

Minutes of the Meeting of the **PLANNING AND ESTATES COMMITTEE** held at 5.30 pm on **MONDAY 23 NOVEMBER 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: Mrs Carol Chambers

Also present was 1 Member of the Press and Cllr R Raphael

#### **74 Apologies for Absence**

No apologies for absence were submitted

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

There were no declarations of interest

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

The minutes of the meeting held on 2 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

#### **77. Planning Applications**

(a) W/15/02326/PP - Mr & Mrs Drinkwater, 180 Cheltenham Road - Single storey rear and two storey side extensions plus new front porch. <http://bit.ly/1O74cGz>. It was moved, seconded and **RESOLVED** to recommend that the application be approved subject the proposal conforming with WCC traffic regulations on delivery/construction vehicles.

(b) W/15/02550/LB - Dicosmo Properties LLP, 84-86 Port Street - Insertion of timber framed windows and external doors. <http://bit.ly/1PFWd5c>. It was moved, seconded and **RESOLVED** to recommend that the application be approved.

(c) GPDO/15/02742/GPDO-GPDO - Offices to dwelling houses - Mr Homer  
3 Shor Street, Prior approval application - Change of use of office building to C3 (dwelling house) use. <http://bit.ly/1O74VYi>. It was moved, seconded and **RESOLVED** to recommend that the application be approved.

(d) W/15/02705/PN-Non-householder planning application - Bellway Homes Limited Land at Pershore Road - Erection of 151 dwellings with associated facilities, relocation of farm shop and associated works and outline application for up to 250 dwellings with associated works, public open space and new access - all as approved under, permission W/12/02490/PN but without compliance with condition 56 so as to allow change to house types on plots. 77,91,90,89, 111, 110, 109 and 108. <http://bit.ly/1O75rWg>. It was noted that Evesham Town Council had objected to W/12/02490/PN and Wychavon granted permission with conditions. It was moved, seconded and **RESOLVED** to recommend that the application be approved, there was no objection to the change of condition 56 subject to the proposal not increasing the number of homes on the site and subject to the proposal not affecting the street scene.

(e) W/ 15/02325/OU – Land off, Boat Lane - Outline Planning Application for a mixed use development to provide up to 380 dwellings, 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>. The Town Clerk had placed this application on the agenda for the second time as additional information had come to light. It was moved, seconded and **RESOLVED** that the additional information received from the SWDP main modifications report be added to this application. The committee’s additional response are annexed to these minutes.

## **78. 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 attached below for information.

**NOTED**

## **79. South Worcestershire Development Plan – final response to proposed modifications**

The Town Clerk had tabled Evesham Town Councils response to the SWDP Main Modifications. Following a meeting with members of the planning and estates committee the report was prepared and submitted to the inspector by Boughton Butler Architects and Planners Ltd. The Chairman and members thanked Boughton Butler for their detailed report. Evesham Town Councils response to the SWDP Main Modifications are annexed to these minutes at appendix A.

The Chairman read out an email from Cllr K Barclay congratulating the Council and its officers on the response to the SWDP.

## **80. Street Naming – Development at Pershore Road**

The Town Clerk had circulated with the agenda a report which advised members that Wychavon District Council (WDC) had written to the Town Council to request road names for 8 roads that would run through the new development at Pershore Road. The report detailed WDC street naming protocol that Members should take into account when making suggestions. Cllr Tether presented a draft list based upon the records obtained from the Commonwealth War Graves website and the Hampton war memorial. Following debate it was moved, seconded and **RESOLVED** that 1 street be named after Cllr Ronald Cartwright who had served on Evesham (formally Borough) Council for 41 years, he was elected Mayor of Evesham in 1974 & 1985 and served as Wychavon District Councillor in 1983, he was also made an Honorary Freeman of the Town. It was also **RESOLVED** that the remaining 7 roads be named in honour of Hampton residents who had served in the armed forces during WW1. It was also **RESOLVED** that the insignia of the regiment(s) be added to the street name plate with the towns coat of arms. It was agreed that Cllr Tether would work with Mr Peter Stewart who had done extensive research on the Hampton War Memorial and list the names of the fallen and bring to the meeting to be held on 14 December 2015.

## **81. Allotments – Sawmill Walk**

The Town Clerk had tabled a report which updated Members on further advances regarding the taking on of land at Sawmills Lane, from the Rudge Estate. The report reminded members that

the Town Council had expressed an interest in land at Sawmills Lane being made available for allotments after being offered them by the owners. The Rudge Estate had offered the Town Council the land and had agreed to undertake some of the work to make it ready for allotments, clearance, rotorvating, dividing up etc. However, they had specified that a condition is that the current tenants of the allotments at Abbey Park were given first refusal for a period of 3 months if the project to turn their allotments into a community garden was successful. The Council would then have the right to allocate plots to those on the waiting list following the three month period.

The report highlighted that Members were asked to consider that the Rudge Estate had said that the Council would be required to undertake some work to make the allotments ready, most notably the installation of water, and whether they wished to accept this or ask that the Rudge Estate undertake this work. The Rudge Estate had also said that the Town Council would be required to carry out some work to secure the site, such as fix a gate and add some fencing. Most notably, they have also stated that the responsibility of connecting water would be the Town Council's. It was understood that a rent would be payable to the Rudge Estate of £250 per annum. The Clerk advised members in his report that the cost of installing a gate and some fencing and the cost of connecting water would be considerable, as previous estimates to install water to Inches Lane was in the region of £13,000.

Members were asked to consider whether they were willing to accept the condition and whether the Council would pay for the securing the site and the installation of a water tap. Following debate it was moved, seconded and **RESOLVED** that the council do/cannot except the condition and Evesham town council would consider the land once it had been made ready with suitable facilities

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

Cllr Jones had requested that the committee consider the volume and size of lorries turning out of Brick Kiln Street and onto Avon Street, he reported that there had brickwork damage to the building of the butcher shop on the corner. The Committee agreed that the Clerk invite a Highways representative to a committee meeting, it was also agreed that the Clerk write to Highways to request a review of the whole area.

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

COUNCILLOR A P BOOTH  
CHAIRMAN

Planning No:	Applicant:	Address:	Brief Description	ETC:	WDC:
W/15/02234/CU	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.	Approved	Approved
NM/15/02738/NM	Mr R Ding	60 Sycamore Avenue Evesham WR11 1YE Agent:	Non-material amendment to planning permission reference W/13/00323/PP for 2 no. velux roof windows.	None	Approved
W/15/02520/AA	Esso Petroleum Co. LTD	Cheltenham Road Service Station, Cheltenham Road, Evesham, WR11 1LE	New signs - 1 no. 'wave' sign and 2 no. 'blade' sign	Approved	Approved
W/15/01972/CU	AIM Logistics Ltd,	Crab Apple Way, Evesham, WR11 1GP	Change of use of land to B8 use for trailer storage (part retrospective)	Approved	Approved
W/15/02463/OU	Mrs A Lewis	156 Fairfield Road, Evesham, WR11 1HJ	Outline planning application with all matters reserved for the erection of a 3 bedroom detached dwelling on part of existing property's garden.	Refused	Approved
W/15/02141/PN	Evesham Town Council	Wallace House, Oat Street, Evesham	Replacement fenestration	Approved	Approved
C/15/02637/CM	Severn Trent Water Ltd	Sewage Treatment Works, Pershore Road, Evesham, WR11 2RF	Installation of 3 MCC kiosks to house electrical control panels within the confines of the sewage pumping station at Evesham	No Objection	No Objection

*W/15/02325 Annex Planning Applications Land off, Boat Lane - Outline Planning Application for a mixed use development to provide up to 380 dwellings, 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).*

It has been demonstrated that the deliverability of the site allocation is questionable. The presence of Abbot Chyryton's Wall (Scheduled Ancient Monument) running along the length of Boat Lane would restrict any future development of approximately 30% of the site's developable area. Notwithstanding this there has been no evidence to demonstrate there would be no adverse harm to Nationally significant remains that are likely to be present within the allocation site. It is known that the Abbey grounds occupied vast areas of the centre of the town, sprawling West towards the river. Without any evidence to the contrary, the site would not be sustainable development where there is potential for severe impact to important heritage assets (archaeology). Finally, should the inspector find that there is appropriate evidence to suggest there is no wider archaeological issues associated with the development of the site, the Town Council's position is that the northern area of the allocation site (North of Boat Lane) is rendered undeliverable due to the covered presence of Abbot Chyryton's Wall and therefore the suggested quantum of 380 dwellings on this site represents an inappropriate density for development in this location. The high wall was originally constructed from the Abbey grounds to the river crossing, enclosing Abbey Barton Farm. Although the wall in its current form is only visible partly along Boat Lane this does not preclude the wall being present underground. In fact the listing of the Scheduled Ancient Monument includes all features both above and below ground. Scheduled monuments are those sites scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. The description within the Scheduled Ancient Monument listing is as follows: Benedictine monasteries made a major contribution to many facets of medieval life and all examples exhibiting significant surviving archaeological remains are worthy of protection. Despite partial destruction, renovation and invasive vegetation, Abbot Chyryton's wall survives reasonably well and forms an integral part of a nationally important abbey. Elements of the original structure will remain concealed behind later renovations and repairs and will provide important information on its construction.

Paragraph 129 of the Framework states that:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset taking into account of the available evidence and any expertise. They would take this assessment into account when considering the impact on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

The proposed application of 380 will have a direct conflict with the heritage asset both in terms of its significance; which is inherently most notable within the concealed elements of the wall (as described within the listing description) but also with the setting of the monument. Given that Abbot Chyryton's Wall has national significance its protection should be afforded great weight.

Further to the potential for significant harm to the Scheduled Ancient Monument there has been no evidence as part of the allocation of the Abbey Road site that wider archaeological remains, of National significance, will not be harmed if development were to proceed on this site. There has been little to no archaeological investigation or excavation work undertaken within the site. There is, therefore a significant probability that a large archaeological site of National Significance is present within the allocation site (not ignoring the presence of the Scheduled Ancient Monument). Without any evidence to the contrary it is clear the site may not be deliverable for

any quantum of residential development where heritage assets of National significance would suffer adverse harm on such a magnitude of scale.