



EVESHAM TOWN COUNCIL



PLANNING AND ESTATES COMMITTEE

Notice is hereby given of the **PLANNING AND ESTATES COMMITTEE** will be held on **MONDAY 22 FEBRUARY 2021 at 6.30 pm** to which you are hereby summoned for the transaction of the business specified below

The meeting will be held via Video Conference in accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

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 is welcomed and will be in accordance with Standing Order 3(e) to 3(j) on a matter before the Committee. The public are also welcome to observe the meeting. The meeting will be held via video conferencing platform Zoom <https://us02web.zoom.us/join>. For security reasons you will need to contact the Town Clerk via email in advance of the meeting to get the meeting ID and password. Email townclerk@eveshamtowncouncil.gov.uk.

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. **Minutes of the last meetings**
To receive and agree the minutes of the last meeting of this committee held 25 January 2021 (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**
Report attached
6. **Traffic Order Consultation – Prohibition of Waiting on Alexandra Road, Hampton**
Documents attached
7. **Quotes to install bannister at the town hall**
Report to follow

- 8. 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
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Committee Circulation:

Cllr Mrs S Amor (South) Ex-officio (Town Mayor), Cllr G Bearcroft (Little Hampton), Cllr A Booth (Vice-Chairman) (Bengeworth), Cllr P Clifford (Chairman) (Little Hampton) Ex-officio (Deputy Mayor), Cllr M Goodge (Bengeworth) Cllr R Hale (Bengeworth), Cllr Miss E Haynes (Great Hampton), Cllr Mrs J Johnson (Avon), 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 JANUARY 2021** via the Zoom video conferencing platform and in accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

Those present:

Chairman: Cllr P Clifford

Vice Chairman: Cllr A P Booth

Councillors: Cllr Mrs S Amor (Mayor) Cllr G Bearcroft, Cllr M Goodge, Cllr R Hale,
Cllr Mrs J Johnson, Cllr Mrs J Sandalls, Cllr Mrs S Schaathun,

Officers: Mr S D Carter (Town Clerk)
Mrs K Cullen

26. Apologies for Absence

Apologies for absence were received from Councillors Miss E Haynes and Mrs C Smith.

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

There were no declarations of interest.

28. Minutes of the previous meeting

Minutes of the meeting held on 21 December 2020 were circulated with the agenda.

It was **RESOLVED** to accept the minutes as a true and accurate record.

29. Planning Applications

- (a) 20/01943/FUL – South – Delegated
Online Home Retail Ltd
2 Millennium Court
Enterprise Way Vale Park
Erection of temporary building
<https://plan.wychavon.gov.uk/Planning/Display/20/01943/FUL>

It was **RESOLVED** to recommend that this application be approved

- (b) 20/02778/FUL – Great Hampton – Delegated
All Things Property Ltd
26 School Road
Erection of dormer bungalow (resubmission of approved application ref
20/01003/FUL).
<https://plan.wychavon.gov.uk/Planning/Display/20/02778/FUL>

It was **RESOLVED** to recommend that this application be approved

- (c) 20/02830/CU – Bengeworth – Delegated
Mr H Patel
Brooklands
92 Northwick Road

Change of use from Residential care home (C2) to House in multiple occupation (HMO - Sui Generis)

<https://plan.wychavon.gov.uk/Planning/Display/20/02830/CU>

It was **RESOLVED** to recommend that this application be approved

- (d) 20/02660/FUL – Bengeworth – Delegated
Banbury & Evesham Area Quaker Meeting
Friends Meeting House
Cowl Street
Erection of outbuilding in the Peace Garden for use as a Children's Room and Committee Room in association with the Friends Meeting House.
<https://plan.wychavon.gov.uk/Planning/Display/20/02660/FUL>

It was **RESOLVED** to recommend that this application be approved subject to the graves not being disturbed.

- (e) 20/02827/FUL – Bengeworth – Delegated
Tosney Developments Ltd
2 Shor Street
Demolition of existing industrial units and construction of 5 dwellings and associated works as approved under planning permission 20/00115/FUL - variation of condition

Clerks note: Condition 18:

18. 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 –

Original plans:

Architecture4All drawing numbers 598-001; 598-002; 598-003; 598-004; 598-005 Rev A; A; 598-007; 598-008; Amended plans: (received on 15 May 2020)

Architecture4All drawing numbers 598-009 Rev B

Reason: To define the permission.

It was **RESOLVED** to recommend that this application be approved

- (f) 20/00938/RM – Avon – Amendment
Hallam Land Management
Land Off Boat Lane
<https://plan.wychavon.gov.uk/Planning/Display/20/00938/RM>

It was **RESOLVED** to recommend that this application be deferred by Wychavon District Council for further information. Despite a previous request, the Town Council notes that no swept path analysis has been carried out which would detail the impact that heavy goods vehicles would have when turning left into Boat Lane. In addition, the Council supports the concerns raised by Worcestershire County Council's Health and Wellbeing team with regards to the way that pedestrians and cyclists join with Boat Lane from the development. The Council also has doubts that the proposed street lighting that would be located in the middle of the pathways is appropriate for this development.

30. Planning Decisions

Circulated with the agenda were the latest planning decisions from Wychavon District Council as detailed below for information. In response to a question regarding the applications from Cashino, Cllr Goodge stated that though planning permission had been agreed, the licensing committee would consider the license application and therefore the granting of planning permission did not necessarily mean it would get the go ahead. The report was **NOTED**.

Planning No:	Applicant:	Address:	Brief Description	ETC:	WDC:
20/02600	Mr/Mrs Villiers	8 Northwick Road	Single storey rear extension	Approve	Approve
20/02238	Church of All Saints	Market Place	Stone repairs to the tower	Approve	Approve
20/02412	Mid-Counties Co op	15 Bridge St	Fascia sign	Approve	Approve
20/01548	My Construction Ltd	11-13 Bridge St	Conversion of 1 st & 2 nd floors to residential (8 no. apartments)	Approve	Approve
20/02349	Cashino	1-3 Swan Lane	Change of use of the basement to Adult Gaming Centre	Refuse	Approve
20/02350	Cashino	1-3 Swan Lane	Installation of 4 fascia signs	Refuse	Approve
20/02010	My Construction Ltd	11-13 Bridge St	Raises front parapet by 2 brick courses to allow and upgrade thermal value	Approve	Approve
20/02214	Gavin Swinburne	Pippins Court 40 Waterside	Erection of two additional storeys to provide an additional 10 flats	Refuse	Refuse

31. Proposed Transfer of Allotment Site at the development off the Offenham Road

Circulated with the agenda was a report detailing the proposal to transfer a new allotment site to the Town Council. It was explained that some years ago, the joint developers of the new housing development off the Offenham Road approached the Town Council about taking on the allotments that they were providing. The Council stated that they would be interested but asked that they be fenced, and have a water connection. In addition, the provision of a notice board was requested.

Subsequently the allotments were laid, fenced and a water supply installed, however no further contact was made with the Town Council, until the end of last year when an officer acting on behalf of the developers asked if we would now take them on.

Paper work has been sent to our solicitors, Cox and Hodgetts and they are seeking the formal approval to go ahead with the transfer subject to any legal issues that may arise.

The Clerk explained that the allotments were arranged into 8 equal plots located on the housing development. They were fenced had a water supply and a small car park. The Clerk stated that some of the fencing near the main entrance was broken and would need repairing before taking on the ownership.

It was proposed that the allotments are transferred freehold to the Town Council. The Town Clerk explained that Town and Parish Councils have a statutory obligation to provide allotments, the only statutory obligation that they have. In addition, Evesham Town Council has a waiting list for allotments so the demand was there. In response to a question on the demand in the future the Town Clerk stated that at the moment allotments were sought after and that for the town's population, we perhaps did not have ideal amount of allotments though there was no formula for calculating this.

The Clerk highlighted that if proceeding and at a later meeting, the committee would need to consider how it wanted to allocate these allotments, i.e. give first refusal to residents in the vicinity or not. The Clerk also highlighted that the Council had been lobbied by a resident who lives near the site on the use of bonfires, they are opposed to them for health reasons. The committee would also need to consider a name for the site.

The Clerk highlighted that legal fees would be around £2,000 and that he had asked developers to meet the Council's legal costs. In response to a question, the Clerk stated that the Council's solicitor had stated that the work required would be quite complicated but that it was hoped that any issues would be legally sorted before the Council took ownership.

It was **RECOMMENDED** that the Council proceed with the transfer of the ownership of this allotment site subject to any legal advice from the Council's solicitor.

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

The Town Clerk highlighted again the need for further burial ground. The planning application to extend the cemetery at Hampton had been submitted but was not guaranteed. He asked members to let him know if they were aware of any land they believed would be suitable. The Clerk also suggested the forming of a working party to look at the issue.

NOTED

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

COUNCILLOR P CLIFFORD
CHAIRMAN

EVESHAM TOWN COUNCIL

COMMITTEE: PLANNING AND ESTATES
DATE: 22 FEBRUARY 2021
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 20/02763/FUL – Bengeworth – Delegated
Wychavon District Council
Public Conveniences
Waterside
Demolition of public toilets to basement level and rebuilding including alterations to steps, tree works and landscaping.
<https://plan.wychavon.gov.uk/Planning/Display/20/02763/FUL>
- 3.2 20/02915/LB – Bengeworth – Delegated
Evesham Town Council
Evesham Town Hall
Market Place
Installation of second handrail on stairs. Fixings for audio visual equipment in Council Chamber
<https://plan.wychavon.gov.uk/Planning/Display/20/02915/LB>
- 3.3 21/00100/GPDO – Bengeworth – Delegated
George Staffordshire Developments Ltd
Wisdom Hall
12-13 Cowl Street
Prior notification for change of use from offices (Class B1(a) to 4 dwellinghouses (Class C3)
<https://plan.wychavon.gov.uk/Planning/Display/21/00100/GPDO>
- 3.4 20/02806/HP - South – Delegated
Mr. Kieran Lewis
20 Poplar Close
Erection of two storey side extension and porch
<https://plan.wychavon.gov.uk/Planning/Display/20/02806/HP>

- 3.5 21/00085/HP – Little Hampton – Delegated
Mr I Petrov
67 Larkspur Drive
Proposed rear and side extensions
<https://plan.wychavon.gov.uk/Planning/Display/21/00085/HP>
- 3.6 21/00159/FUL & 21/00160/LB Bengeworth – Delegated
Evesham Abbey Trust
Land Adjacent To Abbey Park Abbey Road
Removal of parlous fabric at the east end of the historic nave. Installation of metal railing.
<https://plan.wychavon.gov.uk/Planning/Display/21/00159/FUL>
- 3.7 20/02634/HP – Great Hampton – Delegated
Mr & Mrs Shepherd
6 Mill Road
Extension to rear. Replacement porch to front.
<https://plan.wychavon.gov.uk/Planning/Display/20/02634/HP>
- 3.8 21/00070/HP – Bengeworth – Delegated
Muhammed Mujicic
51 Elm Road
Installation of dropped kerb
<https://plan.wychavon.gov.uk/Planning/Display/21/00070/HP>
- 3.9 21/00184/HP – Bengeworth – Delegated
Miss Sumi Begum
1 Abbey Road
Erection of single storey extension, loft conversion and garden shed (Variation of conditions 2 and 5 Ref. 20/02453/HP)

Clerks Note:

Condition 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 –

Site Location Plan

4546/001 Existing Block Plan

4546 Existing Elevations and Floor Plans Sheet 1

4546 Existing Elevations and Floor Plans Sheet 2

4546/2 Proposed Ground Floor Plan

4546/002 Proposed Block Plan

4546/1 Proposed Elevations and Floor Plans Sheet 1

4546/1 Proposed Elevations and Floor Plans Sheet 2

4546/1 Proposed Elevations, Floor Plans and Site Sheet 3

4546/5 Proposed Main Section

4546/3A Proposed Second Floor

4546/4 Proposed Section Single Storey

4546/1 RevB Proposed Elevations and Floor Plans and Site

Reason: To define the permission.

Condition 5. The development hereby permitted shall not be occupied until the garden land has been implemented as per drawing no. 4546/1 Rev B.

Reason: To preserve the amenities of the property in accordance with SWDP21 of the South Worcestershire Development Plan

3.10 21/00145/HP – Delegated – Little Hampton

Mr Alan Pye

188 Cheltenham Road

Extend width of dropped kerb

<https://plan.wychavon.gov.uk/Planning/Display/21/00145/HP>

Planning No:	Applicant:	Address:	Brief Description	ETC:	WDC:
20/02285	Evesham Rowing Club	Abbey Road	Demolition of hipped roofs and new mono-pitched green roof	Approve	Approve
20/01760	Mr/s Bille	Bye Ways Greenhill Park Road	Two storey extension	Approve	Approve
20/01698	Sara Plumb	64 Waterside	Two storey extension	Approve	Approve
19/01410	Green Gables	Kings Road	Demolition of existing and erection of 76 properties	Refuse	Approve
20/02660	Banbury & Evesham Area Quaker	Friends Meeting House	Erection of outbuilding in Peace Garden	Approve	Approve
20/02705	Mr Prouse	39 Mansion Gardens	Two storey side and rear extension	Approve	Approve
20/02778Dormer	All Things Property	26 School Road	Erection of dormer bungalow	Approve	Approve
20/01943	Online Home Retail	2 Millennium Court	Erection of temporary building	Approve	Approve

PUBLIC NOTICE

Road Traffic Regulation Act 1984 (as amended) Worcestershire County Council (District of Wychavon - Evesham) (Permitted Parking Area and Special Parking Area) (Waiting Restrictions and Street Parking Places) Consolidation Order 2004 (Variation) Order 2021 [Prohibition of Waiting on Alexandra Road, Hampton, Evesham

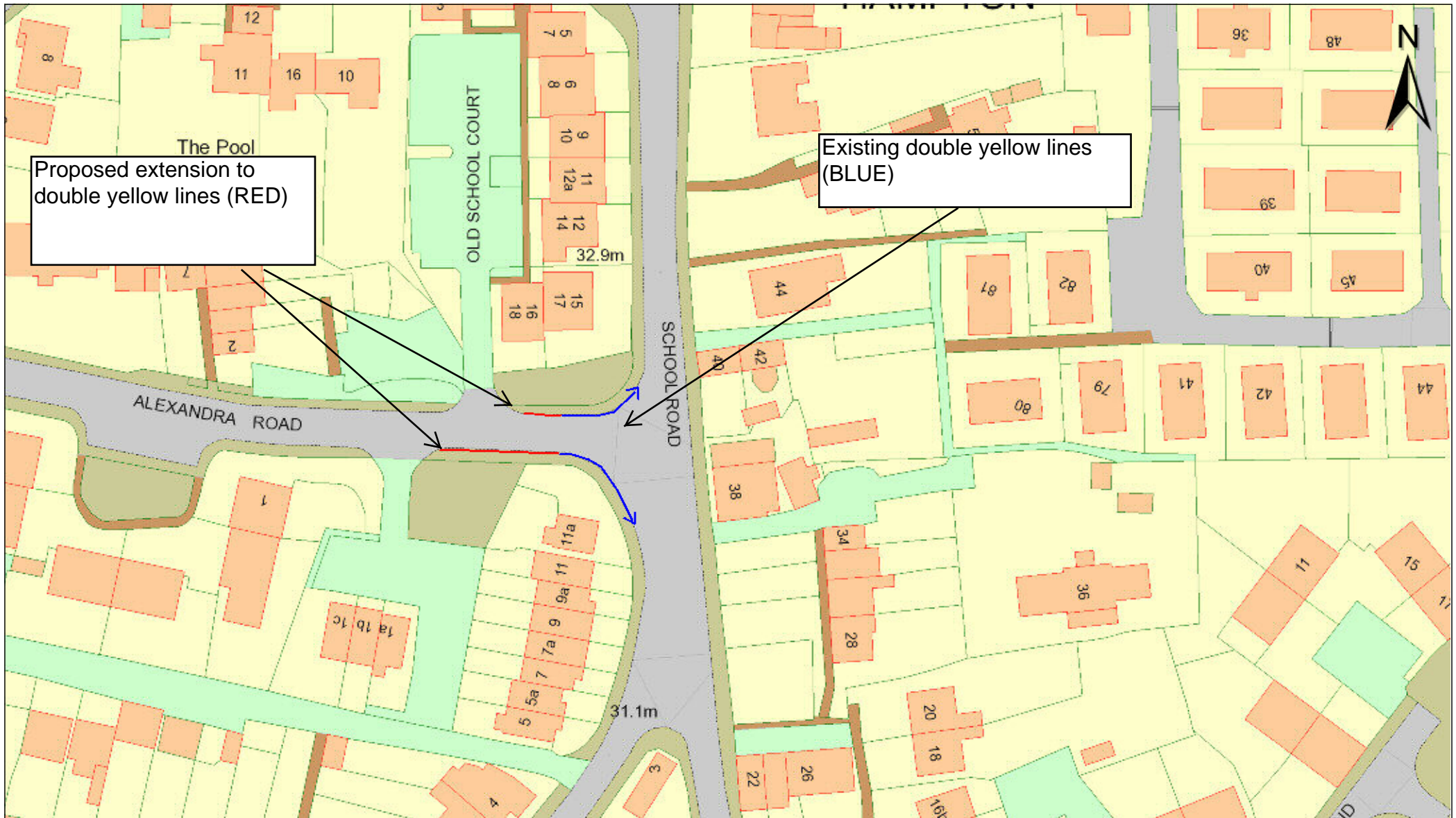
Worcestershire County Council are to consider making an Order the effect of which will be to **prohibit waiting at any time** on the following sides and lengths of road in **Hampton, Evesham**: -

Alexandra Road (north side) from a point 10 metres west of its junction with School Road for a distance of 9 metres in a westerly direction; **(south side)** from a point 10 metres west of its junction with School Road for a distance of 19 metres in a westerly direction.

The Order will vary the above Consolidation Order (which provides for civil enforcement of contraventions of waiting prohibitions and restrictions) and will contain exemptions to allow parking/access for certain purposes and limited waiting by disabled persons vehicles. Documents in relation to this Order can be downloaded at: <http://www.worcestershire.gov.uk/wychavonpn>; or copies supplied by emailing roadtrafficregs@worcestershire.gov.uk; or writing to me at County Hall. Any objection/representations you may have must be sent in writing to me at County Hall, or email roadtrafficregs@worcestershire.gov.uk; to be received by **18 March 2021**.

Thomas Pollock, Head of Commercial Law, Legal and Governance, County Hall, Spetchley Road, Worcester WR5 2NP
18 February 2021





Proposed extension to double yellow lines (RED)

Existing double yellow lines (BLUE)

ALEXANDRA ROAD, HAMPTON
PROPOSED PROHIBITION OF WAITING AT ANY TIME