

Wellington Heath Parish Council

23 June 2015

To HCC Planning
Copy Liz Harvey
Copy Paul Esrich, Malvern Hills AONB

Planning application 151438 - Land at Fir Tree Cottage, Floyds Lane, Wellington Heath

Dear Sirs,

In respect of the above planning application Wellington Heath Parish Councillors have carried out a site inspection and spoken to some owners of neighbouring properties. Unanimously, the Parish Council does not support this application as currently proposed.

In particular, the proposed access onto Horse Road is unsuitable, especially for 7 parking spaces. The access onto Horse Road is very close to a blind corner and has very restricted vision from the existing narrow driveway which also serves Stone Cottage. Horse Road is a narrow single track with high hedges or moderately high stone walls very close to the road. There is little prospect of a vision splay without agreement of neighbours which seems unlikely. We would also oppose a vision splay which would be detrimental to habitat and detract from the character of this area of the village. It may be beneficial to reverse the Floyds Lane vehicular access for plot 1 for slightly improved visibility and provide additional parking and we observe that there is currently some vehicular access at plot 3 onto Floyds Lane.

In our opinion there is inadequate provision for garage and parking space. Both Floyds Lane and Horse Road are single track with no prospect of parking. It is therefore essential to provide additional parking for visitors as well as residents. Whilst the application is for 3 bedroom houses the plans clearly show 4 bedrooms which would be excessive with additional residents most likely creating additional demand for vehicles.

We would point out that the residents of Stone cottage on Horse Road will be most affected by this development. They were on holiday when we visited the site and a neighbour pointed out that there was no planning notice on Horse Road and that the planning notice on Floyds Lane had only recently been displayed leaving less than the statutory period to respond.

If this proceeds to a detail planning application we would draw attention to the Wellington Heath Parish Building Design Guide (attached) and the Malvern Hills Area of Outstanding Natural Beauty, Guidance on Building Design. We would also point out that it will be necessary to address inadequate drainage of surface water and foul sewer drainage including periodic sewage discharge as shown on the enclosed map.

C F Rozelaar
Wellington Heath parish councillor