



EVESHAM TOWN COUNCIL



PLANNING AND ESTATES COMMITTEE

Notice is hereby given of the **PLANNING AND ESTATES COMMITTEE** will be held on **TUESDAY 29 AUGUST 2023** in the Council Chamber at **6.30pm** to which you are hereby summoned for the transaction of the business specified below

AGENDA

1. **Apologies for Absence**
2. **Declarations of pecuniary or other interest including requests for dispensation (if any)**
3. **Minutes of the Previous Meeting held on 7 August 2023**
4. **Planning Applications – To receive and consider planning applications received from Wychavon District Council since the last meeting of the Planning and Estates Committee or Town Council** Report attached
5. **Planning Decisions**
Report attached.
6. **(B4035 Badsey Road, Evesham) (Temporary Closure) Order 2023**
Information attached.
7. **(C2275 Davies Road & C2284 The Link, Evesham) (Temporary Closure) Order 2023**
8. **Street Naming**
 - i. Boat Lane
 - ii. Offenham Road
9. **Abbey Allotments**
Reports attached
10. **Market Trailer**
Report attached

11. Public slipway at Castle Street

Mrs Jo Adams, Town Clerk

www.eveshamtowncouncil.gov.uk

Evesham Town Council
Unit 6 (Ground Floor)
Abbey Lane Court
Abbey Road
Evesham WR11 4BY

Committee Membership:

Ex-officio Cllr Alan Booth (Mayor) (Bengeworth ward),

Ex-officio Cllr Sarah Schaathun (Deputy Mayor) (Little Hampton ward)

Cllrs Bill Kimberley (Great Hampton), Celia Kimberley (Great Hampton), Terri Gailey (Fairfield), Callum Gailey (Bengeworth), Marion Griffiths (Twyford), Chrissy Smith (South), Tim Haines (Avon), Patrick Boyd (Twyford) and Peter Scurfield (Great Hampton)

Admission of the Public and Media

Members of the Public and Media are welcome to attend in accordance with the Public Bodies (Admission to Meeting) Act 1960 Section 1. Public Participation is welcomed and will be in accordance with Standing Order 3(e) to 3(j) on a matter before the Committee.

Recording of Meetings

Under the Openness of Local Government Bodies Regulations 2014 the council's public meetings may be recorded, which includes filming, audio-recording as well as photography.



EVESHAM TOWN COUNCIL



Agenda Item No. 4

PLANNING AND ESTATES 7 August 2023

To advise Members of the planning applications received from Wychavon District Council for consultation.

On each application it is detailed whether the decision is delegated to the officer or whether it is likely to go to WDC's planning committee for a decision. When applications are considered by committee, the Town Council has an opportunity to send a representative to speak on that application should it so wish.

Members' recommendations are requested.

1. W/23/01251/HP – Bengeworth – Delegated
Malgorzata Kargul Mr Eric Kelo. Malgorzata Kargu
7 Harvey Road
New front entrance doors and high level upvc cladding to front of house and single storey rear extension
<https://plan.wychavon.gov.uk/Planning/Display/W/23/01251/HP>
2. W/23/00196/FUL – Bengeworth/Aldington – **Committee**
Mr Mark Kurton, Newland Homes Ltd.
Land At (OS 0532 4451) The Parks Aldington
Full application for development of 38 dwellings, vehicular access, highways, open space, landscaping, drainage and associated infrastructure at Land Off The Parks, Evesham
<https://plan.wychavon.gov.uk/Planning/Display/W/23/00196/FUL>
3. W/23/01269/FUL – Great Hampton - **Committee**
Stonebond Properties (Solihull) Limited
Merrybrook Farm Pershore Road
Full application for the development of 70no. affordable dwellings and associated works on land at Pershore Road
<https://plan.wychavon.gov.uk/Planning/Display/W/23/01269/FUL>
4. W/23/01463/HP – Bengeworth – Delegated
Mrs Wendy Dow
64A Badsey Lane
Raising the current extension roof height and internal alterations
<https://plan.wychavon.gov.uk/Planning/Display/W/23/01463/HP>

5. W/23/01196/HP – South – Delegated
Mr & Mrs Rawlings
30 Forest Gate
Porch and first floor extension
<https://plan.wychavon.gov.uk/Planning/Display/W/23/01196/HP>
6. W/23/01410/FUL – South – Delegated
Miss Rachael Kendrew, InstaVolt
Four Pools Retail Park Four Pools Lane
Four rapid electric vehicle charging stations within the car park of Four Pools Retail Park. Five existing parking spaces will become EV charging bays, along with associated equipment. The existing kerb line around the proposed EV chargers is to be amended and a new tarmac surface laid
<https://plan.wychavon.gov.uk/Planning/Display/W/23/01410/FUL>
7. W/23/01553/HP – South – Delegated
Mr Bowen
97 Fairfield Road
Single storey side extension
<https://plan.wychavon.gov.uk/Planning/Display/W/23/01553/HP>
8. W/23/00954/FUL – Bengeworth/South – Delegated
Mr T Hardisty, TSH Builders
Church Street Centre 20 Church Street
Erection of 4 No dwellings as approved under planning reference 20/01349/FUL - variation of conditions 4, 5, 6, 9, 10 and 14
<https://plan.wychavon.gov.uk/Planning/Display/W/23/00954/FUL>

Clerk's Note – Decision with conditions attached.
9. W/23/01007/FUL – Avon – Delegated
Mr K Norledge
Hall Albert Road
Demolition of site hut and replacement with new building
<https://plan.wychavon.gov.uk/Planning/Display/W/23/01007/FUL>
10. 23/00777/RM – Great Hampton/Littlehampton – **Committee**
Mr Andrew Winstone, Bloor Homes (Western) Ltd
Land West Of Cheltenham Road
Application for approval of reserved matters relating to layout, scale, appearance and landscaping (pursuant to outline planning permission reference W/15/02761/OU) for 222 dwellings along with associated drainage, highway and green infrastructure (Phase 2) as approved under Planning Reference 21/01211/RM - variation of condition 1.
<https://plan.wychavon.gov.uk/Planning/Display/W/23/00777/RM>

Clerk's Note – Further information received and is attached.



EVESHAM TOWN COUNCIL



Agenda Item No. 5

PLANNING & ESTATES MEETING 29 August 2023

Planning Decisions:

Planning No:	Applicant:	Address:	Brief Description	ETC:	WDC:
23/01139	Miss B Jones	61 Overbrook	Therman upgrade etc	Approve	Approve
23/001165	Mr & Mrs T Whiting	57 Briar Close	Single storey extension	Approve	Approve
23/01066	Mr M Judge	103 Greenhill	Two storey rear extension	Approve	Approve



EVESHAM TOWN COUNCIL



PLANNING & ESTATES MEETING 29 August 2023

Agenda Item 10

Market Trailer

A complaint has been received regarding the presence of the Market Trailer in the High Street. The trailer is parked on the High Street Friday afternoon in readiness for the market on Saturday. The trailer is then left in the High Street in readiness for the Tuesday market. After Tuesday the trailer gets taken away and returned again on Friday.

To precis, the trailer is in the High Street Friday pm to Tuesday pm.

One member of the public has claimed it's an "eyesore" and is parked on an area which says "no vehicles."

A contrary argument could be that whilst the trailer is on the High Street it is advertising the Tuesday and Saturday markets.

The Committee is asked if it wishes to continue with the status quo or look at options for storing the trailer elsewhere when the market is not in operation.

Jo Adams
Town Clerk



EVESHAM TOWN COUNCIL



PLANNING & ESTATES MEETING 29 August 2023

Agenda Item 9

Abbey Allotments report

Following the completion of the Evesham Abbey Trust project, Wychavon District Council's Parks department will be taking on the ownership of the site and will maintain it on an ongoing basis. Part of the site is given over to allotments. The location is shown on the map at the foot of this report, lined in red.

However, Wychavon has no mandate to take on the allotments which form part of the site.

Evesham Abbey Trust have approached the council to find out if it would be willing to take on the allotment site.

A couple of things to note:

- There is an allotment association, known as the Abbey Allotment Association, formed by the allotment holders. This has a chairman, treasurer and secretary. The Evesham Abbey Trust charge the association the cost of the allotments and the association organises payments by its individual members to meet the cost. The Association will be retained.
- The charge for allotments at the site is currently £75, in line with the council's own allotments.
- The site has a water supply.
- The allotment holders each have Allotment Agreements. These are similar to the council's own but contain additional clauses relating to the archaeological importance of the site.

It is proposed that Wychavon will retain the freehold of the site and a lease for the site will be drawn up between the District and Town Council.

The financial regulations part 14.4 have the following to say on acquisition of land:

14.4 No real property (interests in land) shall be purchased or acquired without the authority of the full council. In each case a Report in writing shall be provided to council in respect of valuation and surveyed condition of the property (including matters such as planning

permissions and covenants) together with a proper business case (including an adequate level of consultation with the electorate).

In most cases relating to leases, “acquiring” appears to kick in with a lease longer than 7 years.

As the proposal concerns a lease, a simple business case would be drawn up following discussions with Wychavon. As the acquisition is a lease rather than purchase/transfer to the Town Council, the public consultation is unlikely to be specifically needed as the data from the long waiting list for allotments should provide evidence of demand.

The Committee is asked if it supports in principle the proposal to take on the allotments and to enter into discussions with Wychavon.





EVESHAM TOWN COUNCIL



PLANNING & ESTATES MEETING 29 August 2023

Agenda Item 11

Public Slipway report

It has been reported to us that there is an encroachment at the slipway in Castle Street, Evesham. A developer has built a new block of flats on land alongside the slipway.

There are two issues: the encroachment on the block paved area of the slipway itself, and the encroachment on the tarmac area of parking spaces alongside the slipway. The developer acknowledges the encroachment on the slipway and has pledged to move his building materials. However he claims that the tarmac area belongs to him as part of his development.

There is reasonable evidence that the tarmac area is part of the slipway and therefore belongs to the town council:

- The bollards alongside the tarmac area are identical to the bollards alongside the slipway.
- There is a No Entry sign installed in the corner off the tarmac area which, owned by Highways, is unlikely to have been installed in private land. In addition it has a power supply to a light above the sign.
- The only access to the tarmac area is via the slipway.

The developer has been asked to provide evidence of claim of ownership over the tarmac area but he has so far not done this, and has asked the council to produce its evidence of ownership instead.

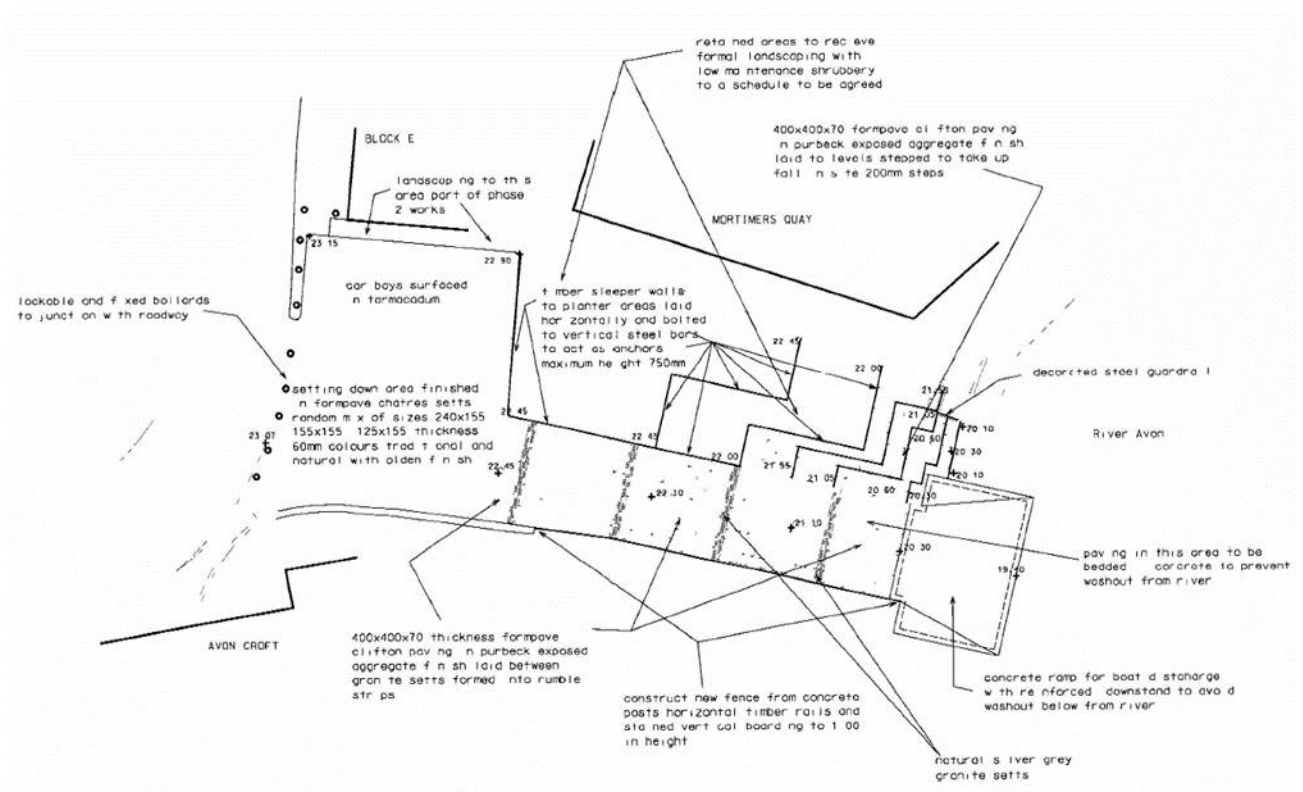
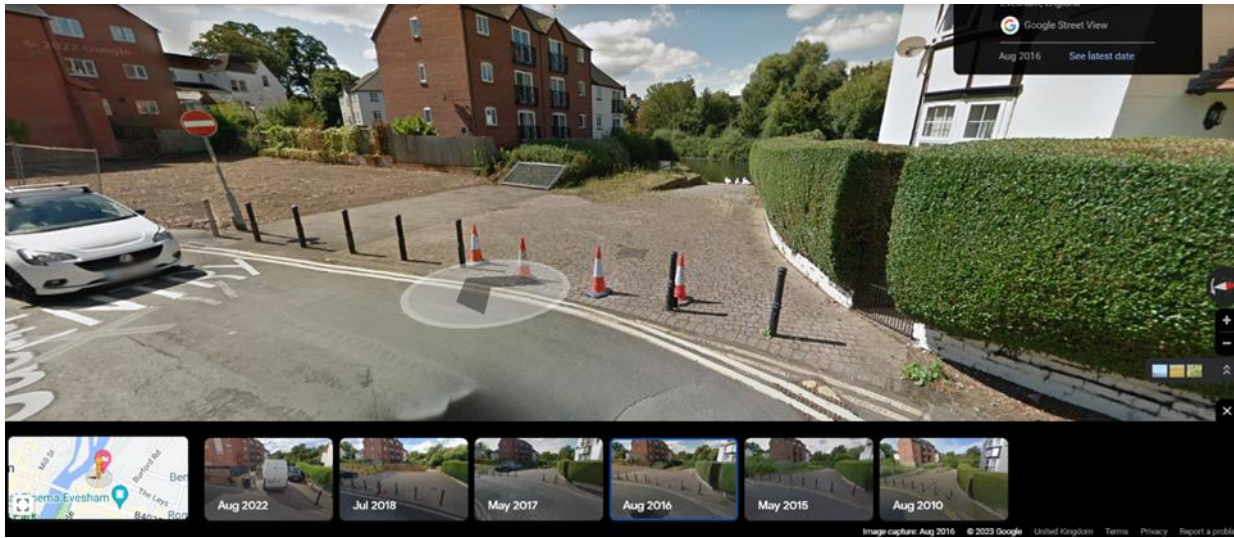
The following are attached:

- i. A photo of the area taken in 2016 showing the developed area, the tarmac area, the No Entry sign and the block paved slipway.
- ii. A copy of part of a planning application from 1998 at the location when works to the slipway were carried out in the creation of Mortimers Quay. This indicates the intention to create the tarmac parking area as well as the works to the slipway itself.
- iii. A photo of the area as it currently appears.

The council is unable to produce deeds to the slipway and the area has never been registered with the Land Registry. However the council has an obligation to protect what it believes to be public land.

There may be a requirement to engage a solicitor to carry out investigations and work on the council's behalf to recover the land.

The committee is asked if it supports further investigation into the matter and enquiry into the engagement of a solicitor to help recover the land.





Google
Aug 2022



Image capture: Aug 2022 © 2023 Google