

Minutes of the Meeting of the **PLANNING AND ESTATES COMMITTEE** held at 5.30 pm on **MONDAY 14 DECEMBER 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 M D Elliman, Cllr Miss E Haynes,  
Cllr Mrs J Johnson, Cllr F Kaler (Mayor), Cllr Mrs M Sale, Cllr C Tether

Officer: Mr S D Carter (Town Clerk)

Also present was Cllr M S Goodge

### **83. Apologies for Absence**

No apologies for absence were submitted

### **84. Declarations of pecuniary or other interest including requests for dispensation (if any)**

There were no declarations of interest

### **85. Minutes of the last meeting**

The minutes of the meeting held on 23 November 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

### **86. Planning Applications**

- (a) W/15/02770/PP – Mr B Woods – 4 Glencoe Road  
New single storey extension and separate garage block  
<http://bit.ly/1YNcrNc>

It was **RESOLVED** to recommend that this application be approved subject to it complying with the conditions set out by Highways and that it is not used for anything domestic, e.g. become a residence.

- (b) W/15/02802/LB-Listed Building consent – Mrs P Bennett – 55-57 Port Street  
Proposed replacement windows (retrospective).  
<http://bit.ly/1Nvxont>

It was **RESOLVED** to recommend that this application be approved.

- (c) W/15/02714/CU-Change of use – Rooftop Housing Group – Central Market and, Yates Court, High Street  
Change of use from retail to office space  
<http://bit.ly/21BISBB>

It was **RESOLVED** to recommend that this application be approved subject to it not adversely affecting residents of Yates Court.

- (d) W/15/02739/PN-Non-householder planning application – The Co-Operative Group – 13-15 High Street

Taking down and re-building shared boundary wall  
<http://bit.ly/1XFk9vB>

It was **RESOLVED** to recommend that this application be approved.

- (e) W/15/02861/PN-Non-householder planning application – Restful Homes Developments – Ambulance Station, Davies Road.  
New 65 bed care home with associated facilities and car parking Including change of use to C2 use – as approved under application reference number W/13/02053/PN  
<http://bit.ly/1IIPMNq> but without compliance of condition number 2 (to allow amendment to list of approved plans).  
<http://bit.ly/21BmreO>

It was **RESOLVED** to recommend that this application be refused. The original condition should be complied with.

- (f) W/15/02761/OU-Outline – Bloor Homes Ltd – Land West of, Cheltenham Road  
Demolition of existing residential and agricultural buildings associated with Amberley Farm • Erection of up to 460 dwellings 2 x new vehicular access points from Cheltenham Road and A46 Emergency vehicular access to Cheltenham Road. Provision of open space, MUGA, landscaping and supporting infrastructure.  
<http://bit.ly/21BsCzr>

It was **RESOLVED** to recommend that this application be refused. The following comments were submitted to WDC:

The two access roads to the development are very close together and in close proximity to two other junctions in Cheltenham Road. It is felt that this will cause traffic congestion and will compromise safety. Highways England has already stated that they would not permit another road to be linked to the football club roundabout on Cheltenham Road.

The Evesham Town Plan includes an objective to extend the ring road in the south west of the town connecting the A46 to the B4084. The ideal route for this road passes directly through this development and would therefore prevent this from happening. Any development would have to be scaled back to ensure a ring road remains possible. Traffic is already at a standstill on Cheltenham Road at peak times. Further development would mean queues back to the A46 roundabout and most probably onto the A46 itself.

The development makes no provision for allotments, and which is Evesham lacks provision. Any development in this area should include the provision of allotments.

As was stated in the Town Council's response to the SWDP allocation on Cheltenham Road, any development should give priority to pedestrian and cycle movements and have access to high quality public transport facilities, this should include a safe and suitable cycle route connecting the development to the town, this would aid sustainability. It is noted that this application states *"The development is designed to have excellent levels of permeability and offer alternative routes for pedestrians and cyclists. The new routes have been located so as to encourage residents to use them. Pedestrians and cyclists will gain access to the site from the Cheltenham Road via three opportunities. There is good access to the Town Centre, approximately a 1.5km (24min) walk to the north, a route that would take around 10-15 mins to cycle. The southern and western boundaries open directly onto open countryside and there are connections to the by way of Prows"*. A segregated Cycle Way along Cheltenham Road is not deliverable due to the width of the paths and roads which varies and compromises NMU safety. Sustainable cycle and

pedestrian links need to be incorporated into any proposal, what is currently proposed does not do this.

- (g) W/15/02730/PN-Non-householder planning application – Alertbind Ltd – 64 High Street  
Conversion of existing offices to five flats  
<http://bit.ly/1YNhyg5>

It was **RESOLVED** to recommend that this application be refused. The density of this proposal represents overdevelopment, with too many flats be put forward. There is also concern over fire safety as no emergency exits are illustrated.

- (h) W/15/02731/LB-Listed Building consent - Bengeworth  
Alertbind Ltd  
64 High Street  
Conversion of existing offices to five flats - listed building consent  
<http://bit.ly/1m1eEXb>

Comments as per application (g).

- (i) W/15/02954/PP-Householder planning – Mr & Mrs P Dyers – Cerbid House, Greenhill  
Park Road  
Two dormer windows to south elevation.  
<http://bit.ly/1IBjHwZ>

It was **RESOLVED** to recommend that this application be approved.

- (j) W/15/02839/AA-Advertisement – Lumiere Kinesis Property Ltd – Regal Cinema, 41 Port  
Street  
Advertisement signage - fascia sign (illuminated)  
<http://bit.ly/1TxSiag>

It was **RESOLVED** to recommend that this application be approved.

- (k) W/15/02840/PN-Non-householder planning application – Lumiere Kinesis Property Ltd –  
Regal Cinema, 41 Port Street  
Change to roof level and small first floor extension to rear.  
<http://bit.ly/1XYjakY>

It was **RESOLVED** to recommend that this application be approved.

- (l) W/15/02859/LB-Listed Building consent – Lumiere Kinesis Property Ltd – Regal  
Cinema, 41 Port Street  
Advertisement signage, minor material change at roof level and small first floor extension  
to rear. Listed Building Consent.  
<http://bit.ly/1TxSUN3>

Comments as per applications (j) and (k)

- (m) W/15/02966/LB-Listed Building consent – RBS Natwest – 2 Bridge Street  
Internal alterations.  
<http://bit.ly/1ND9HOI>

It was **RESOLVED** to recommend that this application be approved.

- (n) GPDE/15/02962/GPDE-GPDE Large home rear extension – Mr & Mrs G Dillistone – 1  
Watsons Lane  
Single storey rear extension to create new family room  
<http://bit.ly/1HSaB9z>

It was **RESOLVED** to recommend that this application be approved.

## 89. Planning Decisions

A list of recent planning decisions as notified by Wychavon District Council had been circulated with the agenda for member's information and is detailed below for information.

| Planning No:       | Applicant:                | Address:   | Brief Description  | ETC:     | WDC:                               |
|--------------------|---------------------------|--|--|----------|------------------------------------|
| W/15/01526/PN      | Bromford Housing Group    | Oddfellows Arms, Briar Close                         | Demolition of existing Oddfellows Arms public house & clearance of site, to be replaced with 14 one-bed residential flats for adults with learning disabilities, plus attached office space. | Approved | Approved                           |
| W/15/00981/CU      | Timothy Lea and Griffiths | Unit, 20 Briar Close Industrial Estate, Briar Close, | Change of Use from B1, B2 and B8 to D2 (Gymnasium)   | Approved | Approved                           |
| GPDO/15/02524/GPDO | Techaid Facilities Ltd    | 80 High Street                                       | Notification of a proposed change of use from B1a office to 3 self-contained residential units.  | Approved | General Permitted Dev (Conditional |
| W/15/02589/PN      | Marks and Spencer Plc     | Evesham Shopping Park, Worcester Road,               | Installation of 1 Temporary Refrigerated (40ft) Container (between 1st November and 31st January annually)   | Approved | Approved                           |
| W/15/01749/LB      | Mrs Bennett C/O Agent     | 55-57 Port Street                                    | Conversion of first floor flat to two maisonettes at first/second storey level, Listed Building Consent  | None     | Approved - Listed Building Consent |

**NOTED**

## 90. Street Naming – Development at Pershore Road

This item had been first discussed at the last meeting of the committee on 23 November, Minute 80 refers. Cllr Tether had worked with local historian Mr P Stewart to compile 8 names from the war memorial which met the criteria set out by Wychavon District Council and were detailed in a report circulated to councillors. 8 names had been put forward before the committee with a recommendation that they be submitted as the road names for the development off Pershore Road.

It was proposed that the main road through the development be named Cartwright Way in honour of former Town Mayor and Councillor Ronald Cartwright who had been a prominent councillor in promoting Evesham whilst in office.

It was proposed that the other roads be named after the following, all of whom appear on the Hampton War Memorial, were killed in service during WWI and had links to the Hampton area.

- Harding – In honour of Private Wilson Harding who died aged 22 in March 1915
- Enstone – In honour of Private Percy Enstone who died aged 24 in May 1915
- Abbotts – In honour of two brothers Privates Arthur and Thomas Abbotts, Arthur died aged 20 in June 1915 and Thomas aged 28 in August 1915
- Spiers – In honour of Private Charles William Spiers who died aged 24 in August 1915
- Birch – In honour of Sergeant Frederick Birch who died aged 27 in September 1915
- Cole – In honour of Private Frederick Cole who died aged 19 in November 1915
- Boswell – In honour of two brothers Privates Alfred and Thomas Boswell, Alfred who died aged 30 in August 1918 and Thomas who died aged 24 in March 1916

It was **RESOLVED** to submit these names to Wychavon District Council. Members agreed that the suffixes, i.e. Road, Close, Way etc., could be decided by Wychavon District Council and/or the developer. Members also **RESOLVED** to include the regimental badge on the road names if possible and if permission could be obtained.

*Clerk's Note: Wychavon District Council subsequently requested a further name as one of the roads was to now be split in two. After consulting with the Chairman and Cllr Tether who had suggested the names in the first instance the additional name put forward was:*

- *Jordan – In honour of Private Allan Jordan who died aged 32 in July 1916*

#### **91. Street Trading Application – A46 (Cheltenham Road) Lay-by**

Members were informed of an application to sell hot snack food from the layby on the A46 Cheltenham Road. The applicant wished to serve snacks from Monday to Saturday inclusive 7am to 3pm.

It was confirmed that this application came from the current person trading from this location.

It was **RESOLVED** to raise no objection to this application.

#### **92. Correspondence from Stratford/Worcester/Oxford Railway Group**

The Stratford Worcester Oxford Railway Group (SWO) had written to all town and parish councils in the area to detail their campaign to re-establish the railway line from Honeybourne to Stratford with a new station at Long Marston. The group were asking for support from parish councils.

Members agreed that the proposal would be beneficial, and whole heartedly supported SWO in their endeavours.

**NOTED**

#### **93. Matters of urgency raised, for information only, at the discretion of the Chairman**

Issues with waste collection at Littleworth Walk were raised, items had been dumped which meant that waste was not being collected. Cllr Booth who is a resident of Littleworth Walk stated he would take this up with the relevant authorities.

It was highlighted that the phone box adjacent to the Talbot was marked for removal. It was confirmed that no consultation with the Town Council had taken place. Members commented that whilst this was a more modern grey phone box, it still had merit and could be used as a potential location for a defibrillator. The Clerk was asked to contact BT with regards to postponing this in order to see whether it could be used for a defibrillator.

**NOTED**

There being no further business, the meeting closed at 6.40pm

COUNCILLOR A P BOOTH  
CHAIRMAN