls Nursery/Cottage. The property was purchased earlier this year with planning permission in place and work is now progressing.