



EVESHAM TOWN COUNCIL



PLANNING AND ESTATES COMMITTEE

Notice is hereby given of the **PLANNING AND ESTATES COMMITTEE** will be held at the **Wallace House Community Centre, Oat Street, Evesham**, on **MONDAY 29 JULY 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, 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 24 June 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. Mobile Street Trading Request**
Supporting 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

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Abbey Lane Court
Abbey Road
Evesham
Worcestershire
WR11 4BY

Tel: 01386 565700

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 24 JUNE at Wallace House, Oat Street, Evesham.**

Those present:

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

Officer: Mrs C Chambers – Committee Clerk

12. Apologies for Absence

There were no apologies for absence

13. Declarations of pecuniary or other interest including requests for dispensation (if any)

None

14. Minutes of the previous meeting held on 28 May 2019

The minutes of the meeting held on 28 May were circulated with the agenda. It was moved, seconded and **RESOLVED** that the minutes of the meeting held on 28 May 2019 be adopted as a true record.

Clerks Note: Following a request for an update on agenda item 10 – Visual display for town hall and council chamber - ETC are waiting for information required for listed building consent.

15. Planning Applications

- a. 19/00811/HP – Mr Brett Woods, 4 Glencoe Road - Demolition of existing garage and rebuild garage with room over as permitted under permission ref. no. 18/00140/HP but without compliance with condition no. 2 to change facing brick as approved. <https://plan.wychavon.gov.uk/plandisp.aspx?recno=99622>. Following discussion it was moved, seconded and **RESOLVED** to recommend this application to be refused and to uphold condition 2 which was put in place to compliment the existing building.
- b. 19/01207/HP – Miss S Condon, 9 Lichfield Avenue - Remove existing lean-to conservatory and replace with single storey rear extension. <https://plan.wychavon.gov.uk/plandisp.aspx?recno=100018> It was moved, seconded and **RESOLVED** to recommend this application be approved, subject to the proposal not adversely affecting neighbouring properties.

Cllr Boyd arrived at the meeting.

- c. 19/01263/OUT – Brianne Asbury, Aldington Lodge, Offenham Road - Residential development (up to 70 dwellings) with new access onto Offenham Road, Relocation of an existing access onto Offenham Road, open space, carparking and associated infrastructure - as approved permission W/13/01289/OU but without compliance with condition 8 (to amend junction improvement works plans). - Variation of Conditions 3, 5 & 6 of permission 16/01987/OU to amend access. Following discussion it was noted that the access improvement works should have been completed prior to any of the dwellings being first

occupied. It was moved, seconded and **RESOLVED** to recommend this application to be refused and to up-hold conditions 3, 5 & 6 which were put in place to ensure the safe and free flow of traffic onto the Highway.

Cllr Boyd abstained from voting.

16. **Planning Decisions from Wychavon District Council - Noted**

Planning No:	Applicant:	Address:	Brief Description	ETC:	WDC:
19/00755	St Egwins Middle School	Worcester Road	2 single storey classroom extensions	Approve	Approve
18/02519	Rooftop Housing	Cowl Street	Demolition and site clearance for vacant steel frame factory	Approve	Approve
19/00950	Mr S Bearcroft Miss F Williamson	27 Offenham Road	Ground floor rear extension	Approve	Approve
19/00888	Banbury & Evesham Area Quaker	29 Cowl St	Conversion of an office to dwelling house	Approve	Approve
19/00945	Mr B Whatmore	41 Burford Rod	Loft conversion	Approve	Approve
19/00823	Thomas Pilade	Land Adj 19 Greenhill	Erection of detached bungalow	Refuse	Approve
19/00224 & 19/00225	D A Cook	Office 1 Abbey Gate	Change of use from B1 to C3	Approve	Approve

17. **“Adopt a Telephone Kiosk”**

The Town Clerk had circulated with the agenda a report which explained that Evesham Town Council had been asked to adopt the red telephone box in Market Place as part of BT’s “Adopt a Kiosk” programme. The reason behind the request was for Evesham Street Pastors to place a defibrillator inside the box for which they already had funding. Only local authorities/charities are able to adopt the telephone boxes and Officers had ascertained that the one in the Market Place was available to adopt. The cost of adopting the kiosk was £1. BT Payphones would continue to be responsible for the electrical supply and any payments to the electricity companies for the supply. It was noted that there would be on-going maintenance cost to keep the telephone box in good order and would be added to the Town Councils insurance. It was moved, seconded and **RECOMMENDED** that the Town Council adopt the red telephone box in the Market Place.

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

Cllr Booth raised concerns over the shop front of 16 high street the former café and requested that the Clerk write to the planning department at Wychavon and to copy in Shawn Riley to get the front of the property cleared of rubbish and an update on the renovation.

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

COUNCILLOR MRS S AMOR
CHAIRMAN

EVESHAM TOWN COUNCIL

COMMITTEE: PLANNING AND ESTATES

DATE: 29 JULY 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.

2.0 RECOMMENDATIONS

2.1 Members' recommendations are requested.

3.0 PLANNING APPLICATIONS

3.1 19/01415/FUL – Bengeworth – Delegated

Ms Valerie Ashford

Berwyn

Broadway Road

Change of use of land for the siting of log cabin/mobile home for use as holiday let as an addition to existing bed & breakfast

<https://plan.wychavon.gov.uk/plandisp.aspx?recno=100226>

3.2 19/01508/FUL - Bengeworth – **Committee**

Evesham Baptist Church

Land Off Offenham Road

New church and community centre

<https://plan.wychavon.gov.uk/plandisp.aspx?recno=100319>

3.3 19/01309/HP – Twyford – Delegated

Mrs Christine Cushway

1 Prince Edwards Close

Conversion of part of existing detached garage to multi use habitable rooms and glazed link from existing house

<https://plan.wychavon.gov.uk/plandisp.aspx?recno=100120>

3.4 19/01374/LB – Avon – Delegated

Merstow Green Ltd

4 Merstow Place

Internal and external alterations for new electric and gas supply

<https://plan.wychavon.gov.uk/plandisp.aspx?recno=100185>

3.5 19/01444/HP – Twyford – Delegated

Mr Shaun Morris

1 Fernbank

Greenhill

Conversion of loft to enlarge bedroom and new dormer on front elevation

<https://plan.wychavon.gov.uk/plandisp.aspx?recno=100255>

- 3.6 19/01194/HP – Little Hampton – Delegated
Mr S Grove
1 Pershore Road
Proposed conversion and extension to existing coach house to create family annex
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=100005>
- 3.7 19/01048/LB – Bengeworth – Delegated
Mr B Steele
12 High Street
External alterations to shop door and cellar door (retrospective). Internal alterations to include new stud partition walls and stand alone stud to external walls to allow for additional insulation
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=99859>
- 3.8 19/01541/FUL – Bengeworth – **Committee**
Bromford
Land Off Offenham Road
Erection of 47 dwellings, access and associated work
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=100352>
- 3.9 19/01470/FUL – Avon – Delegated
Mr S Wilderspin
8 Vine Street
Change of use from church meeting room to church meeting room, drop in centre and food bank
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=100281>
- 3.10 19/01139/HP – Great Hampton – Delegated
Mr & Mrs Tustin
34 Pershore Road
Extend roof to form gable and an attic bedroom with en suite. Form a ground floor garden room and utility.
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=99950>
- 3.11 19/01526/FUL – Great Hampton – Delegated
Friar Oak Development Limited
Friars Mead Friars
Mead Lane
Erection of a single, 4 bedroom dwelling and detached garage
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=100337>
- 3.12 19/01598/ADV – Bengeworth – Delegated
Evesham Town Council
The Almonry
52 Merstow Green
Project a short 5 minute slideshow of still images (from dusk until 11pm) for 12 months about the history of Evesham based on the themes of the River, Simon De Montfort, Horticulture, The Abbey, WW1 and WW2 on to the middle section of the front of the Almonry Museum, Evesham.
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=100409>

- 3.13 19/01273/FUL – Twyford – **Committee**
Dr Tony Evans
Prince Henrys High School
Victoria Avenue
New two storey school block and demolition of existing mobile classroom and two storey block in the south-west corner of the site at Prince Henry's High School, Evesham
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=100084>
- 3.14 19/01599/FUL – Twyford – Delegated
InstaVolt Limited
Evesham Shopping Park
Worcester Road
Installation of two rapid electric vehicle charging stations, along with associated equipment.
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=100410>
- 3.15 19/01358/FUL – South – Delegated
Mr J Roberts
10 Broadway Road
Erection of new dwelling
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=100169>

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:
19/00141	Evesham Marina	Kinds Road	7 additional moorings	Approve	Approve
19/00816	Mr B Steele	16 High St	Replacement shopfront and façade	Approve	Refuse
19/00995	Mrs Vernsey Jaynes	38 Port St	Change of use from A1 shop to C3 residential	Approve	Approve
19/00766	Mr/Mrs Mauro	The Rhyddings, Abbotswood	Alterations and extension	Approve	Approve
19/00282	Chase Commercial	Land off Conference Way	New storage and distribution centre etc	Approve	Approve
18/01901	William Gilder	Corner of A46, Evesham Bypass	New truck stop	Refuse	Approve
19/01207	Miss Condon	9 Lichfield Ave	Replace conservatory with single storey extension	Approve	Approve
19/01004	Mr/s Bille	Battlewell, 67 Greenhill	New two storey extension	Approve	Approve
19/01034	Mr/Mrs Mounce	Plot adj. 34 Greenhill	New bungalow	Approve	Approve
19/00811	Mr Woods	4 Glencoe Rd	Change of brick facing to garage	Refuse	Approve
19/01010	ETC	Town Hall	New flooring	Noted	Approve

EVESHAM TOWN COUNCIL

COMMITTEE: PLANNING AND ESTATES

DATE: 29 JULY 2019

SUBJECT: MOBILE STREET TRADING REQUEST

REPORT BY: COMMITTEE CLERK

1.0 PURPOSE OF REPORT

1.1 To advise the committee of a mobile street trading request.

2.0 RECOMMENDATIONS

2.1 Members' recommendations are requested.

3.0 BACKGROUND

3.1 Worcestershire Regulatory Services have written to the Town Council to obtain their views on a street trading request. The details along with a picture of the vehicle are stated below:

Notification of an application for the grant of a street trading consent

<p>Name of Applicant Sam Grosvenor</p>
<p>Location All areas of Wychavon District as a mobile trader.</p>
<p>Summary of Application Application is made to sell puddings, ice creams, soft drinks and sweets on a mobile basis. Photos of the vehicle to be used for trading are included. The intended trading hours are: Tuesdays 16:00-19:00 Thursdays 17:00-19:00 Saturdays 19:00-22:00 The applicant is registered as a Food Business Operator with Environmental Health and proof of appropriate public liability insurance has been provided.</p>



- 3.2 The Clerk contacted WRS for a bit more information on what this would permit the vendor to do. They replied as follows:

The application is very general and gives the whole of the Wychavon District as the area for which consent is requested. The legislation allows a district to designate any street as a “prohibited street” for the purposes of street trading, but Wychavon District have not designated any streets as “prohibited streets”. This means that, if consent were to be granted as applied for, the trader could trade throughout the District area.

Catering at a single event like a school fete, concert, etc. is not street trading, neither is trading carried on in any area where payment is required to enter (trade shows etc), or where the public are allowed only by permission and can be excluded if necessary (shopping malls etc). Trading from a layby would require street trading consent as the public will normally have access without restriction.

4.0 LEGAL IMPLICATIONS

- 4.1 None for the Town Council.

5.0 FINANCIAL IMPLICATIONS

- 5.1 None for the Town Council.