



# EVESHAM TOWN COUNCIL



## PLANNING AND ESTATES COMMITTEE

Notice is hereby given of the **PLANNING AND ESTATES COMMITTEE** will be held at the Council Chamber, Town Hall, on **MONDAY 23 DECEMBER 2019** at **6.30 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 565700, email [council@eveshamtowncouncil.gov.uk](mailto:council@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 25 November 2019 (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 or Town Council**  
Report attached
5. **Planning Decisions from Wychavon District Council**  
Report attached
6. **Traffic Order – Proposed Prohibition of waiting ‘At any time’ at Goodhalls Grove**  
Documents attached
7. **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

Evesham Town Council  
Unit 6 (Ground Floor)  
Abbey Lane Court  
Abbey Road  
Evesham  
Worcestershire  
WR11 4BY

Tel: 01386 565700

[www.eveshamtowncouncil.gov.uk](http://www.eveshamtowncouncil.gov.uk)

Committee Circulation: Cllr Mrs S Amor (South) Ex-officio (Deputy Mayor), Cllr A Booth (Bengeworth), Cllr P Boyd (Twyford), Cllr Miss E Haynes (Great Hampton), Cllr M Goodge (Bengeworth) Ex-officio (Town Mayor), Cllr R Hale (Bengeworth), Cllr Mrs J Johnson (Avon), Cllr Mrs M Sale (South), Cllr Mrs J Sandalls (Twyford), Cllr Mrs S Schaathun (Little Hampton), Cllr Mrs C Smith (South)

Also circulated electronically to all other councillors for information

Minutes of the Meeting of the **PLANNING AND ESTATES COMMITTEE** held at 6.30 pm on **MONDAY 25 NOVEMBER 2019** at the Council Chamber, Town Hall,

Those present:

Chairman: Cllr Mrs S Amor (Deputy Mayor)  
Vice Chairman: Cllr A P Booth  
Councillors: Cllr P Boyd, Cllr M S Goodge (Town Mayor), Cllr R Hale, Miss E Haynes  
Cllr Mrs J Johnson, Mrs M Sale, Cllr Mrs S Schaathun,

Officer: Mrs C Chambers – Committee Clerk

**51. Apologies for Absence**

Apologies were received from Councillors, and Mrs J Sandalls, Cllr Mrs C Smith

**52. Declarations of pecuniary or other interest including requests for dispensation**

There were no declarations of interest.

**53. To agree the Minutes of the meeting held on 28 October 2019**

The Town Clerk had circulated with the agenda the minutes of the meeting held on 28 October 2019. It was moved, seconded and **RESOLVED** to adopt the as a true record.

**54. Planning Applications –**

- 3.1 19/02165/LB – Department for Work and Pensions, 3 High Street - Listed building consent for shop front alterations including signage, push button for automatic door, double glazed windows, heat pump and card reader. <https://plan.wychavon.gov.uk/plandisp.aspx?recno=100973>. It was moved, seconded and **RESOLVED** to recommend this application be deferred until WDC decision had been made on the previous change of use application which the committee objected to.
- 3.2 19/02327/HP – Mr Ben Brotherton, 16 Rowan Close - Demolition of attached garage and erection of a two storey extension <https://plan.wychavon.gov.uk/plandisp.aspx?recno=101135>. It was moved, seconded and **RESOLVED** to recommend this application be approved subject to adequate off road parking is provided upon completion of the extension.
- 3.3 19/02398/FUL - Threadneedle UK Property Authorised Investment Fund, Unit 3 Four Pools Retail Park, Four Pools Lane - Application for external alterations to the elevations and associated physical works to the walkway <https://plan.wychavon.gov.uk/plandisp.aspx?recno=101206>. It was moved, seconded and **RESOLVED** to recommend this application be approved. The committee noted that labelling of the files on WDC planning portal needed to be improved.

## 55. Planning Decisions from Wychavon District Council

Planning No:	Applicant:	Address:	Brief Description	ETC:	WDC:
19/01881	Threadneedle UK	Unit 3 Four Pools Retail Park	Change from retail to health fitness centre	Approve	Approve
19/2001/2	Mr N Sutton	4 Merstow Place	Internal and external alterations including replacing windows and doors	Approve	Approve
19/02055	Mr N Gould	Blind Lane	Replacement pavilion	Approve	Approve
18/00549	Hallam Land Development	Land off Boat Lane	Outline planning for up to 200 dwellings <a href="http://plan.wychavon.gov.uk/plandisp.aspx?recno=93544">http://plan.wychavon.gov.uk/plandisp.aspx?recno=93544</a>	Refuse	Approve
19/02220	Mr Yeates	43 Kings Road	Single storey rear extension	Approve	Approve
19/01747	Mrs Hunn	33 Lichfield Ave	First floor and single storey extension	Approve	Approve
19/01942	Mr Middleton	45 High Street	Change of use of part of the rear of ground floor, first floor and second floor to form flats <a href="http://plan.wychavon.gov.uk/plandisp.aspx?recno=100752">http://plan.wychavon.gov.uk/plandisp.aspx?recno=100752</a>	Refuse	Approve

## 56. Allotment Charges – 2021/22

The Town Clerk had circulated with the agenda a report which explained that due to legislation, the council were required to set the allotment rents 12 months in advance. The historical rental charges were also listed.

With Water:		Without Water
2014	£52	£40
2015	£56	£43
2016	£58	£46
2017	£58	£46
2018	£65	£48
2019	£65	£48
2020	£70	£52

The report included the expected income fees for 2020 which were £988.00 for allotments without water in 2020 and £567.00 for allotments with water. Water bills in the 2019/20 financial year were estimated for Rynal Place to be £500.00 and £450.00 for Common Road sites. Following discussion it was moved, seconded and **RESOLVED** that the allotment rates for 2021/22 be deferred to a future meeting at which detailed expenditure of administration/staff time, average cost of allotments in the area, size of the allotments, allotment waiting list and the expected expenditure and waiting list would be available.

## **57. SWDP Preferred Options Consultation**

The Town Clerk had circulated with the agenda a report which explained that the South Worcestershire Development Plan (SWDP) was adopted in February 2016 and was prepared jointly by the three South Worcestershire Councils, Malvern Hills, Worcester City and Wychavon SWCs. The SWDP dealt with both strategic cross boundary matters, such as the overall housing and employment requirements, and also included detailed policies that were used in decisions on planning applications by all three councils.

Following recent changes to national legislation and the revision of the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG), the SWCs had agreed to work together again to roll the plan forward to cover the period 2016-2041. This meant that south Worcestershire had to make some very big decisions on where new housing, employment and infrastructure would go in South Worcestershire,

The Preferred Options document was the second consultation on the review of the SWDP. During its preparation the SWCs had considered a full range of evidence based documents and comments made in response to the Issues and Options consultation. The Preferred Options sets out where the SWCs think the new growth should go and the changes that were needed to the policies in order to ensure that they remained in general conformity with national planning policy and respond to the updated evidence base. The document also considered a range of other matters, such as infrastructure, e.g. roads, schools and healthcare that would be required to support the new development. Following discussion, it was moved, seconded and **RESOLVED** not to submit a Committee representation but to encourage individual members to make their own representation and attend the public exhibition at Evesham Town Hall on 28 November 2pm-8pm. The full consultation portal could be viewed at [https://swdp-consult.objective.co.uk/portal/swdp\\_review\\_preferred\\_options](https://swdp-consult.objective.co.uk/portal/swdp_review_preferred_options)

The deadline for responding to the consultation was 5pm on Sunday 16 December.

## **58. Traffic Order – Proposed Prohibition of waiting ‘At any time’ Broadway Road around the junction with Durcott Lane**

The Town Clerk had circulated with the agenda a report from Worcestershire County Council with regards to a proposed Traffic Regulation Orders in Broadway Road, Evesham.

The first issue concerned the parking on the Evesham side of Durcott Lane between the white zig zags for the pelican crossing and the first driveway. The concern was that the parking pushed Evesham bound traffic into the opposing lane when negotiating the bend, which created a potential conflict point. The second issue concerned parking close to Bengeworth roundabout, which contributed to congestion issues, particularly for traffic heading towards Evesham. A map of the proposed prohibition of waiting was attached to the report. It was moved, seconded and **RESOLVED** to support the proposed prohibition of waiting.

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

No matters were raised under this agenda item.

There being no further business, the meeting closed at 7.25pm

COUNCILLOR MRS S AMOR  
CHAIRMAN

**EVESHAM TOWN COUNCIL**

**COMMITTEE: PLANNING AND ESTATES**

**DATE: 23 December 2019**

**SUBJECT: PLANNING APPLICATIONS**

**REPORT BY: COMMITTEE CLERK**

**1.0 PURPOSE OF REPORT**

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

1.2 On each application it is detailed whether the decision is delegated to the officer or whether it is likely to go to WDC's planning committee for a decision. When applications are considered by committee, the Town Council has an opportunity to send a representative to speak on that application should it so wish.

**2.0 RECOMMENDATIONS**

2.1 Members' recommendations are requested.

**3.0 PLANNING APPLICATIONS**

3.1 19/02525/FUL – South – Delegated

EPL

Unit 1 Countrywide House

Asparagus Way

Vale Park

Proposed alterations to existing west elevation to form new forklift and delivery access door and associated external works.

<https://plan.wychavon.gov.uk/plandisp.aspx?recno=101333>

3.2 19/02467/FUL – Little Hampton – Delegated

Mr Jon Bryan

Land West Of Cheltenham Road

Demolition of bungalow and erection of allotment outbuilding and associated public open space

<https://plan.wychavon.gov.uk/plandisp.aspx?recno=101275>

3.3 19/02592/FUL – Twyford – Delegated

Dawn Foods Limited

Worcester Road

Proposed erection of 4no. new storage silos for food products to replace 4no. existing storage silos.

<https://plan.wychavon.gov.uk/plandisp.aspx?recno=101398>

3.4 Mr & Mrs Davies – South – Delegated

13 Elizabeth Road

Erection of single storey side extension

<https://plan.wychavon.gov.uk/plandisp.aspx?recno=101345>

- 3.5 19/02643/ADV – Little Hampton – Delegated  
McDonald's Restaurants Ltd  
Charity Crescent  
The installation of 5no. new digital freestanding signs and 1no. digital booth screen.  
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=101449>

**4.0 FINANCIAL IMPLICATIONS**

- 4.1 None for the Town Council.

**5.0 LEGAL IMPLICATIONS**

- 5.1 None for the Town Council.

Planning No:	Applicant:	Address:	Brief Description	ETC:	WDC:
19/02019/HP	Mr Harris & Mrs Jones	78 Falkland Road	Two storey extension	Approve	Approve

**From:** Fletcher, Nicky  
**Sent:** Fri, 6 Dec 2019 10:08:13 +0000  
**To:** [Redacted]  
[Redacted]  
[Redacted]  
**Cc:** [Redacted]  
**Subject:** Goodalls Grove Evesham Proposed Prohibition of Waiting "At any time"  
**Attachments:** 2019.730.1.pdf

Dear Sir / Madam,

**Goodalls Grove Evesham Proposed Prohibition of Waiting "At any time"**

I am writing regarding a proposal to install prohibition of waiting 'at any time' parking restrictions in Goodalls Grove, Evesham. See attached plan, drawing 2019.730.1, for further details.

The aim of the proposal is to prevent parking along the narrow sections of Goodalls Grove, which causes obstruction issues for residents.

The parking is generated by commuters using the nearby railway station and staff from the nearby Vauxhall garage.

I should be grateful to receive any views on this proposal by 13th January 2020.

Yours sincerely,  
Nicky  
Nicky Fletcher BA,  
Worcestershire County Council,  
Traffic management engineer (Signage)  
County Hall, Worcester, WR5 2NP

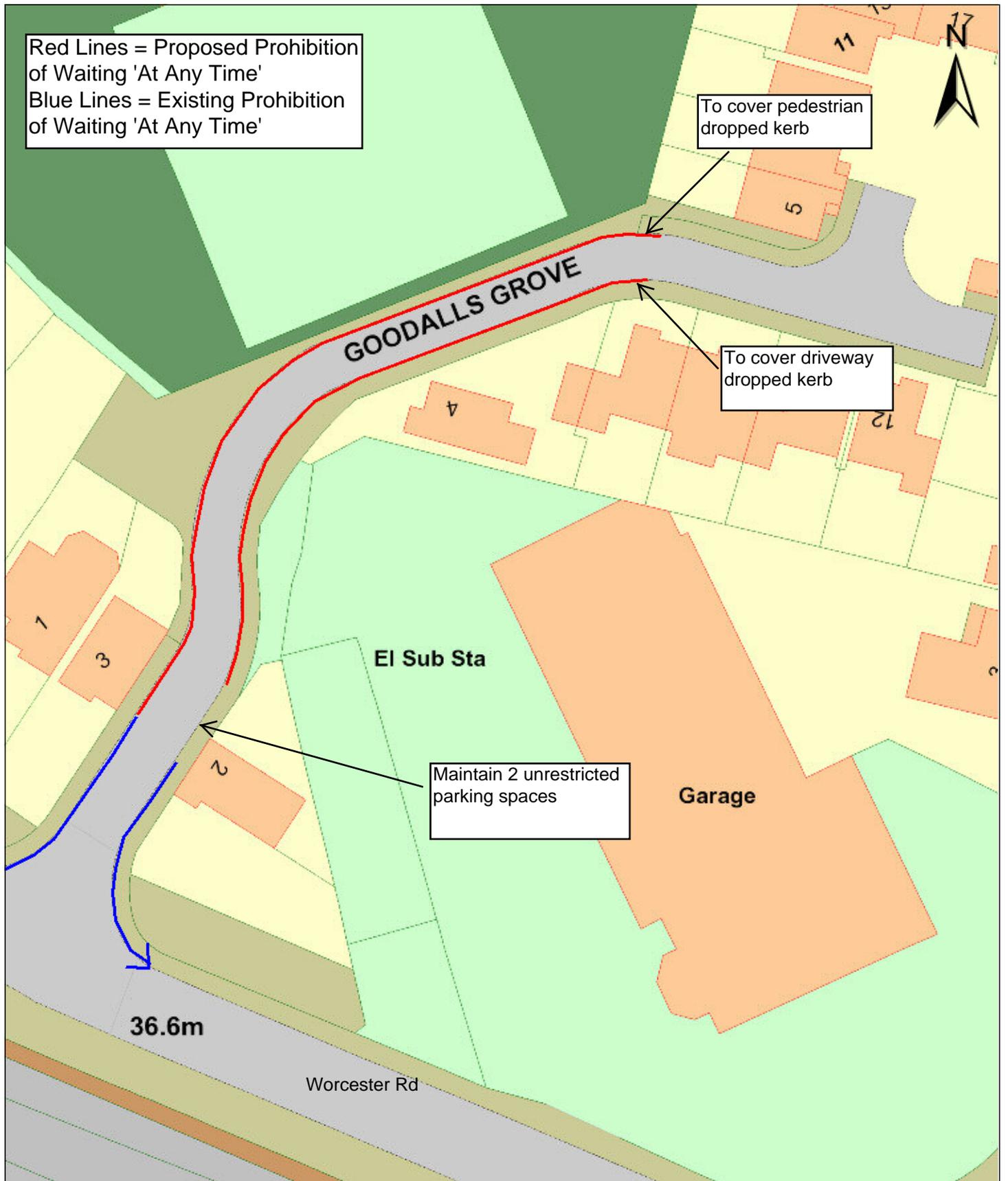
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 Ordnance Survey 100024230.

Indicative Scale: 1:500

Drawing no. 2019.730.1

0 2 10 20 metres

Goodalls Grove, Evesham  
 Proposed Prohibition of Waiting 'At Any Time'

 **worcestershire**  
 county council

Worcestershire County Council  
 County Hall  
 Spetchley Road  
 Worcester  
 WR5 2NP