

Minutes of the Meeting of the **PLANNING AND ESTATES COMMITTEE** held at 5.30 pm on **TUESDAY 1 SEPTEMBER 2015** in the Council Chamber, Town Hall, Evesham.

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

Officer: Mrs Carol Chambers

36. Apologies for Absence

Apologies for absence were submitted by Cllr A Barlow and Cllr R S W Jones.

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

There were no declarations of interest.

38. To agree the Minutes of the meeting held on 10 August 2015

The minutes of the meeting held on 10 August 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

39. Cemetery Lodge

The Town Clerk had circulated a report by Mrs Palmer the Administration Officer which updated Members on the repairs and valuation of the Cemetery Lodge. The report explained that the Cemetery Lodge had been let for approx. 10 years to the same tenant. The tenancy was under a "rolling lease" therefore the tenant could end the agreement by giving one months notice and ETC could end it by providing two months notice.

The report reminded Members of the upgrades/repairs that had been carried out, these being repairs to chimney stack, replaced rotten windows, repainted the exterior, installed new energy efficient combi boiler and hot water upstairs, replaced down pipes/guttering. It was also advised that a new downstairs bathroom had been installed in 2013.

Mrs Palmer also reported that she had met with a local estate agent who advised that the property was worth, in the region of £230,000 on the open market. The Council had previously considered this option of selling, however, the loss of an asset, the lodge's key location at the entrance to the cemetery and the potential problems this could cause if the occupants were not respectful, it was ruled out.

The rental value was estimated at between £800 and £850 per calendar month. The current tenant pays £423 per calendar month. The budgeted income for Cemetery Lodge 2015/16 was £5076. If the rent was increased to £800 the income would be £9600. The Committee considered that a sharp increase in rent could force the existing tenants to moved out, and there would be a period when the property was empty with no income coming in, there would also be marketing and administration costs due to any agent appointed to find new tenants. Following discussion it was moved, seconded and **RESOLVED** that the council would negotiate with the tenants and agree to

staged annual increments over 3 years up to the market rate. This would be reported back to the committee once an agreement had been reached.

40. Town Hall Heating

A report by Mrs Palmer the Administration Officer was circulated with the agenda which advised members that she had met with two local heating companies who had submitted quotes to install gas central heating in the main hall, chamber, toilets and stairway as the current electric fan heating in the town hall was not adequate and had broken down many times. The quotes were between £12,146 and £13,946, both providing Vaillant commercial condensing boilers and almost identical radiators. The quotes were attached for members only.

It was further advised that Mrs Palmer applied for, and had subsequently received a grant offer from Severn Waste for £10,000 towards the cost of installing a more efficient and economic heating system which would be payable as soon as the work was completed. The report also advised that the Town Council would need to pay for the gas supply to be connected, provisionally estimated to be £400, and the difference £2146 towards the cost of the heating. The Town Council had £2,043 remaining in the repairs and maintenance budget, and £750 in the equipment budget, and £500 in the PR budget which could be used to meet the cost.

It was understood from speaking to officers at Wychavon District Council, that planning or listed building consent would not be required as the flue would come out of the roof.

Following discussion it was moved, seconded and **RESOLVED** that Vale Heating would be engaged to install the new central heating as per their quote and that the balance of the cost less the £10,000 grant would be met by the individual budget money as listed in the report.

The Mayor, Cllr Kaler thanked Mrs Palmer for her work.

41. Planning Applications

- (a) W/15/02005/AA -Marks & Spencer plc. Units 3 and 4, Evesham Shopping Park, Worcester Road, Evesham - Flex face illuminated sign, totem sign, window plaque <http://bit.ly/1hCjB6X> . It was moved, seconded and **RESOLVED** to recommend that the application be approved.
- (b) W/15/01993/PP -E.ON Energy Solutions, 61 Coronation Street, Evesham - Installation of external wall insulation to all elevations of the property in a neutral colour (white/cream/grey) <http://bit.ly/1hCjKXU>. It was moved, seconded and **RESOLVED** to recommend that the application be approved.
- (c) W/15/02082/PP - E.ON Energy Solutions, 48 Deacle Place, Evesham, Installation of external wall insulation to all elevations of the property in a neutral colour (white/cream/grey) <http://bit.ly/1KGVKK4>. It was moved, seconded and **RESOLVED** to recommend that the application be approved.
- (d) W/15/02087/PP - Mr Rattue, 63 Burford Road, Evesham - Demolition of existing kitchen and construction of new single storey rear extension to comprise kitchen, utility wc and garden room.<http://bit.ly/1MO7Gje>. It was moved, seconded and **RESOLVED** to recommend that the application be approved subject to the application not adversely affecting neighbouring properties.

- (e) W/15/01800/PN - Mrs L O'Connor, Coal Yard, Worcester Road, Evesham - Removal of existing structure and container. Proposed steel frames building for the preparation and packaging of coal and storage of bags. <http://bit.ly/1V47RYZ>. It was moved, seconded and **RESOLVED** to recommend that the application be approved.
- (f) W/15/01972/CU - AIM Logistics Ltd, Crab Apple Way, Evesham - Proposed change of use of land to B1, B2 and B8 use – Retrospective <http://bit.ly/1MIjqlB>. It was moved, seconded and **RESOLVED** to recommend that the application be approved.
- (g) W/15/02070/PP - Mr & Mrs Goodwin, 22 Almond Close, Evesham - Two storey extension, increase in driveway area for off road parking and alteration of front elevation bow window into bay window. <http://bit.ly/1NvA9u3>. It was moved, seconded and **RESOLVED** to recommend that the application be approved.
- (h) W/15/02083/PP - E.ON Energy Solutions, 182 Cheltenham Road, Evesham - Installation of external wall insulation to all elevations of the property on a neutral colour (white/cream/grey). <http://bit.ly/1Jgp4ad>. It was moved, seconded and **RESOLVED** to recommend that the application be approved.

42. Planning Decisions

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

NOTED

43. Adoption of Bus Shelters – Offenham Road

The Town Clerk had circulated a report to advise Members that developers had approached the Town Council with regards to the adoption of 2 bus shelters, the report advised that as part of the planning application for the new development off Offenham Road, it was agreed that 2 new bus shelters would be installed.

A plan was also attached which showed the location of the new shelters. The shelters were to be 3 metre cantilever, similar to the ones located on Broadway Road near the roundabout. The report also advised that Town and Parish Councils are usually obliged to adopt new bus shelters erected in their parish and that the Town Council had adopted a number of bus shelters in Evesham and were responsible for the insurance and maintenance.

Following discussion the committee **RESOLVED** to adopt the bus shelter once the Clerk had checked the location of the bus shelters to confirm that they were within the parish.

44. Matters of urgency raised, for information only, at the discretion of the Chairman Planning Application 15/1180

Cllr Tether reported that he had looked on Wychavon DC Web at the application for List Recruitment - a fascia sign for 58 High Street, he added that the Committees comment had not listed, following discussion it appeared to be an oversight by Wychavon District Council Cllr Tether also reported that a number of notices had appeared around Evesham, the notices Form CA17 from Worcestershire County Council advised that the Rudge Estate had made a deposit under Section 15A(1) fo the Commons Act 2006 to register such land, this would include, Inches Lane, Blayneys Lane, Red Lane and The Squires. Following discussion copies of the Notice was left with the Town Clerk for him to refer back at a later stage.

There being no further business, the meeting closed at 6.15 pm

COUNCILLOR MR A P BOOTH
CHAIRMAN