

Minutes of the Meeting of the **PLANNING AND ESTATES COMMITTEE** held at 5.30 pm on **MONDAY 10 AUGUST 2015** in the Council Chamber, Town Hall, Evesham.

Chairman: Cllr A P Booth (Deputy Mayor)

Vice Chairman: Cllr R S W Jones

Councillors: Cllr Mrs S Amor, Cllr A Barlow, Cllr P Boyd,
Cllr M D Elliman, Cllr Miss E Haynes, Cllr Mrs J Johnson,
Cllr F Kaler (Mayor), Cllr Mrs M Sale, Cllr C Tether

Officer: Mrs Carol Chambers

Guest: Mr Barrie Baldelli and Mr Tony Haugh, Leaders of the Cloisters Project.

28. Apologies for Absence - None

29. Declarations of pecuniary or other interest including requests for dispensation (if any). None.

30. The Minutes of the Planning and Estates Committee held on 15 July 2015 had been circulated to all Members with the agenda. No questions were raised on the progress of any items. It was moved, seconded and **RESOLVED** that the minutes be adopted as a true record.

31. Abbey Cloisters Project

The Chairman welcomed Mr Baldelli and Mr Haugh to the meeting. Mr Baldelli outlined the Abbey Cloister Project of which a report had been circulated with the agenda. He explained that the report had been submitted to, and approved by the Rudge Family who would offer the freehold of the Abbey site for the benefit of the town. He explained that the Abbey site had 15 allotments in use which were on a 12 month tenancy, the Rudge Estate had offered the Town Council a parcel of land at Sawmill Lane with water and parking facilities which could accommodate the existing allotment tenants. The committee were concerned that the additional land at Sawmill Lane would only create an extra 2 plots if the council agreed to give the abbey allotment holders first refusal, the committee also reiterated that there was approximately 2-3 years waiting list for allotments in Evesham, in response Mr Baldelli added that there may be an additional parcel of land available which could be negotiated with The Rudge Estate which, in turn would reduce the current waiting list. The committee suggested that some allotments could remain on the Abbey site, Mr Baldelli added that there was no other access to the site and would need the space to put the displaced soil when the site is surveyed, he added that there would be a formal meeting with the Abbey allotment tenants next week and added although no date had been set for the Abbey site tenants to surrender their plots, they would work around the growing season. It was also confirmed that the Mayor and Town Clerk would meet with representatives of The Rudge Estate to discuss the matter further. Mr Baldelli and Mr Haugh thanked the committee for their time.

32. Planning Applications –

(a) 15/01776/PP - Miss Spencer, 22 Rynal Street - Application for timber structure to rear of property (retrospective). <http://bit.ly/1KOBKaX>. It was moved, seconded and **RESOLVED** to recommend that the application be approved, subject to the application not adversely affecting neighbouring properties.

- (b) 15/01523/OU - Mr I McLean, 21 Sycamore Avenue - Outline application for four dwelling and access. <http://bit.ly/1MJoMhS>. It was moved, seconded and **RESOLVED** to recommend that the application be refused as the proposal was considered to be overdevelopment and would affect neighbouring properties, concern was also expressed about the access and egress and of the additional traffic on the narrow Sycamore Avenue.
- (c.) 15/01718/PN - Hamptons International, 21 Vine Street - Replace 1 no timber single glazed window and 1 no aluminium glazed entrance door. <http://bit.ly/1ePjk9E>. It was moved, seconded and **RESOLVED** to recommend that the application be approved.
- (d) 15/01748/PN - Mrs P Bennett, 55-57 Port Street - Conversion of first floor flat to two maisonettes at first/second storey level. <http://bit.ly/1Im7ZLu>. It was moved, seconded and **RESOLVED** to recommend that the application be approved.
- (e) 15/01750/PN - Erica Jane Dickinson, CMG (Evesham) Ltd and Majesticare (Evesham) Ltd, Land adjacent, 37 Offenham Road - Erection of a 65 bed care home (Class C2) associated access, car parking and landscaping. <http://bit.ly/1g3MgAs>. It was moved, seconded and **RESOLVED** to recommend that the application be refused as the proposal was considered to be overdevelopment and not enough parking spaces which would affect neighbouring properties, concern was also expressed about the additional traffic movement in the area.

Clerks note: Cllr Boyd arrived at the meeting.

- (f) 15/01801/GPDJ - Burt, Burt, Yates and Bushell, 106-116 High Street - Prior approval of a change of use of 106-116 High Street from Class B1 to Class C3 creating 19 flats. <http://bit.ly/1gGEZYf> . **For information only.** Noted.
- (g) 15/01882/AA - Mrs L O'Connor, Coal Yard, Worcester Road - New timber signage. <http://bit.ly/1IVtsAq>. It was moved, seconded and **RESOLVED** to recommend that the application be approved.
- (h) 15/01529/PN - Rotec Engineering Ltd, Plot 6C, Enterprise Way, Vale Park - Construction of a new single storey metal clad detached building to provide all weather enclosure for storage of surplus metal bar, sheet material and skips of metal cuttings for recycling. <http://bit.ly/1IJrMrM>. It was moved, seconded and **RESOLVED** to recommend that the application be approved.
- (i) 15/01941/TC - EE Ltd & Hutchinson 3G UK Ltd - Rooftop site, 54 High Street - Prior approval application – upgrade existing telecommunication installation. <http://bit.ly/1VYCTmu>. It was moved, seconded and **RESOLVED** to recommend that the application be approved.
- (j) 15/01945/PP - Mr R Sugden, Patch House, Blayneys Lane - Two storey rear extension. Front dormer windows. <http://bit.ly/1SGT8Ft>. It was moved, seconded and **RESOLVED** to recommend that the application be approved.
- (k) 15/01720/GPDJ-COU - Allworks Properties Ltd, Lower Leys House, Lower Leys Notification for prior approval for a proposed change of use of a building from office use (Class B1(a) to a dwellinghouse (Class C3) up to 15 units. <http://bit.ly/1IKgDm6>. **For information on only.** Noted.

- (l) 15/01561/PP - Mr G Shaw, 11 Collinsfield - Erection of two storey side extension and single storey extension to rear. <http://bit.ly/1Io7xyB>. It was moved, seconded and **RESOLVED** to recommend that the application be approved.
- (m) 15/01599/PP - Mr S Wilson, 1A Collinsfield, Build a pergola in the garden. 5m wide x 3m deep x 2.4m high. <http://bit.ly/1hlodOf>. It was moved, seconded and **RESOLVED** to recommend that the application be approved.

33. Planning Decisions

A list of recent planning decisions as notified by Wychavon District Council had been circulated with the agenda for members information. Noted.

34. Consultation on Draft Street Collection Policy

The Town Clerk had circulated with the agenda a report which advised members of a consultation by Worcestershire Regulatory Services (WRS) on behalf of Wychavon District Council regarding street collection. The report explained that Street Collection was the process of collecting money on the street using a collection tin. Previously, any applications to do a street collection were sent to the local town council for their comments, though this had lapsed in the past 2 years. The purpose of the policy was to enable WRS to issue a licence without the need to consult with the town council, if the charity requesting the licence met all the criteria. They would then inform the town council of the scheduled collection. The town council would be asked to comment on some where the criteria was not fully met. The report also highlighted that the policy does not cover collections by direct debits, there was no current legislation that required this to be licenced, though as the policy stated a voluntary agreement to control this could be pursued if it was shown that direct debit collections were causing a nuisance. It was noted that charity collections on private property, for example the Riverside Shopping Centre, were not controlled by license, permission would be sought from the centre owners. Following debate it was **RESOLVED** that the Town Council would like to be consulted on all Charities who had applied for a street collection license in Evesham prior to any decision made by Wychavon District Council.

35. Matters of urgency raised, for information only, at the discretion of the Chairman

No matters of urgency were raised under this agenda item.

There being no further business, the meeting closed at 6.55 pm

COUNCILLOR MR A P BOOTH
CHAIRMAN