

07.09.2017

PERSHORE TOWN COUNCIL

PLANNING COMMITTEE

7th September 2017

Minutes of a meeting of the **Planning Committee** of Pershore Town Council held at Pershore Town Hall, 34, High Street, Pershore on Thursday 7th September 2017 commencing at 7.00pm

Present: - Cllr P Brookbank (Chairman)

Cllr D Annis

Cllr R Gillmor

Cllr C Parsons MBE

Cllr M Winfield

Cllr A Rowley (Wychavon D C)

Items referred by members of the public

There were none

260. Apologies

Cllr Speight's apologies were accepted as he was away and Cllr Goodyear's as he had a family commitment.

261. Declarations of Interest

There were none.

262. Minutes

It was proposed by Cllr Winfield seconded by Cllr Parsons and RESOLVED that the minutes of the meeting held on 8th August 2017 be signed as a true and accurate record of the proceedings.

263. Matters of report from the Minutes

- a. The Clerk advised that the District Council were actively involved with Bovis Homes to ensure as little hedge as possible was cut back to effect essential drainage works
- b. The Clerk advised that Hardings Court (corner of Newlands and Head Street) was owned by Rooftop Housing and they were in active discussions with the Conservation officer as to the substantial works that were required. A listed building application would be submitted in due course. Cllr Rowley offered to take this matter up with the relevant planning officer.
- c. The Clerk advised that there were ongoing discussions with the owner of St Margarets, Head Street, regarding the rebuilding of the wall to the side of this property.
- d. The Clerk had been asked for a precise address for the property in St Andrews

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Initials

07.09.2017

Road selling cars so that a formal case could be raised. Cllr Parsons advised this was 1 Farleigh Road and the Clerk will advise the District Council accordingly.

264. District Council Planning Issues

Cllr Rowley advised members that there were no Pershore applications to be considered at the next Planning Committee. He also explained some concerns regarding the feasibility of a new bungalow which had planning consent.

266. Planning Applications

17/01663/LB Associated with: 17/01692/HP

2-4 Worcester Road, Pershore, WR10 1HG

Minor extension to approved flat conversion – Listed building consent

Decision:- No objection

17/01707/FUL

Cherry Orchard House, Cherry Orchard, Pershore

A proposal to provide an additional 19 no. units of accommodation, for the over 55's, on land adjacent to an existing sheltered housing scheme – new cycle and pedestrian access. As approved under planning permission ref. no. W/16/00340/PN but without compliance with condition 2 (to amend list of approved plans and make minor amendments affecting proposed and existing elevations)

Decision:- No Objection

17/01715/HP

159, Farleigh Road, Pershore

Two storey rear and side extension with internal alterations

Decision:- No Objection

17/0710/FUL Associated with: 17/01762/LB

70, High Street, Pershore

Internal alterations with changes to windows and new signage to front

Members noted that there were additional plans to be submitted regarding signage and this was deferred to be considered, if appropriate, under delegated powers.

17/01634/FUL

Land Adjoining, Conningsby Drive, Pershore

Chairmans
Initials

07.09.2017

Proposed development of 19 new homes.

Decision:- No objection in principle but concerns over the reduced number of affordable homes against the planning policy 40%. Members would also wish to ensure that a footway is built from the exit of the pedestrian access into Three Springs Road so that the footway is extended in both directions to meet up with existing.

17/01388/FUL

7 Station Road, Pershore WR10 1NQ

Construction of new dwelling on land forming part of garden.

Decision:- Objection. Backland development and cramped being against policy SWDP 12. Additional concerns over an additional access onto the highway and that approval may set a precedent for neighbouring properties.

267. Planning Appeal

Members noted that an appeal had been lodged with the Planning Inspectorate for planning ref: 17/00238/FUL and associated 17/00239/LB

2 – 4 Worcester Road, Pershore, WR10 1HG – Extension to existing approved building to form additional residential unit

It was agreed the Clerk write to the Planning Inspector advising him of their comments which were:- "Objection. Proposal is cramped and overdevelopment of the site which is curtilage listed"

268. Delegated application

17/01034/LB

The Cottage, 41 Bridge Street, Pershore, Pershore, WR10 1AL

Replacement door to Bridge Street

Decision:- No objection

BG/CP/PB

269. Land at Abbey Estate

Members noted that Rooftop Housing had advised that when they disposed of property on the estate, a covenant was put in place to restrict the use of the land. If a request was received for a covenant to be lifted they treated each case on its own merit and they could not refuse the request if it meant they could be challenged as acting unreasonably.

The Clerk advised she had asked for confirmation that in each case Rooftop had given permission for the covenant to be lifted. A response is awaited.

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Initials

07.09.2017

270. Approvals and Refusals

The Chairman reported on recent approvals and refusals as below:-

17/01264/LB

Land to the rear of 25 High Street – Demolition of 2 no derelict buildings to allow of 2 no dwellings approved under W/16/03005/PN

APPROVED

17/00537/LB

The Brandy Cask, 25 Bridge Street, Pershore WR10 1AJ – Minor amendments to approved application 15/01770/LB

APPROVED

17/01328/FUL

Land at Hurst Meadows, Wyre Road, Pershore – Retrospective consent for an overflow pipe and chamber.

APPROVED

17/00835/FUL

Pensham Fields Farm, Pensham Fields, demolition of part of the existing glass housing and erection of agricultural building

APPROVED

17/01446/FUL

Flat 1 Gore House, 29 Bridge Street, Pershore, WR10 1AJ

Internal alteration to all apartments. Introduction of lift serving ground to second floor, upgrading of existing wiring and plumbing. As permitted under planning permission reference no W/16/01744/PN but without complying with conditions 3, 4 and 5 (change to approved plans)

APPROVED

W/01427/LB

31, Bridge Street, Pershore

Lime render to part of side elevation of number 31 to cover existing brickwork

APPROVED

271. Items for future agenda

There were none

272. Items for information

There were none

There being no further business the meeting closed at 19.22

Signed.....
Chairman

Date

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