

10.08.2017

PERSHORE TOWN COUNCIL

PLANNING COMMITTEE

10th August 2017

Minutes of a meeting of the **Planning Committee** of Pershore Town Council held at Pershore Town Hall, 34, High Street, Pershore on Thursday 10th August 2017 commencing at 7.00pm

Present: - Cllr P Brookbank (Chairman)
Cllr D Annis
Cllr C Parsons MBE
Cllr R Speight
Cllr M Winfield

Cllr A Rowley (Wychavon D C)

Items referred by members of the public

5 residents attended to express their concerns regarding the Holloway planning application. The main concerns raised were the concerns over some of the trees, particularly a large copper beech in 21 Holloway to which no reference is made in the arboricultural report. Additionally concerns were expressed that the back gardens of the properties in Holloway already flood from surface water in storms and development in these gardens can only exacerbate the situation. There would appear to be no provision for surface water drainage with the plans and there were grave fears that neighbouring properties would suffer should the planning application be approved.

A large number of trees had already been removed from the house and neighbouring residents have concerns that this preparatory work had been undertaken before planning approval for the development had been granted.

249. Apologies

Cllr Gillmor's apologies were accepted as he was away.

250. Declarations of Interest

There were none.

251. Minutes

It was proposed by Cllr Parsons seconded by Cllr Speight and RESOLVED that the minutes of the meeting held on 20th July 2017 be signed as a true and accurate record of the proceedings.

252. Matters of report from the Minutes

Members noted that the Clerk had written to the Planning Inspector regarding the 12 Priors Walk appeal.

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253. District Council Planning Issues

Cllr Rowley thanked Cllr Annis for attending the recent planning committee to speak regarding Conningsby Drive and Farleigh Road. Whilst the Farleigh Road application had been approved, Cllr Rowley advised that the District Council were looking at whether they should have a policy on such developments on this estate. The Clerk advised that she was already liaising with Rooftop and had written to the Head of Planning at Wychavon on this matter.

Cllr Rowley advised that the Conningsby Drive application was likely to come back in with 19 houses rather than 25 so as to preserve the orchard and eco corridor.

The next committee meeting would be held on 24th August but no Pershore applications were due to be considered.

254. Planning Applications

17/01447/LB and 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 granted under listed building consent reference number W/16/01745/LB but without complying with conditions 4, 5 and 7.

Members noted that this amendment was as a result of a change in internal design of the lift which was now to only travel to the first floor so avoiding any changes to the existing roof.

Decision:- No objection

17/01305/HP

22 Orchard Road, Pershore, WR10 1LD

Proposed timber lodge as ancillary accommodation

Decision:- Objection. This is backland development creating a substantial new dwelling not subservient in size to the main dwelling which, if approved, could set a precedent for development in neighbouring properties.

17/01391/HP

5 The Milestone, Pershore, WR10 1RF

Porch to front.

Decision:- No objection

17/01368/RM

Land at Hurst Meadows, Wyre Road, Pershore

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Application for approval of reserved matters following outline permission ref no W/13/01578/OU – construction of 120 dwellings, green infrastructure, associated drainage, roads, footpaths and cycling.

Decision:- No objection in principle but members would wish to the a footway extended along Wyre Road to the boundary of the land. Additionally a footpath from the end of road 4 to connect with the Public Right of Way (FP 506c) would be beneficial to occupiers of these properties.

17/01426/HP

23 Farleigh Road, Pershore, WR10 1LF

2 Storey rear extension

Decision:- No Objection

17/01346/FUL

31 Bridge Street, Pershore, WR10 1AJ

Erection of wooden garden shed. Erection of timber bin stores. Erection of timber fence and trellis.

Demolition of wall.

Decision:- No objection

17/01455/CU

66 High Street, Pershore, WR10 1DU

Change Deli part of shop from A1 to A3 café. Remove cheese counter, shelves and cupboards behind. Replace with benches and tables. Remove shelving from back wall and add breakfast bar. Remove shelves on right hand wall add tables and chairs to floorspace.

Decision:- No objection

W/17/01427/LB

31, Bridge Street, Pershore

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

Decision:- No objection

W/17/01578/FUL

17 – 21 Holloway, Pershore

Demolition of existing garage and erection of 3 new dwellings to the rear of no. 17, 19 and 21 Holloway, Pershore including new shared access driveway, car parking and landscaping

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The Clerk advised that when this application had last been considered the Committee's response had been:-

"Objection. Proposal is cramped and over development of the site as well as being backland development taking up gardens of adjacent properties. The development is also out of keeping with the area. There are concerns over the poor egress onto Holloway and the removal of an essential wildlife corridor. Additionally there are concerns over surface water drainage and that the sewage system is inadequate."

The Clerk also advised that the original application was withdrawn by the applicant following concerns from the Tree Officer over potential harm the development would cause to a large cedar tree in the garden on 15 Holloway on which there is a tree preservation order.

Decision:- Objection. The proposed vehicular access to the side of no. 19 Holloway is very narrow and the development is cramped. Members were also concerned that a number of mature trees had already been removed from the proposed development area to facilitate the development.

There are severe concerns that the area floods and that 3 additional properties will exacerbate this problem. Additionally the sewage system is already inadequate.

The proposal is backland development and it is considered the properties would damage the mature street scene where all the properties are individually designed (1950s) and all have long gardens. It is felt that any approval would set a precedent for further backland development in this area. The proposal would also have a detrimental effect on properties in Hunter Rise.

Additionally members have concerns over the detrimental impact of the development on both the roots and canopy of the cedar tree to the rear of no. 15 which has a Tree Preservation Order on it.

255. Application outside of Pershore

Members considered the application for an Aldi store in Pinvin but it was decided not to respond to this application.

256. South Worcestershire Development Plan

The SWDP Design Guide was not considered at this meeting and the Clerk will ask members to respond direct by 4th September.

257. Approvals and Refusals

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

17/01023/FUL

79 Farleigh Road, Pershore, WR10 1JZ – New build pair of semi-detached houses to garden land of 79 Farleigh Road.

APPROVED

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17/00873/FUL

Hopstones, Pensham, Pershore, WR10 3HB – Erection of an agricultural building for the storage of agricultural machinery and the storage and maintenance of bee hives and associated equipment.

APPROVED

W/16/02282/RM

Land adjoining, Conningsby Drive, Pershore – Erection of 22 dwellings, application seeking reserved matters approval following outline planning permission reference no W/14/00643/OU

REFUSED

W/17/01039/HP

1, Paddock Close, Pershore – retention of retaining walls, parking and turning area and dropped kerb.

REFUSED

258. Items for future agenda

The Clerk was asked to ascertain:-

- What progress was being made with repairs to the property on the corner of Head Street and Newlands
- What progress was being made with the repairs to the wall at the rear of St Margarets, High Street
- What can be done to prevent the continuing car sales in St Andrews Road
- What was happening about the removal of a hedge to the rear of the Bovis Homes estate

259. Items for information

There were none

There being no further business the meeting closed at 20:35

Signed..... Date
Chairman

Cllr Rowley showed members proposals for a garage to be constructed on his private property and members thanked Cllr Rowley for his time but made no comment on the proposals.

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