



EVESHAM TOWN COUNCIL



MINUTES OF THE MEETING OF PLANNING COMMITTEE
HELD ON TUESDAY 29 AUGUST 2023
IN THE COUNCIL CHAMBER, EVESHAM TOWN HALL AT 6:30PM

Councillors: Cllrs Booth, Cllr Schaathun, Cllr Scurfield, Cllr T Haines, Cllr W Kimberely, Cllr C Kimberley, Cllr Goodge

Officers: Jo Adams - Committee Clerk

Also present: Cllrs Campbell-Muir, Clathworthy, and 2 members of the public.

1. Apologies for Absence

Apologies for absence were submitted by C. Smith

2. Declarations of pecuniary or other interest.

There were no declarations of interest

3. Minutes of the Previous Meeting

Minutes of the Previous Meeting held on 7 August 2023 had been circulated with the agenda. It was resolved that the minutes be adopted as a true record.

4. Planning Applications

a. 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>

It was recommended that this application be approved

b. 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>

It was recommended that this application be approved

c. 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>

It was resolved that this application be refused on the following grounds:

- The proposal is on the wrong side of the settlement boundary.
- Access and egress is inadequate
- The extra traffic would exacerbate the existing traffic problems in Hampton
- There are problems which haven't been addressed by Highways

d. 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>

It was recommended that this application is approved

e. 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>

It was recommended that this application is approved

f. 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>

It was recommended that this application is approved

g. 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>

It was recommended that this application is approved

h. 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>

It was recommended that this application is refused, members considered that the original conditions should be applied.

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>

It was recommended that this application is approved

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>

It was recommended that this application is approved

5. 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
23/00901	Mr David Baker	23 Blossomfield Close	Flat roof extension	Approve	Approve
23/00901	Mr Ivaylo Ivanov	46 Hazel Ave	Extension and conversion of garage	Approve	Approve
23/01040	Mr Cassell	41 Columbine Grove	Extension	Approve	Approve

The report was **NOTED**.

6. (B4035 Badsey Road, Evesham) (Temporary Closure) Order 2023
Noted

7. (C2275 Davies Road & C2284 The Link, Evesham) (Temporary Closure) Order 2023
Noted

8. Street Naming

- (i) The Clerk circulated a report with the agenda asking for street names suggestions for Boat Lane, a new development in the heart of Evesham. The following themed suggestions had been made by Councillors:

Battle of Evesham names
 Battle of Evesham female names
 Fish
 Castles

Following debate it was resolved to use a mix of Battle of Evesham female names and Castles. The street names put forward were as follows:

Eleanor Way
Marie Grove
Alice Drive
Marguerita Row
Matilda Crescent
Beatrice Close
Aline Close
Warwick Way
Durham Drive
Ludlow Park
Bamburgh Way
Stirling Close/Way
Colchester Gardens
Pembroke Drive

It was resolved that the female names from the Battle of Evesham would have the town crest and the crest of their respective partner on each sign.

- (ii) The Clerk circulated a report with the agenda asking for street names suggestions for a single road of Offenham Road. The following themed suggestions had been made by Councillors

Charter Way
Chislehurst Gardens

Following debate it was resolved that the Road off Offenham Road be named Chislehurst Gardens and that the suggestion of Charter Way/Lionesses Way and Godiva Rise was banked for future street naming.

9. Abbey Allotments

The Clerk had circulated a report advising that following the completion of the Evesham Abbey Trust project, Wychavon District Council's (WDC) Parks department would be taking on the ownership of the site and would maintain it on an ongoing basis. However, WDC had no mandate to take on the allotments. Evesham Abbey Trust had now approached Evesham Town Council to take on the allotments. The clerk made the following points in her report:

- There was an allotment association, known as the Abbey Allotment Association, formed by the allotment holders. This had a chairman, treasurer and secretary. The Evesham Abbey Trust charged the association the cost of the allotments and the association organised payments by its individual members to meet the cost. The Association would be retained.
- The charge for allotments at the site was currently £75, in line with the council's own allotments.
- The site had a water supply.

- The allotment holders each had Allotment Agreements. These were similar to the council's own but contain additional clauses relating to the archaeological importance of the site.

It was 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.

It was resolved that Evesham Town Council supported in principle the proposal to take on the allotments and enter into discussions with WDC.

10. Market Trailer

A complaint had been received by Evesham Town Council about the Market Trailer being parked from Friday to Tuesday in the amenity area outside Iceland. The complainant considered the trailer to be an "eyesore" and that it is park in an area of "no parking". Following debate it was resolved that Members had no view and suggested the complainant took the matter up with highways.

11. Public slipway at Castle Street

It was resolved to defer any discussion regarding this agenda item as further information had been forthcoming.

There being no further business the meeting closed at 8.10pm

Cllr Peter Scurfield
Chairman