

## **EVESHAM TOWN COUNCIL**

Minutes of the Meeting of the **PLANNING AND GENERAL PURPOSES COMMITTEE** held at 6.30 pm on **MONDAY 24 NOVEMBER 2014** in the Council Chamber, Town Hall, Evesham.

Chairman: Cllr F Kaler (Deputy Mayor)

Councillors: Cllr Booth, Cllr P Boyd, Cllr J Bulman, Cllr M D Elliman, Cllr M S Goodge, Cllr Mrs B Gurden, Cllr Ms E Haynes, Cllr C D Homer (Town Mayor), Cllr R W Raphael, Cllr Mrs J E Sandalls, Cllr Mrs F S Smith, Cllr J H Smith OBE, Cllr Mrs J Taylor, Cllr N S Tucker, Cllr Mrs R Whiting

Officers: Mr Stuart Carter (Town Clerk)

A minutes silence was observed following the sudden death of Cllr R A Jakeman.

### **33. Apologies for Absence**

Apologies for absence were submitted on behalf of Councillors O'Donnell, A L Dyke, Mrs W Dyke, Hammon, Jones and Mrs Jakeman

### **34. Declarations of pecuniary or other interest including requests for dispensation (if any)**

Cllrs Bulman, Jakeman and Mrs Sandalls declared a non-pecuniary interest in minute 37 planning applications, since they were members of Wychavon District Council's Planning Committee.

Cllrs Smith and Mrs Smith declared a non-pecuniary interest in minute 37, planning application (h) since the applicant was known to them.

### **35. Announcements by:- a) The Chairman**

The Chairman advised Members of Cllr Jakeman's funeral which was to take place on 2 December 2014 at 12 noon.

#### **b) The Town Mayor**

The Town Mayor did not make any announcements.

The Town Clerk informed Members that Mr Richard Osborne had been appointed as the new Outdoor Services Manager. Mr Osborne, who was an existing Member of staff, would oversee all the outdoor staff as part of the Council's restructure.

### **36. Replacement Kiosk at Abbey Park**

A report was circulated explaining that Wychavon District Council (WDC) was consulting the Town Council on the plans to upgrade the food kiosk in Abbey Park. It was explained that there were plans to upgrade the current kiosk as the structure was rotting away, and that the replacement would serve hot paninis, soup, as well as cold drinks and ice creams. The proposed replacement would fill the same footprint as the existing one though the water tank area would be

incorporated into the new kiosk. Despite this, a larger more ambitious proposal had been suggested by Members at WDC, and they were seeking the Town Council's views on this.

Mrs Lynne Stevens from WDC was on hand to update Members on the proposed amendment. She explained that whilst a larger kiosk would be good, there were issues with the Environment Agency as a larger building would further take up some of the flood plain, and English Heritage as the kiosk is in the conservation area. She also stated that it would increase the build cost by approximately £50,000 and delay it by a further year. Mrs Stevens summarised by saying that whilst she was not opposed to the extension, she thought it was best to come at a later time, if a business case could be made.

It was commented that any extension should be driven by the desire of the concession holder. If they are making a success of the business then a further extension could be investigated at a later date. With reference to this point, Mrs Stevens said that the current concession was struggling to turn a profit and that there was no guarantee that a larger kiosk would alter this. She also highlighted that WDC were keen not to compete with established cafes in the centre of Evesham.

In response to a question it was confirmed that the new base of the building would be concrete and not wood, which would give it a far longer lifespan and prevent it from rotting when it did flood.

It was confirmed that moving the location would prove very expensive as the services would have to be built, as well as a new building. The rowing club had been approached about a joint venture but this had not progressed. In addition, Mrs Stevens confirmed that the funding would come from Section 106 monies and that WDC would go to tender to run the concession.

Members agreed that at present, an extension to the proposed kiosk was not economically prudent, but that this should be reviewed in a few years time if there was a business case for doing so.

It was therefore **RESOLVED** to support the proposal in its current guise, without a further extension, but that WDC review this in a few years.

Councillors Goodge and Mrs Sandalls abstained from the vote and asked that this be recorded.

### **37. Planning Applications**

- (a) W/14/01988/PP - Mr O Edmonds, 25 Codling Road - 2.4m fence to match height of existing boundary wall to side of properties.

It was **RESOLVED** that the application be approved.

- (b) W/14/01713/PP - Mr M Notarangelo, 111 Greenhill - erection of a brick wall at the front of the applicants dwelling (Retrospective)

It was **RESOLVED** that the application be approved.

- (c) W/14/02486/PN - Mr D Rose, 119 Pershore Road - replacement of 4 Bed detached house with one pair of 3 bed semi-detached (Variation of approval ref W/11/00764/PN)

It was **RESOLVED** that the application be refused as it was considered not to be in keeping with the street scene and lack of parking.

- (d) W/14/02059/PN - Mr T Hampson, Park Corner, Greenhill Park Road - demolition of part of the existing garage, and erection of two storey, 3nr bedroom dwelling, with associated access, parking and landscaping.

It was **RESOLVED** that the application be approved.

- (e) W/14/02442/CU - JVCE Academy, Davies House, Davies Road - use of former Evesham Leisure Centre as mixed use for the purpose of vehicle repairs, paint spraying and restoration uses, non-residential training and education centre and day nursery/crèche and office accommodation – as approved under planning permission reference number W/13/01538/CU but without compliance with condition 4 - to amend approved plans to change car park layout, cladding and door amendments.

It was **RESOLVED** that the application be refused - considered previously approved landscaping is being removed and increase in car parking is now causing overdevelopment of the site.

- (f) W/14/02455/PN - Shurmer Developments Ltd, Greenavon, Princess Road - erection of four detached dwelling houses with parking, garaging, driveways and access road.

It was **RESOLVED** that the application be refused – considered overdevelopment

- (g) W/14/02493/OU - Mr P Dyer, 19 Church Road - 1 New 2 bedroom dwelling to be built in rear garden of 19 Church Road

It was **RESOLVED** that the application be refused –considered overdevelopment on a small site.

- (h) W/14/02323/PP - Mr P Hanlon, Sunnymede, Abbotswood - first floor side extension to provide en-suite bathroom and bedroom extension

It was **RESOLVED** that the application be approved.

### **38. Traffic Order Consultation – Prohibition of Waiting on Mill Bank**

Worcestershire County Council had written to inform the Town Council of their proposal to prohibit Waiting at any time on the length of road:

*Mill Bank (west side)- from a point 68 metres south west of its junction with Conduit Hill for a distance of 10 metres in a south westerly direction.*

It was **RESOLVED** to recommend that these proposed waiting restrictions be supported.

### **39. 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 7.25 pm.

COUNCILLOR F KALER  
CHAIRMAN