

Minutes of the **PLANNING AND ESTATES COMMITTEE** held on **MONDAY 31 OCTOBER 2022** at Evesham Town Hall, Council Chamber at 6.30pm.

Chairman: Cllr A. Booth

Vice Chairman: Cllr Mrs W Dyke

Councillors: Cllr M. Goodge, Cllr Mrs J. Johnson, Cllr R. Hale, Cllr P. Knight,
Cllr Mrs S. Schaathun

Officers: Jo Adams – Town Clerk

83. Apologies for Absence

Apologies for absence were submitted by Cllrs Mrs C. Smith and P. Knight

84. Declarations of pecuniary or other interest including requests for dispensation

Cllr Goodge declared an interest in agenda item 2.4 Planning Application as the applicants were known to him.

85. Minutes of the Previous Meeting

Minutes of the Previous Meeting held on 26 September 2022 had been circulated with the agenda. It was moved, seconded and **RESOLVED** that the minutes be adopted as a true record.

86. Planning Applications

- a. Application Number W/22/01765/FUL - Bengeworth Ward
Applicant Mr David Coache, Bengeworth CE Academy
Location Address Bengeworth C Of E First School Burford Road Evesham
Worcestershire WR11 3HB
Proposal Proposed extension to Bengeworth CE Academy (Burford Road Campus), to create a new 60 place nursery
<https://plan.wychavon.gov.uk/Planning/Display/W/22/01765/FUL>

It was moved and seconded that this application be approved.

- b. Application Number W/22/01620/HP - Bengeworth Ward
Applicant Mr & Mrs A Robbins
Location Address 33 Elmside Evesham Worcestershire WR11 3DZ
Proposal Erection of first floor side extension and alterations to garage to include first floor home office
<https://plan.wychavon.gov.uk/Planning/Display/W/22/01620/HP>

It was moved and seconded that this application be approved.

- c. Application Number W/22/01839/HP - Evesham North Ward
Applicant Mr Robert Czachowski
Location Address 20 St Lawrence Road Evesham WR11 4AX
Proposal Erection of front porch extension and balustrading to existing rear extension to create balcony

<https://plan.wychavon.gov.uk/Planning/Display/W/22/01839/HP>

It was moved and seconded that this application be approved.

- d. Application Number W/22/01815/HP - Little Hampton Ward
Applicant Paul Humphrey
Location Address 8 Cheltenham Road Evesham WR11 2LB
Proposal Single storey rear extension - Variation of condition 2 of planning permission 22/00938/HP

<https://plan.wychavon.gov.uk/Planning/Display/W/22/01815/HP>

There was no comment made as the application had already been decided.

- e. Application Number W/22/02016/FUL - Bengeworth Ward
Applicant HSBC UK Bank plc
Location Address H S B C Bank 32 Bridge Street Evesham WR11 4RU
Proposal Replacement of existing external wall ATM with new model. Replacement of 3 no. existing internal self-service machines with new models and associated making good works.

<https://plan.wychavon.gov.uk/Planning/Display/W/22/02016/FUL>

It was moved and seconded that this application be approved.

- f. Application Number W/22/02017/ADV - Bengeworth Ward
Applicant HSBC UK Bank plc
Location Address H S B C Bank 32 Bridge Street Evesham WR11 4RU
Proposal Advertisement consent for signage associated with replacement ATM. Replacement of existing external wall ATM with new model. Replacement of 3 no. existing internal self-service machines with new models and associated making good works.

<https://plan.wychavon.gov.uk/Planning/Display/W/22/02017/ADV>

It was moved and seconded that this application be approved

- g. Application Number W/22/02018/LB - Bengeworth Ward
Applicant HSBC UK Bank plc
Location Address H S B C Bank 32 Bridge Street Evesham WR11 4RU
Proposal Replacement of existing external wall ATM machine with new model. Replacement of existing external ATM signage with new. Replacement of existing internal self service machines. Associated making good & decorations.

<https://plan.wychavon.gov.uk/Planning/Display/W/22/02018/LB>

It was moved and seconded that this application be approved

- h. Application Number W/22/02063/CLPU - Evesham South Ward
Applicant Mr & Mrs D Powers
Location Address 1 Cypress Close Evesham WR11 1YX
Proposal Application for a Certificate of Lawful Development for proposed single storey rear extension

<https://plan.wychavon.gov.uk/Planning/Display/W/22/02063/CLPU>

It was moved and seconded that this application be approved

- i. Application Number W/22/02046/HP - Great Hampton Ward
Applicant Miss V Richardson
Location Address 14 Charlton Close Evesham WR11 2QE
Proposal Single storey extension to front. Replace conservatory with single storey extension to rear
<https://plan.wychavon.gov.uk/Planning/Display/W/22/02046/HP>

It was moved and seconded that this application be approved

- j. Application Number W/22/02053/FUL - Bengeworth Ward
Applicant Rev Stephen Mizzi
Location Address Elim Christian Centre Chapel Street Evesham WR11 4QJ
Proposal Demolition of existing single storey church building and erection of 8 no. single bedroom flats
<https://plan.wychavon.gov.uk/Planning/Display/W/22/02053/FUL>

It was moved and seconded that this application be approved however it was noted that the proposed cycle store needs better access.

- k. Application Number W/22/01755/FUL - Evesham North Ward
Applicant Motor Fuel Group
Location Address Land at (OS 0351 4468) Worcester Road Evesham
Proposal Creation of charging zone, erection of EV chargers, erection of canopy, sub-station enclosure, two jet wash bays, and associated forecourt works.
<https://plan.wychavon.gov.uk/Planning/Display/W/22/01755/FUL>

It was moved and seconded that this application be approved

- l. Application Number W/22/01615/HP - Evesham North Ward
Applicant Mr K Perry, c/o agent
Location Address 7 Croft Road Evesham WR11 4NE
Proposal Proposed rear extension; creation of additional bedroom/cinema area in roof space; proposed dropped kerb.
<https://plan.wychavon.gov.uk/Planning/Display/W/22/01615/HP>

It was moved and seconded that this application be approved

- m. Application Number W/22/02229/NMA - Bengeworth Ward,
Applicant Taylor Wimpey Midlands
Location Address Land Off Boat Lane Evesham
Proposal Non-material Amendment to application 18/00549/OUT for Outline Planning Application for up to 200 dwellings, open space and landscaping including children's play, new vehicular and pedestrian access, community orchard, parking, expansion of leisure centre car park, engineering (including ground modelling) works, site reclamation (including demolition) and infrastructure (including cycle and pedestrian connections) - amendments to access layout
<https://plan.wychavon.gov.uk/Planning/Display/W/22/02229/NMA>

It was moved and seconded that this application be approved

- n. Application Number W/22/01949/HP - Bengeworth Ward
Applicant Mr Lee Richardson
Location Address 107 Badsey Lane Evesham WR11 3EY
Proposal Single Storey Rear extension
<https://plan.wychavon.gov.uk/Planning/Display/W/22/01949/HP>

It was moved and seconded to defer any decision on this application as there was insufficient documents submitted.

- o. Application Number W/22/01894/FUL - Bengeworth Ward
Applicant Kimben Construction LLP
Location Address 36 Sunset Way Evesham WR11 3JX
Proposal Demolition of Southbank, 36 Sunset Way and the erection of two dwellings and associated infrastructure including garden office for Plot 2
<https://plan.wychavon.gov.uk/Planning/Display/W/22/01894/FUL>

It was moved and seconded that this application be approved

- p. Application Number W/22/01871/HP - Evesham North Ward (multi ward)
Applicant Mr A Clayton
Location Address Friars Oak Abbotswood Evesham Worcestershire WR11 4NS
Proposal Erection of two storey rear extension and porch
<https://plan.wychavon.gov.uk/Planning/Display/W/22/01871/HP>

It was moved and seconded that this application be approved

- q. Application Number W/22/02131/HP - Evesham North Ward
Applicant Mr and Mrs Jefferson-Loveday
Location Address Woodlands Greenhill Park Road Evesham WR11 4NL
Proposal Erection of a forward porch extension, increase existing flat roof height replacement windows and doors and associated landscaping works.
<https://plan.wychavon.gov.uk/Planning/Display/W/22/02131/HP>

It was moved and seconded that this application be approved

- r. Application Number W/22/01619/ADV - Little Hampton Ward
Applicant Mr Mark Whittaker, Warwickshire College Group
Location Address South Worcestershire College Davies Road Evesham Worcestershire WR11 1LP
Proposal New external signage at pedestrian entrance to Evesham College on Cheltenham Road, to denote that this is the entrance. Item 1 - Floor-standing entrance sign & Item 2 - Fascia sign
<https://plan.wychavon.gov.uk/Planning/Display/W/22/01619/ADV>

It was moved and seconded that this application be approved

- s. Application Number W/22/02042/HP - Bengeworth Ward
Applicant Mrs R Stevens
Location Address 12 Mount Road Evesham WR11 3HE
Proposal Proposed rear and side extension

It was moved and seconded that this application be approved

87. Planning Decisions

A list of planning decisions recently made by Wychavon District Council was noted.

88. Public Notice WCC – Road Closure – Coopers Lane/Fairwater Close

The clerk had circulated with the report a Public Notice which was issued by Worcestershire County Council with to close part of U44621 Coopers from its junction with U44689 Fairwater Close to its junction with B4035 Waterside. Reason: Footway reconstruction by WCC.

Noted

89. Public Notice WCC - Link Footpath Closure

WCC had issued a PUBLIC NOTICE which is to close that part of Link Footpath F40528 New Street in its entirety from its junction with B4035 port Street to its junction with U44525 The Leys

Noted

90. Greenhill, De Montfort and the Battle of Evesham

A verbal presentation was made by Mr Mick Hurst organiser of the Battle of Evesham Festival. Below was his report:

“Evesham is situated on a peninsula loop of the River Avon and once was home to the 3rd largest Abbey in England. A mile to the north is Greenhill, in the medieval era this was part of Feckenham Forest, a mixture of scrubland, coppices and grazing land. Greenhill itself had several spring-ponds rising-up amongst the grasslands, which provided water, edible plants and herbs for pilgrims visiting Evesham Abbey.

In 1265, Simon de Montfort, the founder of representative parliament, stopped for prayers and breakfast at Evesham Abbey, with the captive King Henry III. The King's son, Prince Edward, raised an army of 10,000 troops trapping de Montfort's troops in the loop of the Avon – battle ensued on Greenhill. Simon de Montfort and most of his Barons died leading to the greatest shift in English land ownership since 1066. Prince Edward, offered to keep 'representative parliament' so long as he was allowed to be seen to be in charge. Now known as House of Commons – a model used by democracies around the world. The USA when forming their laws named both Simon de Montfort and King Edward I (Prince Edward at Evesham) as men of influence and their images are displayed in Capitol House.

This internationally important battlefield forms a triangle of land along Greenhill, with the point near Evesham Town Centre and is within walking distance of approx. 26,000 local residents. At the moment, the land is fenced-off for single-crop arable farming. Although a scheduled ancient monument, building work has been allowed on the edges of this prime development land endangering the area for future generations.

The proposal is to secure a 25yr lease on Greenhill, recreate the approx. 160 acres to wildflower meadow and manage the area to represent the conditions of the thirteenth century. To disguise the modern factory units along one-side 180 native English trees (following 'right tree, right place' methodology) would be planted, representing each Barons who fought – protective fences around the trunks would be made from sword-shaped ironwork, with coats of arms attached for each Baron. This would create 'The Baron's Arboretum Walk' – a tourism attraction for genealogist, medievalists and families.

Using scanning technology and ancient maps, we will be able to locate, and restore, the spring-ponds and habitat, ensuring that plants are as close to medieval natural flora as we can, which will encourage wildlife to re-populate the area. Historic England and a partnership of Lancaster, Exeter and Oxford Universities are advising.

On the summit of Greenhill, we propose to develop a heritage visitor's centre – based on Simon de Montfort and the Battle of Evesham, with gift shop and café – situated on the highest point of the 5-mile Around Evesham walk (two miles from the nearest refreshments and toilets in either direction).

Research shows this centre would attract tens of thousands of tourists each year, bringing employment and volunteer opportunities – plus income to help maintain the battlefield.

The visitor's centre would have an adjoining medieval small-holding and workshops, including forge, stonemasons, tanner, candlemaker etc. The craftsmen, would be dressed in medieval attire and become a 'Living History' environment for education and tourism. The small-holding farmers would grow seasonal produce using medieval farming methods, supplying the café and local farm shops – providing another income stream. We already have several medieval craftsmen, farmers and re-enactors interested.

Educational visits would be encouraged, especially Birmingham City Centre Schools, enriching their understanding of farm-to-folk food production and pre-modern technology. With the wild-flower meadow, springs, ponds, trees, hill-side, flat areas and farm – this would provide an excellent array of bio-diverse wildlife and be a hugely significant educational day-trip for school children – especially with the added attraction of medieval knights in armour.

Visitors would be inspired to grow their own fruit and veg, create their own ponds, and care for the environment. Also, they would be encouraged to learn more about medieval life and the culture and history of Evesham. We already have a re-enactment group that brings to life de Montfort's household, including cooking, linen work, stonemasonry, ironwork and the life of a soldier in the 13th Century.

Other income generating areas would be a 200-seat function room designed to hold weddings, conferences and medieval banquets (no other similar location is available within 30 miles). An adjacent park and ride would be developed, to shuttle people into Evesham, the railway station and other local attractions on electric-powered buses – this works very well alongside the recently published Evesham Town Prospectus. An option of a small hidden touring caravan and campsite would be considered – ideally positioned in walking/shuttle distance of the historic heart of Evesham.

Archery, cavalry and knight schools would take place in the adjacent paddocks.

The visitor's centre building would be designed to feel medieval (but be obviously not), with a wooden carbon-neutral structure. The latest sustainable technology would be used,

including the HERU to turn organic waste into power, heat transfer technology, solar panels and wind power. The centre would be designed to be mainly off-grid.

In 2019 I received two major business awards for bringing history, fauna and flora to life using Augmented Reality mobile technology, this engaging technology and multi-sensory VR experiences are being planned for Greenhill – witness 10,000 knights running towards you over the battlefield.

I have support from the Greenhill land owners, The Battlefield's Trust, English Heritage, the land farmers and many local residents. This proposal supports actions and priorities identified in the Town Centre Prospectus for Evesham, The Intelligently Green Plan (creation of new biodiverse habitats, low carbon tech), and the Wychavon DC Strategy to 2024. Also, Worcestershire BAP Grassland Habitat Action Plan and the Environmental Character Area priorities for Evesham Valley.

I hope you will recognise the potential of this proposal for the future – restoring a natural bio-diverse habitat, open to the public all year around, becoming a community space providing jobs and volunteer opportunities, bringing tourism and footfall into the heart of Evesham and promoting and celebrating the importance of the place where parliamentary democracy is said to have been founded.

Cllrs were advised if they needed any further clarification to email Mick Hurst mick@battleofevesham.co.uk

There being no further business the meeting closed at 8.30pm.

Cllr Alan Booth
Chairman