

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**