



# EVESHAM TOWN COUNCIL



## PLANNING AND ESTATES COMMITTEE

Notice is hereby given that a meeting of the **PLANNING AND ESTATES COMMITTEE** will be held in the Council Chamber, Town Hall, Evesham, on **MONDAY 12 OCTOBER 2015** at **5.30 pm** to which you are hereby summoned for the transaction of the business specified below

### **Admission of the Public and Media**

Members of the Public and Media are welcome to attend in accordance with the Public Bodies (Admission to Meeting) Act 1960 Section 1.

### **Public Participation**

Public Participation is welcomed and will be in accordance with Standing Order 3(e) to 3(j) on a matter before the Committee. It would be helpful if anyone wishing to participate would contact the Town Council on 01386 443322, email [townclerk@eveshamtowncouncil.gov.uk](mailto:townclerk@eveshamtowncouncil.gov.uk), or in person, prior to the meeting.

## AGENDA

1. **Apologies for Absence**
2. **Declarations of pecuniary or other interest including requests for dispensation (if any)**
3. **To agree the Minutes of the meeting held on 21 September 2015, including questions as to the progress of any items.**  
Attached
4. **Planning Applications – To receive and consider planning applications received from Wychavon District Council since the last meeting of the Planning and Estates Committee.**  
Report attached.
5. **Planning Decisions – A list of recent planning decisions as notified by Wychavon District Council.**  
Report attached.
6. **South Worcestershire Development Plan – formal response to proposed modifications**  
Report attached
7. **Repairs to Cemetery Wall – Request from Evesham Hospital for a contribution**  
Report attached
8. **Bengeworth Cemetery – Removal of Hedge**  
Report attached
9. **Bus Stop Enhancements – Badsey Road**  
Report attached

- 10. Matters of urgency raised, for information only, at the discretion of the Chairman**  
notice of which is to be given prior to the commencement of the meeting.



Stuart Carter  
Town Clerk

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Committee Circulation: Cllr Mrs S Amor, Cllr A Barlow, Cllr A P Booth (Chairman & Deputy Mayor), Cllr P R Boyd, Cllr M D Elliman, Cllr Miss E Haynes, Cllr Mrs J Johnson, Cllr R S W Jones (Vice-Chairman), Cllr F Kaler (Town Mayor), Cllr Mrs M Sale, Cllr C Tether

Also circulated electronically to all other councillors for information

**EVESHAM TOWN COUNCIL**

**COMMITTEE: PLANNING AND ESTATES**

**DATE: 12 OCTOBER 2015**

**SUBJECT: PLANNING APPLICATIONS**

**REPORT BY: TOWN CLERK**

**1.0 PURPOSE OF REPORT**

1.1 To advise Members of the planning applications received from Wychavon District Council for consultation.

**2.0 RECOMMENDATIONS**

2.1 Members' recommendations are requested.

**3.0 PLANNING APPLICATIONS**

3.1 W/15/02302/PP (Avon)

Mr P Hiles

33 Coxlea Close

New front porch and single storey rear extension

<http://bit.ly/1j5dEA3>

3.2 W/15/02141/PN- Bengeworth

Evesham Town Council

Wallace House, Oat Street, Evesham

Replacement fenestration

<http://bit.ly/1O8xK7G>

3.3 W/15/02234/CU- Bengeworth

Clayhill Properties Ltd

First and Second Floor, 24 Bridge Street, Evesham

Change of use of 1st and 2nd floor maisonette to two one bedroom flats.

<http://bit.ly/1WBwY6d>

3.4 W/ 15/02325/OU – multiple wards

Land off, Boat Lane, Evesham

Outline Planning Application for a mixed use development to provide up to 380

dwelling, employment uses (up to 2,500 sq metres of B1 business uses), open space and landscaping including sports and children's play, new vehicular and pedestrian access off

Abbey Road, community orchard, parking, engineering (including ground modelling)

works, site reclamation (including demolition) and infrastructure (including cycle and pedestrian connections).

<http://bit.ly/1VB9NXa>

3.5 W/15/02419/PP - Great Hampton  
Bowmore, 3 St Andrews Road  
Formation of first floor side extension over existing buildings  
<http://bit.ly/1Q3ZM3h>

**4.0 FINANCIAL IMPLICATIONS**

4.1 None.

**5.0 LEGAL IMPLICATIONS**

5.1 The recommendations of the Committee will be submitted under the delegated authority to respond to planning applications.

**EVESHAM TOWN COUNCIL**

**COMMITTEE: PLANNING AND ESTATES**

**DATE: 12 OCTOBER 2015**

**SUBJECT: SOUTH WORCESTERSHIRE DEVELOPMENT PLAN (SWDP) –  
FORMAL RESPONSE TO PROPOSED MODIFICATIONS**

**REPORT BY: TOWN CLERK**

**1.0 PURPOSE OF REPORT**

1.1 To seek Members views on the proposed response to the SWDP Modifications Consultation.

**2.0 RECOMMENDATIONS**

2.1 Members are asked to consider the response detailed at paragraph 4.1, make any amendments or additions and then approve its submittal on behalf of the Town Council.

**3.0 BACKGROUND**

3.1 Members will recall that at the last meeting of the committee, a report was considered which outlined the modifications as outlined in the SWDP relating to Evesham. The main modifications were increase in housing at Abbey Road, an increase from 200 to 250 homes, and Cheltenham Road, an increase from 400 to 500 homes.

3.2 Opposition to these modifications was raised, and it was agreed to formulate a response that the committee would consider at the following (this) meeting. It was agreed that reference should be made to the Town Plan, which whilst not having any statutory weight, did reflect the wishes of the town.

3.3 The SWDP modifications consultation runs from 9 October to 20 November.

**4.0 RESPONSE TO CONSULTATION**

4.1 The below response is almost entirely based on Cllr Tether's submittal to the Town Clerk. Members are asked to consider it make any amendments or additions and then approve its submittal on behalf of the Town Council.

**Proposed Modification to the SWDP**

**Introduction**

Evesham is a historic market town situated on either side of a loop of the river Avon. The area of the town is constrained by the River Avon, the River Isbourne and the A46 bypass. In recent years, with the new housing developments being built and others planned has meant that there is no spare land left for any further community development within the constraints referred to.

The River Avon acts as a natural boundary round historic centre, (which includes the railway station and bus station) and most of the housing and industry. There are only two road bridges connecting Town Centre to the remainder of the town and one of these is

essentially one way. At the present time, the poor road infrastructure is demonstrated by long queues and delays throughout the working day

### **The Town Plan**

Evesham's Town Plan was published and adopted by the Town Council in 2015. Whilst not a statutory document, the Town Council and Wychavon District Council make reference to it when making decisions. There are several policies in the Town Plan, highlighted below in bold italics, which these modifications impact on and which the Town Council would ask the Inspector to consider when making a final decision, a copy can be downloaded from <http://www.eveshamtowncouncil.gov.uk/evesham-town-plan.html>.

#### ***Green areas and character***

- ***Nurture the green spaces – large and small – in and around the town***
- ***Prescribe better landscaping and communal areas in new development permissions.***
- ***Protect the character of the town and the surrounding countryside***

#### ***With regard to new housing:***

- ***New developments should be well designed for community living and access to town***
- ***Planning approval should seek to require new homes to meet best practicable environmental standards***
- ***Explore ways to attract socially and environmentally sensitive developers***
- ***Better matching of new homes to community needs, affordable starter homes, young singles and homes for the elderly***

**The Town Council objects to the further modifications to the SWDP on the following grounds:**

#### **General**

Any further rise in housing development and population will lead to:

- Unacceptable pressure on the road system leading to further delays, congestion and air pollution.
- Increased pressure on the Victorian sewage system
- Increased pressure on schools
- Increased pressure on GP surgeries. The Town Council recently contacted all the local surgeries to ask about capacity. Waterside Surgery is already struggling with capacity and is unable to expand. De Montfort Surgery is exceedingly worried about the increase in the numbers coming into town. For every 1,800 patients you need to have an extra doctor. They have discussed increasing the Bengeworth Practice but do not have the funds to pursue this at present.
- Loss of further green spaces, particularly on Abbey Road, which fronts onto the River Avon.

The extent of the additional housing proposed means that there will be no space left for anything else. For example:

- Allotments. The town currently has a considerable demand for allotments which it is seeking land for to try and meet

- New space for schools

### **Abbey Road**

It is proposed to increase this allocation from 200 dwellings to 250 dwellings. It is noted that Hallam Land has now submitted a Planning Application for 380 dwellings and office space. This is a very special area where views of the river and Clarkes Hill must be preserved.

The area also must have the provision for community facilities as it is close to the town centre.

***Town Plan: More good Quality bars, cafes and restaurants in the town and overlooking the river, for eating indoors and out***

***Town Plan: Ensure new community centres are incorporated into new developments***

### **Traffic**

It is considered that the level of traffic generated by the new development will be completely unacceptable. At the present time there is queuing throughout the day along Abbey Road and the County Council has said the Abbey Road/Waterside junction is over capacity. The level of traffic will increase with the completion of other housing developments and the opening of the Waitrose store.

### **Cheltenham Road**

It is proposed to increase this allocation from 400 dwellings to 500 dwellings.

Traffic conditions are already poor along the Cheltenham Road. A further development would probably mean queuing back to the A46 roundabout thus possibly blocking the A46 trunk road at times.

***Town Plan: Make provision for and safeguard an extension of the Evesham ring road around the south west side of the town to connect the A46 and the B4084.***

The best route for such a new ring road would pass through the area of the Cheltenham Road housing area. The numbers of houses would therefore need to be reduced to cater for this.

## **5.0 FINANCIAL IMPLICATIONS**

5.1 There are no financial implications for the Town Council.

## **6.0 LEGAL IMPLICATIONS**

6.1 The Planning and Estates Committee has delegated authority to respond to this consultation. The Town Council has also opposed development of Abbey Road during previous consultations on the SWDP. However, the consultation closes on the 20 November, which gives the committee the option of making a recommendation to Council should it want, as the next Town Council meeting is the 9 November.