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PERSHORE TOWN COUNCIL

PLANNING COMMITTEE

21st September 2020

Minutes of a meeting of the **Planning Committee** of Pershore Town Council held on 21st September 2020 at 2.30pm via Zoom

Present: - Cllr C Tucker (Chairman)
Cllr J Hemming
Cllr C Parsons MBE
Cllr V Smith
Cllr E Turier
Cllr V Wood

Mr Reiss Sadler from Wychavon District Council

Items referred by members of the public

There were none

089. Apologies

There were none

090. Declarations of Interest

There were none

091. Minutes

It was proposed by Cllr Wood, seconded by Cllr Turier and RESOLVED that the minutes of the meeting held on 20th February 2020 be signed as a true and accurate record of the proceedings.

092. Matters of report from the Minutes

There were none

093. Planning Consultations

Mr Reiss Sadler outlined the Planning reforms consultation paper which required a response by 1st October.

He advised that there were four main key areas

1. The methodology for calculating the housing need had been based on building

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in the area over the past few years rather than an analysis of housing need in the area. If this method was approved South Worcestershire could be expected to deliver up to 2,500 homes each year rather than the proposal in the SWDP of 1,250.

It was difficult to be specific about the impact this would have on Pershore specifically as if the strategy for allocations changed so too could the specific allocations to areas and towns and villages.

2. The proposal for the delivery of first homes. It was proposed that a larger proportion of homes than currently be specifically allocated for first time buyers with the price paid being 30% lower than market value. This was a change to the current policy where 40% were affordable but the ratio of social housing to low cost was 80:20. Now 25% of the 40% affordable housing was to be for first time buyers. It was also difficult to see how local housing needs would fit into to this policy and whether or not these would be considered.
3. The proposal that the small site threshold be raised from 10 homes to 40 or 50 meaning for an initial period there would be no requirement for sites of this size to provide affordable housing.
4. The proposal that even sites for major developments could be given permission in principle.

Members raised various issues relating to the proposals which were answered as follows:-

Climate Change and carbon neutral housing to be considered in white paper detail

Provision has been made to prevent adjacent plots of land each being put forward as small sites

White paper also includes energy efficiency regulations and Design and Environment among others

Uncertain at present how much planning consultation would go to parish and town councils as much would go through on national policies

It was anticipated that the number of appeals would fall as more planning approvals given

Mr Sadler advised that the proposed Wychavon response to this consultation would be considered by the Joint Advisory Panel on the following Wednesday. It was agreed this be forwarded to the Town Council and upon receipt the Clerk send it to members and ask for their suggested amendments to be received by Monday 28th September. A final version to be circulated the following day and submitted as the Town Council's formal response.

Mr Sadler then gave members a brief overview of the Planning White Paper also out for consultation as follows:-

Three pillars to the proposals which are wide ranging and put forward a completely new planning system. The intention is to simplify local plans concentrating on growth, renewal and protected areas. Policies will be set out at national level with regulations in place to produce a Local Plan in 30 months. There would be locally binding design codes and reforms to the Community Infrastructure Levy.

Members noted and agreed to attend the SWDP briefing where more information about the proposals would be available on 7th October and the Clerk would put names forward along with contacting Cllr Winfield who had not been present at this meeting.

Mr Sadler advised that it was intended that the District Council response would go to the Joint Advisory Panel on October 20th and it was agreed on receipt of this the Planning Committee would meet to consider the Town Council response.

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094. Planning Applications considered under delegated authority

It was proposed by Cllr Parsons, seconded by Cllr Hemming and RESOLVED that the comments below were an accurate record of the decisions made.

20/00622/FUL, Giardinelli, Pensham, Pershore – 454/77/0 – Horticultural bungalow. Removal of condition 2 No objection

20/00709/HP, Knightsdale, 1b Station Road, Pershore – Rear garden room and insertion of roof lights to main roof. No objection

20/00727/HP, 8A Pensham Hill, Pershore – Single storey garage extension for workshop and storage use

Members have no objection in principle to this proposal however, members would appreciate consideration being given to imposing two conditions on any approval: -

1. That the property can only be used as a garage, workshop and for storage
2. That the property cannot be sold separately to the adjacent dwelling house

20/00450/HP, 23, Ongriels Close, Pershore – Two storey side extension No objection

20/00559/HP, 79, St Andrews Road, Pershore, Ground floor and first floor extensions No Objection

20/00318/FUL, Land at Allesborough Farm, Pershore, Erection of 1 infill dwelling
No objection to this application providing the Conservation Officer is satisfied their concerns have been addressed.

20/00642/LB, 14, Bridge Street, Pershore, Installation of new heating boiler and associated pipework and flue and new suspended ceiling. No objection

20/01170/HP, 68 Station Road, Pershore, Relay and extend block pave driveway. Installation of drain
No objection to this provided the drainage does not flow onto the adjacent footway No objection

20/00906/LB, 82 High Street, Pershore, Replacement of existing UPVC conservatory and replacement of staircase. No objection

20/00915/FUL & 20/00916/LB, 3 Bridge Street, Pershore, WR10 1AN, Remodelling and extensions of the existing rear two storey structures

No objection to the internal alterations. No objection in principle to proposals at rear of property, but believe current design is out of keeping with the property and would appreciate consideration being given to a more sympathetic, possibly Georgian, design rather than the current 'Gothic' proposal.

20/00715/FUL, The Willows, Station Road, Pershore, WR10 2BU, Erection of 2 dwellings (variation of condition 2 to ref 18/02702/FUL)

No objection, however, members noted that the site is an area of high surface water flood risk. Members would wish that assurances be sought that the lowering of floor levels will not increase flood risk.

20/00909/LB, 115 High Street, Pershore, WR10 1EQ, to demolish front boundary wall and rebuild to match existing No objection

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20/01185/LB, Allesborough Farmhouse, Allesborough Hill, Pershore, WR10 2AB, Initial phase of repair works including; replacing rotten windows & doors, structural tying, cleaning & repair of the timber frame & repair of internal plaster finishes, to allow for habitation of the building.

No objection

20/00026/HP, 63 Station Road, Pershore, WR10 1PE, Single storey side extension

No objection

20/00031/HP, (19/01691/HP) 24 Sebright Close, Pershore, WR10 1QF, 2 storey side, rear extensions, loft conversion and creation of internal annex.

Objection, members feel this is an overdevelopment of the site.

20/00540/HP, 7 Masons Ryde, Pershore, WR10 1JG, Erection of porch

No objection

20/00821/HP, 28 Dowling Drive, Pershore, WR10 3EF. Single storey rear extension

No objection

20/01219/CU, The Old House, 43 Pensham, Pershore, WR10 3HB, Conversion of existing outbuilding to form self-contained habitable accommodation to mobility user standards
No objection if the new building remains ancillary to the original property

20/01261/LB, The Old House, 43 Pensham, Pershore, WR10 3HB, Alterations to facilitate conversion of outbuilding to form self-contained habitable accommodation.

No objection if the new building remains ancillary to the original property

20/01281/HP, 14 Church Street, Pershore, WR10 1DT, Two storey rear extension

No objection

20/01331/LB, Savers, 22 High Street, Pershore, WR10 1BG, Replacement of failed timber floor, due to extensive dry rot being present. Proposal is to remove defective timber, clean and treat dry rot that is present in cellar masonry and replace floor with new timber floor in accordance with specialist preservation consultant advise and in structural engineers details to ensure new floor meets requirements of retail floor loading.

No objection

20/01491/LB, Cooperative Cottage, 8 The Cooperage, 25 Bridge Street, Pershore, WR10 1AJ, Insertion of window and erection of porch

No objection

20/01552/FUL, Land to the North of, Wyre Road, Pershore. Creation of new field access with field gates.

Comment: Members are aware of an application for a cycleway from County Council that may affect the proposal.

20/01745/FUL, Unit 1 to 2 Cobham Road, Pershore, WR10 2DL, Construction of steel framed extension to the existing warehouse to be used for additional storage

No objection

095. Approvals and Refusals

19/01187/HPT – 81Three Springs Road, Pershore, WR10 1HR – rear and side extension

APPROVED ON APPEAL

19/02745/FUL – Rifle Range, Salters Lane, Besford, Worcester, WR8 9AX –
Tiddesley Wood demolition of shooting butts, proposed new bat house, demolition of store and removal of part of blue brick wall

APPROVED

21.09.20 20/00081/HP – 5 Desjardins Way, Pershore, WR10 3EA – Loft conversion	APPROVED
20/00114/CLE, Giardinelli, Pensham, Pershore, Certificate of Lawfulness	APPROVED
20/00065/LB, St Andrews Parish Centre, Church Walk, Pershore, proposed alterations to north elevation roof	APPROVED
19/02381/LB, 78, High Street, Pershore, change of use from shop to self-contained flat including internal alterations	APPROVED
19/02381/CU, 78, High Street, Pershore, change of use from shop to self-contained flat	REFUSED
20/00031/HP, 24, Sebright Close, Pershore, 2 storey side, rear extensions, loft conversion and creation of internal annex.	REFUSED ON APPEAL
20/00464/FUL, Holy Redeemer Primary School, Priest Lane, Pershore, variations of condition 2 on planning permission 19/02461/FUL, erection of single storey classroom annexe	APPROVED
20/00282/FUL, 40, Paddock Close, Pershore. To replace an old industrial air conditioning system with an air to air heat pump system with controlled ventilation	APPROVED
20/00012/OUT, Hill Cottage, Tyddesley Wood Lane, Pershore, Demolition of existing garage and erection of single storey dwelling	REFUSED ON APPEAL
20/00540/HP, 7, Masons Ryde, Pershore, erection of porch	APPROVED
20/00642/LB, 14, Bridge Street, Pershore. Installation of new heating boiler and associated pipework, flue and new suspended ceiling	APPROVED
20/00821/HP, 28 Dowling Drive, Pershore, WR10 3EF. Single storey rear extension	APPROVED
20/00331/FUL, 1B Church Street, Pershore, WR10 1DT, change of use of ground floor to A3/A5 use, and first floor from residential use to A3 (seated restaurant)	APPROVED
20/00318/FUL, Land at Allesborough Farm, Pershore, Erection of 1 infill dwelling	APPROVED
20/00727/HP, 8A Pensham Hill, Pershore – Single storey garage extension for workshop and storage use	APPROVED
20/00622/FUL, Giardinelli, Pensham, Pershore – 454/77/0 – Horticultural bungalow. Removal of condition 2	APPROVED
20/00709/HP, Knightsdale, 1b Station Road, Pershore – Rear garden room and insertion of roof lights to main roof.	APPROVED
20/00483/CLE, 82 High Street, Pershore, WR10 1DU, application for a lawful development certificate for the continued use of Flat 1 Garden Studio as a dwelling	APPROVED

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20/01261/LB, The Old House, 43 Pensham, Pershore, WR10 3HB, Alterations to facilitate conversion of outbuilding to form self-contained habitable accommodation.	APPROVED
20/01281/HP, 14 Church Street, Pershore, WR10 1DT, two storey rear extension	APPROVED
20/01331/LB, Savers, 22 High Street, Pershore, WR10 1BG, Replacement of failed timber floor, due to extensive dry rot being present. Proposal is to remove defective timber, clean and treat dry rot that is present in cellar masonry and replace floor with new timber floor in accordance with specialist preservation consultant advise and in structural engineers details to ensure new floor meets requirements of retail floor loading.	APPROVED
20/00324/LB, 136 High Street, Pershore, WR10 1EE, Internal alterations	APPROVED
20/01491/LB, Cooperative Cottage, 8 The Cooperage, 25 Bridge Street, Pershore, WR10 1AJ, Insertion of window and erection of porch	APPROVED

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096. Items for future agenda

There were none

097. Items for information

There were none

There being no further business the meeting closed at 15:30

Signed.....
Chairman

Date