

Wellington Heath Parish Council

17 Aug 2015

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

Planning application 152217 - Land next to Farmers Arms, Wellington Heath

Dear Sirs,

Wellington Heath Parish Council responded to the previous application P142904/F in 2014, please also refer to those previous detail responses, the main points are included below.

The proposed property is large in relation to its plot and hence uncharacteristic of Wellington Heath and this area of the AONB, but this is perhaps of less importance in this specific location and it might be argued to add to the diversity of properties which is characteristic of the village. Hence we do not object to this proposal in principle but we would wish to ensure that the following points are resolved or adequately covered by conditions of development :-

Section 9 of the application form mentions a 2m high brick wall to the South East which appears to be shown as a 1.8m high wall with piers to the South / West on the plan. Whilst we agree that high screening is needed on this boundary, a wall is extremely inappropriate to this rural setting. A rural native species hedge would be a more suitable alternative. Long term improvement of the rural setting is more important than achieving high screening in the short term.

Storm water drainage in Wellington Heath is locally very problematic, adjacent properties Brook House and Neida plus Pub Lane suffer flooding. The proposed development is slightly higher and we would not wish to make this flooding worse but would welcome improvement. Pub Lane and the pub carpark also become very dangerous with sheet ice caused by flooding. We are pleased to see proposals for a porous driveway, soak away and rainwater storage. However we would wish to ensure that capacities and overflow arrangements are sufficient and that water run off from the hillside behind the site and down pub lane are addressed. We note that the applicant has previously proposed collection grills to protect and drain Pub Lane.

We would wish to see the development completed in a reasonably short period of time with minimum disruption to neighbours, and as the applicant previously acknowledged, the restoration of any damage to Pub Lane. However we would not wish to see tarmac on Pub Lane and instead prefer to minimise water runoff and retain the rural appearance by a durable gravel surface.

The foul sewer which would serve this development sometimes overflows as indicated on the attached map and we would like to see this resolved.

We observe that the pub will retain the strip of land between the development site and pub lane. We would like to see a duty in perpetuity to retain a rural screen of native trees and hedging along this strip to provide privacy for both the proposed property and the rear of the adjacent properties.

We note that the applicant proposed to remove the existing gas tanks and conifers, and plant rural native species hedges and screens; we would welcome this.

Detailing of the property should follow the AONB building design guide to retain a rural appearance and be in keeping with the character of this area of the AONB rather better than some other developments have done.

We regret that the Supporting Statement is incorrect in stating that there is a village shop.

C F Rozelaar
Chair of Wellington Heath parish council planning committee