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PERSHORE TOWN COUNCIL

PLANNING COMMITTEE

21st February 2019

Minutes of a meeting of the **Planning Committee** of Pershore Town Council held at the Town Hall, 34 High Street, Pershore WR10 1DS commencing at 7.00pm

Present: - Cllr R Gillmor (Chairman)
Cllr P Brookbank
Cllr R Grantham
Cllr J Hemming
Cllr C Parsons MBE
Cllr V Smith
Cllr R Speight
Cllr M Winfield

Items referred by members of the public

Representatives attended from Rooftop Housing to explain the new proposals for Almonry Close following concerns raised by various consultees about the design of their original planning application. Members thanked them for their time and would await the planning application with interest.

Representatives from the proposed Pensham Hill school attended and outlined their aims and objectives for the school, explaining the need and how the new school would run. The school was deliberately planned in a quiet area as the students who attended were academically able but on the autism spectrum and appreciated very small classes and peace and quiet. There would be no bells and the emphasis would be on the communal environment. Students would arrive in taxis and there would be other visitors from time to time including cleaners and a gardener. They believed that the natural beauty of the site could only enhance the educational experience of the students.

Representatives from Pensham attended and outlined their objections to the proposal. They believed that it did not conform to planning policy particularly with regard to highways issues and the site was unsustainable. There was no footway so walking to the school would be a dangerous option on a narrow road. They felt that there would be a minimum of 50 additional travel movements a day which would have a detrimental impact on the area.

The perimeter was to be encased with a high security fence which would be visible from both the river and neighbouring properties and the need for this type of establishment was questionable. In the residents opinion the application was against planning policy:-

1. Incompatible use of land
2. Against NPPF and SWDP policies relating to sustainable development in an area of open countryside
3. The precedent set by the refusal of 3 recent planning applications due to non sustainability
4. The significant increase in vehicle movements
5. the loss of amenity to a rural hamlet
6. The potential for "planning creep" with more properties being converted to commercial use.

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431. Apologies

There were none

432. Declarations of Interest

There were none.

433. Minutes

It was proposed by Cllr Grantham, seconded by Cllr Speight and RESOLVED that minutes of the meeting held 17th January 2019 be signed and a true and accurate record of the proceedings.

434. Matters of report from the minutes

The Clerk advised that she had written to the Planning Inspector regarding the appeal for 2 – 4 Worcester Road as agreed.

435. District Council Planning Issues

Cllr Rowley advised that there were no Pershore planning applications planned to be heard by the Planning Committee in March.

436. Planning Applications

19/00255/FUL

6 Pensham Hill, Pensham, Pershore, WR10 3HA

Change of use from dwelling to new independent school for pupils with autism.

Decision:- This item was deferred to await the requested Travel Plan. The Clerk will contact the District Council to request an extension of time for comments.

19/00221/LB Associated Ref: 19/00220/FUL

First and second floors, 5-7 High Street, Pershore, WR10 1AA

Change of use from a bank to an office, as well as demolition of a single storey rear extension to be rebuilt with additional two storeys and internal alterations – Listed Building Consent application.

Decision:- No objection but would wish that with the removal of the external fire escape, the remaining internal staircases are fire protected routes.

19/00182/HP

Abbotsfield, Defford Road, Pershore, WR10 1HU

Single storey rear extension, new front porch and dormer roof alteration, to include

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rendering over existing brick walls.

Decision:- No objection

19/00251/LB Associated Ref: 19/00250/LB

Amerie House, 102 Newlands, Pershore, WR10 1BP

Replacement of two first floor windows (retrospective)

Decision:- No Objection

19/00249/HP

24 Station Road, Pershore, WR10 1NJ

Single storey side extension

Decision:- No objection

19/00307/FUL

12 Bridge Street, Pershore, WR10 1AT

Formation of box bay to replace front shop window to existing flat.

Decision:- No objection

19/00317/HP

15 Pensham Hill, Pensham, Pershore, WR10 3HA

Extend ground floor kitchen, add second storey to the existing attached garage and family room.

Decision:- No objection

19/00219/LB Associated with 19/00218/FUL

Land rear of 5 and 7 High Street, Pershore

Construction of 3 new holiday lets – Listed Building Consent

Decision:- This item was deferred and the Clerk will seek an extension of time from the Planning Authority

437. Refusals and Approvals

18/02680/HP – 12 Three Springs Road, Pershore, WR10 1HH – Construction of a ground floor conservatory extension to the rear of the property.

APPROVED

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18/02667/DEM – Hurst Farm, Wyre Road, Pershore, WR10 2JP – Application for prior notification of proposed demolition of lean to building within the building yard.

APPROVED

18/02523/HP – The Old Vicarage, Church Street, Pershore WR10 1DT – Erection of a garage and store in the garden of the Old Vicarage including demolition of existing greenhouses.

REFUSED

18/02280/HP – 7 French Close, Pershore, WR10 1QQ – Two storey side extension.

APPROVED

Appeal Ref: APP/H1840/W/18/3192852 – Land adjacent to Conningsby Drive, Pershore

APPROVED

438. Items for future agenda

There were none

439. Items for information

There were none

There being no further business the meeting closed at 19.28

Signed..... Date
Chairman