

Minutes of the Meeting of the **PLANNING AND ESTATES COMMITTEE** held at 5.30 pm on **MONDAY 12 OCTOBER 2015** in the Council Chamber, Town Hall, Evesham.

Chairman: Cllr A P Booth (Deputy Mayor)
Vice Chairman:
Councillors: Cllr A Barlow, Cllr P R Boyd, Cllr M D Elliman,
Cllr Miss E Haynes, Cllr Mrs J Johnson, Cllr R S W Jones
Cllr F Kaler (Mayor), Cllr Mrs M Sale, Cllr C Tether

Officer: Mrs Carol Chambers

Those Present: Cllr K Barclay
Cllr M Goodge

16 Parishioners

54. Apologies for Absence

Apologies for absence were submitted by Cllr Mrs S Amor.

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

There were no declarations of interest.

56. To agree the Minutes of the meeting held on 21 September 2015

The minutes of the meeting held on 21 September 2015 had been circulated to all Members with the agenda. No questions were raised on the progress of any items. It was moved, seconded and **RESOLVED** that the minutes be adopted as a true record.

57. Planning Applications

- (a) W/15/02302/PP - Mr P Hiles, 33 Coxlea Close - New front porch and single storey rear extension. <http://bit.ly/1j5dEA3>. It was moved, seconded and **RESOLVED** that this application be approved subject to the proposal not adversely affecting neighbouring properties.
- (b) W/15/02141/PN - Evesham Town Council - Wallace House, Oat Street, Evesham Replacement fenestration. <http://bit.ly/1O8xK7G>. It was moved, seconded and **RESOLVED** that this application be approved.
- (c) W/15/02234/CU- Clayhill Properties Ltd - First and Second Floor, 24 Bridge Street, Evesham - Change of use of 1st and 2nd floor maisonette to two one bedroom flats. <http://bit.ly/1WBwY6d>. It was moved, seconded and **RESOLVED** that this application be approved
- (d) W/ 15/02325/OU – Land off, Boat Lane, Evesham -Outline Planning Application for a mixed use development to provide up to 380 dwellings, employment uses (up to 2,500 sq metres of B1 business uses), open space and landscaping including sports and children’s play, new vehicular and pedestrian access off Abbey Road, community orchard, parking, engineering (including ground modelling) works, site reclamation (including demolition) and infrastructure (including cycle and pedestrian connections). <http://bit.ly/1VB9NXa> Following debate it was moved, seconded and **RESOLVED** that this planning application be refused as it was considered to be overdevelopment. The existing infrastructure would

be unable to cope with any development on this site, also concern was expressed that development on a flood plain would affect the water level of the River Avon, it was also considered that Abbey Road was operating at maximum capacity, the emergency services would be blocked by the additional traffic, it was also considered that the loss of agricultural land/open space in a market town would be detrimental to the immediate area.

- (e) W/15/02419/PP - Bowmore, 3 St Andrews Road - Formation of first floor side extension over existing buildings <http://bit.ly/1Q3ZM3h>. It was moved, seconded and **RESOLVED** that this application be approved subject to the proposal not adversely affecting neighbouring properties.
- (f) W/15/02463/OU - Mrs A Lewis, 156 Fairfield Road, Evesham, WR11 1HJ
Outline planning application with all matters reserved for the erection of a 3 bedroom detached dwelling on part of existing property's garden. <http://bit.ly/1LDMdn8>. This plan was put as an addendum, but subsequently an extension of the consultation period had been granted. This plan would be considered at the Planning & Estates meeting to be held on 2 November 2015.

58. Planning Decisions

A list of recent planning decisions as notified by Wychavon District Council had been circulated with the agenda for member's information.

NOTED

59. South Worcestershire Development Plan - formal response to proposed modifications

The Town Clerk had circulated with the agenda a report which reminded members of the last meeting of the committee, at which the main modifications in the SWDP in Evesham were considered.

Members opposed the increase in housing at Abbey Road, an increase from 200 to 250 homes, and Cheltenham Road, was increased from 400 to 500 homes. The committee had agreed to formulate a response which would refer to Evesham's Town Plan as it reflected the wishes of the town. A draft response had been attached to the agenda.

The Chairman welcomed Mr David Ashley who was invited to address the committee, he outlined the objection he had made at the SWDP hearing at Wychavon District Council held on 30 September. He asked the committee to discuss the individual modifications and urged the council to vote against the Abbey Road site and write to the inspector to have the Abbey Road site removed from the SWDP, he added that the removal of this site would not stop the SWDP from being approved.

Parishioners were concerned that any development on Abbey Road would effect the level of the River Avon as it is a natural flood plain; they also expressed concern about the infrastructure, and questioned whether doctors' surgeries would manage the additional population. It was highlighted that Abbey Road and the four-way junction was at the maximum capacity and would be unable to take on additional traffic, concern was also expressed that emergency services would not get through. The Mayor added that Evesham Town Council had subsequently opposed the development at the meetings held in September 2012 and March 2014.

Ken Barclay Councillor for WDC & ETC addressed their concerns he added that a culvert would be installed to alleviate the floods he also confirmed that the infrastructure would be in place before construction would start.

The Chairman thanked all those present for their attendance and assured them that their concerns would be reflected in ETC response. It was agreed that the committee would meet to formulate a final response to the inspector before the end of the consultation period.

60. Repairs to Cemetery Wall – Request from Evesham Hospital for a contribution

The Town Clerk had circulated with the agenda a report which reminded Members that Evesham hospital had previously approached the Town Council for a contribution towards the replacement and restoration work of the boundary wall at Waterside Cemetery.

The Property Committee considered the request at a meeting on 30 March and declined to make a contribution stating that it was not the Council's wall and that the Council was not in a financial position to do so, minute 35 refers.

The hospital had asked the Council to reconsider their request for £10,000. Although the repair and replacement work to the wall had been completed the hospital had provided an additional report which was undertaken by a surveyor and was attached to the agenda. In the report it attributed some of the damage to the wall to ivy which was growing from the Council's side.

The Clerk advised the committee that there was no budget to make a contribution, he also advised that the Council's insurers had been contacted they stated that the wall would not be covered as the damage was due to ongoing maintenance, rather than damage caused by an isolated incident.

Following debate it was moved, seconded and **RESOLVED** to refuse the hospitals request as the Council was not in a financial position to do so.

61. Bengeworth Cemetery – Removal of Hedge

The Town Clerk circulated with the agenda a report which stated that The Outdoor Services Manager (OSM) had asked Members to consider the removal of one of the hedges to the rear of Bengeworth Cemetery.

Previously the hedge hid the soil area that would have been in used when frequent burials were taking place; the cemetery was now full with only the occasional re-opening of a burial plot. The OSM proposed to remove the hedge to clean up this area. Pictures were attached for member's information. The OSM also advised that the removal of the hedge may create extra burial plots if the ground was deemed suitable.

The Clerk advised that the cost was estimated at £500 and would come from the cemetery maintenance budget. He also advised that the ground was consecrated therefore a faculty would be required before work can take place. It was moved, seconded and **RESOLVED** that the Clerk obtain a faculty for the hedge to be removed.

62. Bus Stop Enhancements – Badsey Road

The Town Clerk had circulated with the agenda a report which informed members that Worcestershire County Council (WCC) had written to the Town Council to inform them of proposed enhancements to the two Offenham Turn stops on Badsey Road. As part of a S106 Developer Funded Bus Stop Improvements scheme. A map of the location of the bus stops was attached to the agenda for member's information. It was proposed that:

1. The current inbound stop (opp Offenham Turn) outside the cottages (shown blue on the attached) would be removed.

2. A new inbound bus stop would be installed with bus shelter at the position shown red on the attached.
3. The current outbound bus stop (adjacent Offenham Turn) with a flag on a lamppost (shown orange on the attached) would be removed.
4. A new outbound bus stop pole and flag and hard standing would be installed at the position shown green on the attached map.

These improvements would be funded from the Taylor Wimpey Lavender Fields housing development, and would be of the same design as the ones that were installed on Broadway Road. WCC had requested that the Town Council take on the responsibility of the shelters for the insurance and maintenance.

The Clerk advised that there would be a small cost to the Town Council to add the shelters to the insurance schedule. There would also be an increased pressure on maintenance for the Council's outdoor staff that would be responsible for cleaning and general maintenance.

Following debate it was moved, seconded and **RESOLVED** to approve the proposal and to adopt the new bus shelters.

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

No matters of urgency were raised under this agenda item.

There being no further business, the meeting closed at 6.50 pm

COUNCILLOR MR A P BOOTH
CHAIRMAN