



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 24th FEBRUARY 2020** 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.

Recording of Meetings

Under the Openness of Local Government Bodies Regulations 2014 the council's public meetings may be recorded, which includes filming, audio-recording as well as photography.

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 27 January 2020 (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. **Allotment Charges for 2021/22**
Report 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



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Town Clerk

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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 27 JANUARY 2020** 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 R Hale, Cllr Miss E Haynes, Cllr Mrs J Johnson,
Cllr Mrs M Sale, Cllr Mrs S Schaathun

Officer: Mr Stuart Carter – Town Clerk

67. Apologies for Absence

Apologies were received from Councillors M Goodge and Mrs J Sandalls.

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

Cllr Miss E Haynes declared an interest in planning agenda 3.5 as the applicant is known to her and Cllr R Hale declared an interest in planning agenda item 3.6 as he lived at a neighbouring property.

69. To agree the Minutes of the meeting held on 23 December 2019

The Town Clerk had circulated with the agenda the minutes of the meeting held on 23 December 2020. It was moved, seconded and **RESOLVED** to adopt the minutes as a true record.

70. Planning Applications

- a. 19/02761/CU – Mr R Sharples, 36 Bridge Street - Proposed change of use of existing building to residential and retain existing retail shop at ground level- (Removal of condition 4 and variation of condition 3 Ref. 18/02045/CU)
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=101771>

Condition 4: Prior to its/their installation as part of the development hereby approved, details of the following shall be submitted to and approved in writing by the local planning authority:-

- external joinery details (new window and bin store doors) along with architectural details of the proposed external finishes, heads, sills, position in wall reveal and any surrounding dressings (elevational drawings at a minimum scale of 1:20 and vertical sectional drawings at minimum scale of 1:2). The development shall be carried out using the materials as approved.

Reason: To protect, conserve and enhance the significance of heritage assets and to ensure that the new materials are in keeping with the surroundings and/or represent quality design in accordance with policies SWDP 6, SWDP21 and SWDP24 of the South Worcestershire Development Plan.

Condition 3. Unless where required or allowed by other conditions attached to this permission/consent, the development hereby approved shall be carried out in accordance with the information (including details on the proposed materials) provided on the application form and the following plans/drawings/documents –

1813-01 A – Location Plan

1813-02 A – Existing Plans

1813-03 B – Proposed Plans.

Reason: To define the permission.

It was moved, seconded and **RESOLVED** to recommend this application be refused – Members felt that the conditions should still be in place.

- b. 19/02762/LB – Mr R Sharples, 36 Bridge Street - proposed change of use of existing building to residential and retain existing retail shop at ground level (Removal of conditions 3&4 and variation of condition 2 Ref: 18/02046/LB)
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=101772>

2. Unless where required or allowed by other conditions attached to this permission/consent, the development hereby approved shall be carried out in accordance with the information (including details on the proposed materials) provided on the application form and the following plans/drawings/documents –

1813-01 A – Location Plan

1813-02 A – Existing Plans

1813-03 B – Proposed Plans.

Reason: To define the permission.

*3. Prior to its/their installation as part of the development hereby approved, details of the following shall be submitted to and approved in writing by the local planning authority: -
- external joinery details (bin store doors and new window) along with architectural details of the proposed external finishes, heads, sills, position in wall reveal and any surrounding dressings (elevational drawings at a minimum scale of 1:20 and vertical sectional drawings at minimum scale of 1:2).*

The development shall be carried out using the materials as approved.

Reason: To protect, conserve and enhance the significance of heritage assets in accordance with policies SWDP 6 and SWDP24 of the South Worcestershire Development Plan.

It was moved, seconded and **RESOLVED** to recommend this application be refused – Members were of the opinion that the conditions should remain in place.

- c. 19/02733/CU – Merstow House Residential Home, 7 Merstow Place - change of use from residential home for the elderly to an 8 bed house in Multiple Occupation and two self-contained flats with office space
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=101743>

It was moved, seconded and **RESOLVED** to recommend this application be approved however members wanted the front door retained.

- d. 20/00036/HP – Mrs T Hudson, 91 Greenhill - demolition of a single storey extension and erection of two storey extension.
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=101823>

It was moved, seconded and **RESOLVED** to recommend this application be approved.

- e. 20/00013/HP – Mr Andrew Taylor, 71 Falkland Road -first floor side extension over existing garage.
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=101799>

It was moved, seconded and **RESOLVED** to recommend this application be approved.

Cllr R Hale left the meeting

- f. 19/02752/FUL- Mr & Mrs Moss, Longacres Caravan Park, Longdon Hill - Change of use of land from a caravan storage area to the siting of 12no. holiday lodge caravans
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=101762>

It was moved, seconded and **RESOLVED** to recommend this application be approved.

Cllr R Hale returned to the meeting

- g. 19/02713/FUL – Rooftop Housing Group, 23-25 Swan Lane
 Demolition of existing building and erection of 27 affordable dwellings.
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=101723>

It was moved, seconded and **RESOLVED** to recommend this application be approved – Members wanted it noted that this will vastly improve what is currently a derelict site.

71. Planning Decisions from Wychavon District Council - NOTED

Planning No:	Applicant:	Address:	Brief Description	ETC:	WDC:
19/02525/HP	EPL	Unit 1 Countrywide House	New forklift and delivery access door	Approve	Approve
19/02537/HP	Mr & Mrs Davies	13 Elisabeth Road	Single storey side extension	Approve	Approve

72. Traffic Order – Balmoral Close, Princess Road & Greenavon Close – Evesham – Proposed Prohibition of Waiting “At Any Time”

The Town Clerk had circulated with the agenda a report from Worcestershire County Council with regards to a proposed Prohibition of Waiting "At any time" at Balmoral Close, Princess Road & Greenavon Close.

It was **RESOLVED** to support this proposal, though it was commented that this would need to be enforced.

73. Report from Evesham Civic Society

A report was circulated from the Evesham Civic Society accompanied by a covering report from the Clerk. The Civic Society had highlighted some deficiencies on some of the Town Council’s properties/structures and wanted to highlight them.

The Clerk explained in his report:

Bengeworth Cemetery gate – The gutters are cleaned annually and will be done again shortly. The funeral bier has been resident in there for many years, the Almonry already has an example in its collection. The window does need repairing/replacing.

Former St Peters Church Porch, Church Street – The Clerk was successful in getting funding for the preservation of this listed building a few years ago. Works were undertaken to the roof and the stonework. As part of this English Heritage advised that they did not want to replace the gate as it was not a building restoration project. Any work to replace the gate would require listed building consent.

Waterside Chapels – The Clerk has long been looking at options for the chapels. Some pointing work was undertaken last year but the wooden structure has not been touched. The Council have budgeted £20,000 for professional fees in the coming year and it is anticipated surveys and feasibility studies can be forthcoming from this. Gutters are cleaned annually and will be done again shortly. Internally they are used for storage, mostly for the outdoor equipment, there is also a small office.

Gate pillars at All Saints Church – This is noted. Discussions with regards to the churchyard were recently held with the church and this may inform this going forward.

With regards to the chapels at Waterside members did express a keenness to address this issue as the building and whilst secure, did have defects especially the woodwork. The Clerk explained that there was potential to convert tee buildings. The £20,000 put in the forthcoming budget for professional services would enable the Clerk to get a survey done and potentially a feasibility study.

The report was **NOTED**.

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

There were no matters brought up under this item.

There being no further business, the meeting closed at 7.15 pm

COUNCILLOR MRS S AMOR
CHAIRMAN

EVESHAM TOWN COUNCIL

COMMITTEE: PLANNING AND ESTATES

DATE: 24 FEBRUARY 2020

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 20/00115/FUL – Bengeworth – Delegated
Tosney Developments Ltd
2 Shor Street
Demolition of existing industrial units and construction of 5 dwellings and associated works.
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=101902>
- 3.2 20/00149/CU – Bengeworth – Delegated
Mrs M Jaros
27 Deacle Place
House/home patio adapted to business purposes (beauty salon)
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=101936>
- 3.3 20/00236/HP – Bengeworth – Delegated
Mr & Mrs Asbury
Hopwood Prospect Gardens
Elm Road
Extension to form porch
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=102023>
- 3.4 20/00242/ADV – Bengeworth – Delegated
Majesticare (Evesham) Ltd
Cavendish Park Care Home
Offenham Road
Application to provide lettering mounted on external wall, above main entrance to form signage.
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=102029>

- 3.5 20/00261/HP – Little Hampton – Delegated
Mr Martin Tomes
26 Isbourne Crescent
2 storey side extension and rear single storey side/rear extension
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=102048>
- 3.6 19/02556/CLPU – Badsey/Bengeworth – Delegated
Ms Jean Wright
Piece of Land off Badsey Road
Application for a Certificate of Lawful Development for the siting of a mobile home and septic tank
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=101362>
- 3.7 19/02372/FUL – Bengeworth – Delegated (Amended)
Evesham Abbey Trust
Abbey Park
To create a new opening in the Southern boundary wall 2500mm wide and to build a ramp and access track to accommodate vehicles.
Amendment: Amended redline boundary to include new access track
Members are reminded that comments already received on this application will already have been taken into consideration. Comments are now requested on the amendment only.
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=101180>
- 3.8 20/00254/FUL – Little Hampton – Delegated
Mr R Thomas
8 Cheltenham Road
Proposed new bungalow at the rear of the property
<https://plan.wychavon.gov.uk/plandisp.aspx?recno=102041>
- 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:
19/02737/HP	Mr R Lingham Wood	11 Rudge Road	Removal of detached garage and side extensions	Approve	Approve
19/02579/FUL	Mr Bipin Patel	1 Chapel Street	Demolition of industrial unit and replace with 6 one bed apartments	Approve	Approve
19/02580/CU	Costwold Trichology	4B Port Street	Change of use from residential flat to scalp treatment room	Approve	Approve

EVESHAM TOWN COUNCIL

COMMITTEE: PLANNING AND ESTATES
DATE: 24 FEBRUARY 2020
SUBJECT: ALLOTMENT CHARGES FOR 2021/22
REPORT BY: COMMITTEE CLERK

1.0 PURPOSE OF REPORT

1.2 To seek Members views on the allotment rents for 2021/22.

2.0 RECOMMENDATION

2.1 It is recommended that the Council sets an allotment rent for the year 2021/22.

3.0 BACKGROUND

3.1 Due to legislation, the council are required to set the allotment rents 12 months in advance.

3.2 Historical rental charges have been:

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

3.3 This was considered at the meeting in November 2019, members deferred for further information, this being:

- Average cost of allotment in the area
- Size of allotments
- Size of waiting list
- Time spent administering

4.0 COSTS OF ALLOTMENTS

4.1 We have surveyed a number of local councils who have confirmed annual their prices as follows:

Tewksbury Borough Council	- £35 no water
Worcester City	- £59 with water
Pershore	- £26 with water
Honeybourne	- £20 with water (no waiting list with vacant plots)
Broadway	- no allotments
Cheltenham	- £28-£85

5.0 SIZE OF ALLOTMENTS

5.1 The Evesham allotments are not all a uniform size, however standard is 25 x 10 yards.

6.0 SIZE OF WAITING LIST

6.1 The Town Council currently has 90 people on the waiting list, though we do carry out an annual review of this list which will reduce it somewhat.

7.0 TIME SPENT ADMINISTERING ALLOTMENTS

7.1 This is almost impossible to judge. Invoices are sent out annually and this will lead to a spike in time dealing with allotments. During bad weather, we may be required to attend, or if an allotment has been left unattended for some time.

8.0 FINANCIAL IMPLICATIONS

8.1 The income fees for 19 allotments without water in 2020 will be £988.00 and the income fees for 81 allotments with water will be £5670.00

8.2 Water bills in the 2019/20 financial year are as follows:

Rynal Place

2019/20 water bills	Estimated	£500.00
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Common Road

2019/20	Estimated	£450.00
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8.3 We have allocated £2,400 for expenditure on allotment maintenance in 2020/21. This will be spent on fencing, gates etc.

9.0 LEGAL IMPLICATIONS

9.1 Legislation requires that allotment rents are set 12 months in advance.

9.2 An allotment authority may charge such rent 'as a tenant may reasonably be expected to pay for the land if let for such use on the terms on which is in fact let'. Allotments Act 1950 s. 10 (1).