

02.09.21

PERSHORE TOWN COUNCIL

PLANNING COMMITTEE

2nd September 2021

Minutes of a meeting of the **Planning Committee** of Pershore Town Council held on 2nd September 2021 at 18:45pm at the Town Hall, 34 High Street, Pershore, WR10 1DS.

Present: - Cllr R Grantham
Cllr J Hemming
Cllr J Palfrey
Cllr C Parsons MBE
Cllr M Winfield
Cllr V Wood

Items referred by members of the public

There were none.

At this point the Deputy Town Clerk advised members that in the absence of the Chairman, a member need be elected to chair the first item on the agenda: Election of Vice Chairman. It was proposed by Cllr Wood, seconded by Cllr Hemming and RESOLVED that Cllr Palfrey chair the first item.

146. Election of Vice Chairman

Cllr Hemming proposed and Cllr Wood seconded Cllr Grantham as Vice Chairman for the ensuing year. There being no further nominations, Cllr Grantham was duly elected.

147. Apologies

Cllr Turiers apologies were accepted as she was away, and Cllr Tuckers apologies were accepted as he was not well.

148. Declarations of Interest

There were none.

149. Minutes

It was proposed by Cllr Wood, seconded by Cllr Palfrey and RESOLVED that the minutes of the meeting held on 3rd June 2021 be signed as a true and accurate record of the proceedings.

150. Matters of report from the Minutes

There were none.

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151. Planning Applications considered under delegated authority

21/01352/HP, 16 Cherry Orchard, Pershore, WR10 1EL, Replacement porch, addition of 3Nr side windows, replacement rear extension and other minor alterations

No objection

21/00974/LB, Exton House, 21 Bridge Street, Pershore, WR10 1AJ, Re-building collapsed garden wall

No objection

20/01096/FUL, Land South Of, The Willows, Station Road, Pershore, Detailed application to remove the footpath on the northern boundary of the site, due to levels, as approved under reserved matters application 16/01122/REM

As before. The footpath should be retained as per the original application back in 2015 as it provides a direct link to the bus stop on Station Road for currently 30 houses within the development, and a further 75 houses yet to be built. This also backs the aim to encourage residents to use public transport within the town.

21/01244/FUL, 56 Pensham, Pershore, WR10 3HB, Proposed agricultural building

No objection, however members feel there should be a condition included to prevent the sale of the agricultural building separately to that of the main dwelling.

21/00622/FUL, Woodland Adj To Holt Cottage, Allesborough Hill, Pershore, Formation of new vehicular access and off road parking facility associated with the maintenance of the site (Retrospective)
AMENDED

Objection. Due to the entrance on the brow of the hill, visibility is poor and it is understood there have already been a number of near misses. If approval goes ahead, members request a condition be put in place to permit access for the maintenance of the woodland only and not the sale of logs. AMENDED to "and no other purpose"

21/00666/HP, 16 Loughmill Road, Pershore, WR10 1QB, Infill extension to existing garage

No objection

21/0152/HP, 19 Pensham Hill, Pensham, Pershore, WR10 3HA, Rear extension (conservatory)

No objection

21/01625/HP, Holt Cottage, Allesborough Hill, Pershore, WR10 2AA, Erection of timber fencing (retrospective)

No objection providing the maximum height of the fence does not exceed 1.8 metres.

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21/01197/FUL, Giardinelli, Pensham, Pershore, WR10 3HB, Change of use to visitor accommodation (self catering holiday let) AMENDED v1

No objection, provided that there is a condition included that the two properties must not be sold separately, and that the new property remains subservient to that of the original. Members wish to include that there must not be a separate access to the visitor accommodation, and would prefer that Giardinelli and visitor accommodation use the same access road. Members feel that this application does not satisfy SWDP35b (Visitor Accommodation outside a development boundary) as the current building is not a 'redundant rural building of permanent and substantial construction

21/01635/CU Associated Ref 21/01636/LB, 28 Broad Street, Pershore, WR10 1AY, Change of use to a retail outlet, minor internal alterations

No objection

21/01453/HP, 19 Whitcroft Road, Pershore, Wr10 1EN, Erection of Orangery

No objection

21/01717/HP, 4 The Milestone, Pershore, WR10 1RF, provision of enlarged front canopy and alterations to front entrance way and installation of bi-fold doors to rear

No objection

21/01637/LB, Perrott House, 17 Bridge Street, Pershore, WR10 1AJ, installation of through floor lift

No objection

21/01329/LB, Bothy Cottage, 1 The Cooperage, Insertion of 2 no windows

No objection

21/01270/FUL, Bomford Barn, Besford Bridge, Pershore WR10 1GQ, Erection of garage adjacent to house approved under 20/00318/FUL

Objection. The new development adjacent to this site is made up of barn type properties which are in the majority terraced and do not have garages. Members have concerns that not only would this proposal be out of keeping with the but its proposed location, close to the road, would harm the rural feel of the Allesborough Farm site. In addition, members are concerned that trees in the proposed location of the garage have already been felled despite the comments from officers on the original application regarding their potential importance for wildlife and the condition regarding a landscape plan on the approval note for the property (20/00318).

21/01749/HP, 48 Holloway, Pershore, WR10 1HP, Removal of single storey rear extensions and outbuilding and construction of part single storey, part 2 storey rear and side extension

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Objection. Concerns that the proposed extension is at least as large as the original property and therefore not subservient to it against SWDP SPD Design Guide note 1 - General Design Principles for extensions. Similarly, the proposed extension could be very imposing to the neighbouring property which is at a lower ground level contrary to the same planning policy.

21/01197/FUL, Giardinelli, Pensham, Pershore, WR10 3HB, Change of use to visitor accommodation (self catering holiday let) AMENDED v2

No objection to the principle of a holiday let, but we note the recent Highways Objection and therefore support refusal.

152. Approvals and Refusals

21/00877/HP, 54 Holloway, Pershore, WR10 1HP, Retrospective application for the construction of a single storey outbuilding

APPROVED

21/00879/FUL & 21/00880/LB, The Pickled Plum, 135 High Street, Pershore, WR10 1EQ, Alterations to extend the external tiled covered area by one bay 3.6 x 2.4 m to provide additional covered external seating

APPROVED

19/01718/FUL, Land To The West Of Station Road Including Land To The North And West Of, The Ford House, Station Road, Pershore, Full planning application for the erection of 196 dwellings accessed off Station Road, public open space, drainage and associated works.

APPROVED

21/00226/LB, Wool Barn, 30A Bridge Street, Pershore, WR10 1AT, Repair and Repaint Window Frames (retrospective).

REFUSED (due to the Conservation Officer objecting to the colour)

20/01096/FUL, Land South Of, The Willows, Station Road, Pershore, Detailed application to remove the footpath on the northern boundary of the site, due to levels, as approved under reserved matters, application 16/01122/REM

APPROVED

21/00974/LB, Exton House, 21 Bridge Street, Pershore, WR10 1AJ, Re-building collapsed garden wall

APPROVED

21/01214/HP, Barn At, Sandilands Plant Nursery, Pensham, Pershore, Installation of 2 air source heat pumps; 1 to be installed at each property

APPROVED

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21/01529/HP, 19 Pensham Hill, Pensham, Pershore, WR10 3HA, Rear Extension (conservatory)

APPROVED

21/00622/FUL, Woodland Adj To Holt Cottage, Allesborough Hill, Pershore, Formation of new vehicular access and off road parking facility associated with the maintenance of the site (Retrospective)

AMENDED

APPROVED

153. Planning Applications

21/01823/ADV

Land To The West Of Station Road Including Land To The North And West Of, The Ford House, Station Road, Pershore

Display as Advertisements as follows: 2x Stack signs in a V-formation, 2x Flagpoles & Flags, 6x Flags, 5x Leaderboards and 1x Cricketboard in order to advertise the residential development as approved as part of 19/01718/FUL (Retrospective)

Decision: - No objection but members would like to include a time limit of advertisements of 18 months

21/01525/HP

3 Goodleigh Hill, Pershore, WR10 3HE

First floor modifications, gable, and dormer addition to existing dwelling

Decision: - No objection

21/01967/HP

28 Fulbert Road, Pershore, WR10 1LR

Erection of single storey side extension

Decision: - No objection

21/01768/FUL Associated Ref 21/01769/LB

123 High Street, Pershore, WR10 1EQ

Conversion of existing outbuilding, into holiday let facilities and conversion of existing single garage into garden room.

Decision: - No objection

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21/01822/FUL

Land To The West Of Station Road Including Land To The North And West Of, The Ford House, Station Road, Pershore

Detailed planning application for the erection of a Temporary Sales Cabin on land relating to previously approved application 19/01718/FUL

Decision: - No objection providing a condition is included that the temporary sales cabin cannot be made into a dwelling.

154. Terms of Reference

In line with the decision made at full Council in July, members were asked to consider if they wished to recommend any changes to their Terms of Reference to the Council Reform Working Group.

It was proposed by Cllr Wood, seconded by Cllr Hemming and RESOLVED that it be recommended to the Council Reform Working Group that the Planning Committee Terms of Reference is amended to include "Urgent, non-contentious applications may be delegated to **four** members of the committee, **and if necessary, these decisions can be made by email**, but such decisions to be reported at the next available planning committee meeting together with the names of the members making that decision."

155. Future Meetings

The Deputy Clerk advised members that now the Covid-19 restrictions had been lifted, the Planning Committee must meet face to face to discuss applications, other than those non-contentious applications being delegated to certain members in line with their Terms of Reference.

It was proposed by Cllr Hemming, seconded by Cllr Wood and RESOLVED that the committee revert back to meeting at 19:00pm prior to full Council on a monthly basis, unless a special meeting is called, or an earlier start is necessary.

156. 20/02517/FUL – Land at Almonry Close - amended

Land at Almonry Close, Pershore

Demolition of 1-35 Almonry Close, 11 & 12 Betjeman Close and redundant buildings on site, erection of 55 no. one and two bedroom 'later living' apartments and associated communal facilities, amenity spaces, access and car parking and new pedestrian access through the site.

Decision: Members wish to reiterate their previous two comments with the addition of: - Members wish to recommend any decision on this application is delayed until after an essential public consultation has occurred. A public consultation is necessary as this is a prime site, situated near a grade 1 listed building, adjacent to a conservations area. As previously mentioned, members feel as though the height of the proposed building is detrimental to neighbouring properties and there are insufficient car parking provisions.

