



EVESHAM TOWN COUNCIL



PLANNING AND ESTATES COMMITTEE

Notice is hereby given of the **PLANNING AND ESTATES COMMITTEE** will be held on **MONDAY 26 APRIL 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 for accuracy the minutes of the last meeting of this committee held 29 March 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. Street Charity Collection Request**
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



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

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 29 MARCH 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 M Goodge, Cllr R Hale,
Cllr Miss E Haynes (from minute 45 (b)), Cllr Mrs J Johnson,
Cllr Mrs S Schaathun,

Officers: Mrs C Chambers (Committee Clerk)
Mrs K Cullen

Others Present: Cllr R Raphael

42. Apologies for Absence

Apologies for absence were received from Cllr Mrs J Sandalls and Cllr G Bearcroft and Cllr Mrs C Smith.

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

Mrs J Johnson declared a non-pecuniary interest in agenda item 45(e) (planning) as the applicant was her neighbour

44. Minutes of the last meetings

The Town Clerk had circulated with the agenda the minutes of the previous meeting held on 22 February 2021. It was noted that planning application 36.e (21/0085) had omitted the comment that 'concerns were raised that the application would block the light of neighbouring properties'. It was moved, seconded and **RESOLVED** with the inclusion of the amendment that the minutes of the meeting held on 22 February 2021 be a true record.

45. Planning decisions

a. 20/02896/CA – Delegated – Avon

Attwoods Pension Trust

Rear of 90 High Street

Removal of roof from small warehouse, take out front warehouse walls, toilet block and storage rooms, strengthen and maintain retaining walls at same height as other walls surrounding property.

<https://plan.wychavon.gov.uk/Planning/Display/20/02896/CA>

It was moved, seconded and **RESOLVED** to recommend that the application be approved subject to the application not adversely affecting neighbouring properties.

Committee Clerks Note. It was moved and agreed that the meeting be suspended at 6.45pm to correct technical issues.

Committee Clerks Note. The meeting resumed at 6.55pm

- b. 21/00244/HP – Delegated – Little Hampton
Mr Greg Fisher
62 Isbourne Crescent
Conversion of existing log cabin from office/games room to ancillary annexe
<https://plan.wychavon.gov.uk/Planning/Display/21/00244/HP>

It was moved, seconded and **RESOLVED** to recommend that this application be approved subject to the application not adversely affecting neighbouring properties.

- c. 21/00351/LB – Delegated – Bengeworth
Ms Catherine Robertson
11 Church Street
Replacement of UPVC windows and external doors with painted wood sash and casement windows and framed, half-glazed and boarded doors
<https://plan.wychavon.gov.uk/Planning/Display/21/00351/LB>

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

- d. 21/00365/HP & 21/00366/LB– Delegated – Bengeworth
Mr Mesquita
The Coach House
88B Port Street
Install Replacement Windows subject to Enforcement Action (Ref ENF/19/0272)
<https://plan.wychavon.gov.uk/Planning/Display/21/00365/HP>

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

- e. 21/00349/HP - Delegated – Avon
Mr R Wyld
72 Albert Road
Demolish existing rear extension, garage and car port Erection of single storey side and rear extension.
<https://plan.wychavon.gov.uk/Planning/Display/21/00349/HP>

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

- f. 21/00275/FUL – Delegated – South/Little Hampton
Miss Lucy Pratt
4 Mayfair
Replacement of existing windows, repositioning of door and removal of porch
<https://plan.wychavon.gov.uk/Planning/Display/21/00275/FUL>

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

- g. 21/00404/RM – Delegated – South
Mr R Thomas, Thomas & Thomas Ltd
21 Sycamore Avenue
Application for approval of reserved matters pursuant to application 18/02709/OUT for demolition of bungalow (21) and construction of 3 new dwellings and access from highway.
<https://plan.wychavon.gov.uk/Planning/Display/21/00404/RM>

The Committee was split the Chairman had the casting vote. It was moved, seconded and **RESOLVED** to recommend that this application be approved.

- h. 21/00425/HP – Delegated – Great Hampton
Mrs D Hill
42 Falkland Road
Single storey rear extension and installation of one rooflight to the existing garage
<https://plan.wychavon.gov.uk/Planning/Display/21/00425/HP>

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

46. Planning decisions

Circulated with the agenda were the latest planning decisions from Wychavon District Council as detailed below for information. **NOTED.**

Planning No:	Applicant:	Address:	Brief Description	ETC:	WDC:
20/02915	ETC	Town Hall	Hand rail and IT equipment	Approve	Approve
21/00145	Mr Pye	188 Cheltenham Road	Extend width of dropped kerb	Approve	Approve
20/02634	Mr/s Shepherd	6 Mill Road	Extension to rear, replacement porch	Approve	Approve
21/00100	George Staffordshire Dev	Wisdom Hall	Change of use from offices to 4 dwelling houses	Approve	Approve
21/00184	Miss Sumi Begum	1 Abbey Road	Single storey extension, loft conversion and garden shed	Approve	Approve
20/02827	Tosney Dev	2 Shor St	Demolition of industrial units and erection of 5 dwellings	Approve	Approve

47. Allotment Rents 2022/23

The Town Clerk had circulated with the agenda a report which listed previous and current allotment rents with water and without water. The report explained that due to legislation, the council were required to set the allotment rents 12 months in advance. The current income from 19 allotments without water in 2021 would be £1045 and the income fees for 81 allotments with water would be £6,075, less the estimated water bill of circa £950 per annum.

It was moved, seconded and **RESOLVED** that there be no increase in the allotment rent for 2022/23. The fees would be with water £75 pa and without water £55 pa for the 2022/23.

48. Request to install steps at Common Road allotment site

The Town Clerk had circulated with the agenda a report prepared by Keeley Cullen which explained that allotment no.197 at Common Road had been allocated to the Working World Project for their clients to grow their own vegetables and use in their café. The report included a photo of the current path which had been eroded and the original hand rail had also eroded. Working World had approached Evesham Town Council to make the allotment accessible for their clients, they requested permission to put in their own steps at their own cost and replace the stones from the road with steps followed by a path along to the allotment with a handrail for safety.

It was moved, seconded and **RESOLVED** that Working World be permitted to put in steps, handrail and path at their own cost.

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

Keeley Cullen addressed the Committee to request their view on the new hand rail for the Town Hall, a sample of the handrail had been sent to the office for approval before the manufacturer's preceded with the order. The sample of the handrail was shown to the committee.

It was moved, seconded and **RESOLVED** that the sample of the handrail be approved and for the manufacturer to complete the handrail.

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

COUNCILLOR P CLIFFORD
CHAIRMAN

EVESHAM TOWN COUNCIL

COMMITTEE: PLANNING AND ESTATES
DATE: 26 APRIL 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 21/00558/FUL – South – **Committee**
Chase Commercial Ltd
Land Off Conference Way Vale Park
B1(c), B2 / B8 use storage & distribution buildings with ancillary office accommodation and associated parking, service areas, landscaping (Variation of condition 5 Ref. 19/00282/FUL)
<https://plan.wychavon.gov.uk/Planning/Display/21/00558/FUL>

5. 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:

1374-ESC-00-ZZ-DR-E-2100 Rev P1 – External Layout Plan

1714-SK20 Rev G – Proposed Masterplan

1714-PA-02 – Site plan as existing (topographical survey)

1714-PA-04 – Unit A proposed

1714-PA-05 – Unit B proposed

1714-PA-07 – Unit C elevations

1714-PA-06 – Unit C Proposed plans

1714-PA-08 – Unit D proposed plans

1714-PA-09 – Proposed elevations

1714-PA-03 Rev A – Proposed site plan

01 Rev B – Landscape Planting Plan

02 Rev C – Concept Landscape Cross Sections

Reason: To define the permission

- 3.2 21/00648/FUL – Bengeworth – Delegated
Staggered Inns
The Outside Inn And Courtyard 26 Vine Street
Replace 3 no existing Ground Floor windows with 2 no. folding glazed doors and associated guarding. Partial repainting of frontage. 3 no. canopies to frontage. 6 no. wall lights. New garage door and adjacent exit door. Remove existing 1st Floor Window and reduce cill to form new door. Relocate existing A/C unit. Plant screen.
<https://plan.wychavon.gov.uk/Planning/Display/21/00648/FUL>
- 3.3 21/00649/ADV – Bengeworth – Delegated
Staggered Inns
The Outside Inn And Courtyard 26 Vine Street
Proposed illuminated fascia sign and awning signs and retention of existing illuminated and non illuminated menu/poster box signs.
<https://plan.wychavon.gov.uk/Planning/Display/21/00649/ADV>
- 3.4 21/00686/FUL – Avon - **Committee**
Mr Robert Green
4 Avon Street
Demolition of existing retail unit and construction of an apartment building with 23 units and associated works.
<https://plan.wychavon.gov.uk/Planning/Display/21/00686/FUL>
- 3.5 21/00754/LB & 21/00755/HP– Great Hampton – Delegated
Hampton House (Residents) Management Company Ltd
Hampton House Clarks Hill Rise
Replacement of existing leaning section of wall and associated repairs.
<https://plan.wychavon.gov.uk/Planning/Display/21/00754/LB>

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:
19/01541	Bomford Housing	Land off Offenham Road	Erection of 33 dwellings	Defer	Approve
20/02830	Mr H Patel	Brooklands 92 Northwick Road	Change of care home to HMO	Approve	Approve
20/02642	Mr Jon James	7 Merstow Green	To amend lettering on front of premises	Approve	Approve
21/00187	Xuan Tran	52 High St	Change of use from estate agent to nail and beauty salon	Approve	Approve
21/00249	Almonry	The Almonry	Animated projection to façade of Almonry	Defer	Approve

Street Charity Collection Request

Correspondence from Worcestershire Regulatory Services:

Worcestershire Regulatory Services is currently processing two applications for street collection licences submitted to Wychavon District Council by a Mr Bruce Taylor on behalf of the not-for-profit organisation arranging the Evesham Medieval Market and Evesham Medieval Festival.

The organisers would like to carry out two street collections in Evesham as follows:

Saturday 22nd and Sunday 23rd May 2021 in Bridge Street, Market Place and the grounds of St Lawrence Church as part of the Evesham Medieval Market

Saturday 7th and Sunday 8th August 2021 on Crown and Corporation Meadows as part of the Evesham Medieval Festival

In accordance with the attached policy, we cannot grant the applications automatically for the following reasons:

- The organisation wants to hold two collections in the same town in the same calendar year.
- The organisers want to collect on a day other than a Saturday.
- A licence has already been issued authorising a collection for the benefit of St John's Ambulance in Evesham Town Centre on Saturday 7th August 2021

In such circumstances we are able to grant the applications if we consult with the relevant Town or Parish Council and that Town or Parish Council raises no objections.

Could I therefore ask you to confirm whether Evesham Town Council has any objections to the granting of the two applications we have received?