

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 minutes as a true record.

54. Planning Applications –

- a. 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.
- b. 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.
- c. 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 http://plan.wychavon.gov.uk/plandisp.aspx?recno=93544	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 http://plan.wychavon.gov.uk/plandisp.aspx?recno=100752	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:

2014	£52
2015	£56
2016	£58
2017	£58
2018	£65
2019	£65
2020	£70

Without Water

£40
£43
£46
£46
£48
£48
£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

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