

17.02.22

PERSHORE TOWN COUNCIL

PLANNING COMMITTEE

17th February 2022

Minutes of a meeting of the **Planning Committee** of Pershore Town Council held on 17th February 2022 at 19:00pm at the Town Hall, 34 High Street, Pershore, WR10 1DS.

Present: - Cllr R Grantham
Cllr J Hemming
Cllr J Palfrey
Cllr Parsons
Cllr C Tucker (late arrival)
Cllr M Winfield
Cllr V Wood

Items referred by members of the public

There were none.

168. Apologies

Cllr Turier's apologies were accepted as she was away.

169. Declarations of Interest

There were none.

170. Minutes

It was proposed by Cllr Wood, seconded by Cllr Hemming and RESOLVED that the minutes of the meeting held on 21st October 2021 be signed as a true and accurate record of the proceedings.

171. Matters of report from the Minutes

There were none.

172. Planning Applications considered under delegated authority

21/01769/LB Associated Ref 21/01768/FUL, 123 High Street, Pershore, WR10 1EQ, Replacement windows and internal alterations to facilitate the conversion of existing outbuilding into holiday let

*No objection
VW, LT, JH*

21/02563/HP, 10 Hanson Way, Pershore, WR10 1QW, First floor extension over existing footprint, new porch roof and internal alterations

17.02.22

*No objection
VW, RG, LT*

21/02316/LB Assoc Ref: 21/02315/FUL, 23 High Street, Pershore, WR10 1AA, Internal alterations to facilitate the conversion of former TSB Offices into 2 self-contained flats at lower ground floor, first floor and second floor.

*No objection
VW, RG, LT*

21/02649/HP Assoc Ref: 21/02650/LB, Wool Barn, 30B Bridge Street, Pershore, WR10 1AT, Replacement windows

*No objection
CP, RG, VW*

21/02717/LB Assoc Ref 21/02968/FUL, 51 High Street, Internal alterations to facilitate change of use of part retail unit to residential (retrospective)

*No objection
CT, VW, RG*

21/02570/LB, 9 Royal Arcade, Broad Street, Pershore, WR10 1AG, minor internal alterations

*No objection
RG, LT, VW*

21/02811/FUL, Pensham Hill House, 1 Pensham Hill, Pensham, Pershore, WR10 3HA, Creation of wildlife pond and ancillary works including bund

*No objection
RG, LT, VW*

21/02723/FUL, Judo Club Hall, Priest Lane, Pershore, WR10 1EB, Proposed retention of former Judo Club building, and the construction of two additional storeys to contain 8 one- and two-bedroom apartments (to facilitate the future retention of the community asset)

Objection. Members feel that this application is an overdevelopment of the site due to the height and mass of the building. It is not in keeping with the street scene and the surrounding conservation area. Members feel that there is a lack of privacy for the nearby neighbours and potential loss of light in Little Priest Lane. Members are concerned about the absence of parking provisions, given that the majority of Priest Lane is permit parking only. The flats themselves appear to be very cramped with no provisions made for emergency exit, no lifts and no green open space provided for resident's use. Members are concerned that the plan impinges on the asset of community value and compromises its future use.

ALL

21/02840/HP, Properties 15 and 17 Worcester Road, Pershore, Conversion of two bungalows into one dwelling with single and two storey extensions

Objection. Members feel this is an overdevelopment of two existing properties, and incompatible with the existing street scene due to 1 storey properties either side of the proposed development. This would also mean a loss of two bungalows in Pershore, of which there is a great shortage.

CP, CT, VW

17.02.22

21/02961/FUL Assoc Ref: 21/02962/LB, Angel Hotel, 9 High Street, Pershore, WR10 1AF, Proposed café bar for the Angel Hotel

*No objection
RG, CP, VW*

21/02911/HP, 44 Station Road, Pershore, WR10 1NN, Dropped Kerb

Objection.

Members feel that a new access on this busy road would produce new traffic hazards and should be resisted. There is a significant drop in levels from the pavement into the garden, so any access is likely to be unsafe and may not be practical. Members feel that as there is access to the rear into the rear garden, this should be pursued instead.

CT, LT, MW

21/02829/HP, 127C Farleigh Road, Pershore, WR10 1JX, Hipped roof porch to front of the dwelling

*No objection
RG, CP, LT*

21/01763/FUL, Stocken House, Besford Bridge, Besford, Pershore, WR10 2AD, Erection of 2 log style cabins for use as holiday lets

*No objection
RG, LT, CP*

22/00091/HP, 155 Farleigh Road, Pershore, WR10 1JX, Detached garage (retrospective)

*No objection
LT, RG, CP*

W/22/00164/HP, 2 Pensham Hill, Pensham, Pershore, WR10 3HA, Creation of new private driveway off existing access

*No objection
CP, RG, VW*

173. Approvals and Refusals

21/02095/S106 – Land to the West of Station Road including Land to the North and West of, The Ford House, Station Road, Pershore, Application under Section 106A of the Town and Country Planning Act 1990 to modify the requirements relating to legal agreement dated 25.06.2021 associated with planning permission ref no 19/01718/FUL.

APPLICATION WITHDRAWN BY APPLICANT 02.11.21

21/01896/HP, 9 Holloway Drive, Pershore, WR10 1JL, Removal of conservatory and erection of single storey rear extension

APPROVED

21/01270/FUL, Bomford Barn, Besford Bridge, Besford, Pershore, WR10 2GQ, Erection of garage adjacent to house approved under 20/00318/FUL

APPROVED

17.02.22

21/02033/LB, Preston House, Defford Road, Pershore, WR10 1JE, Replacement downpipe and guttering to rear aspect of Abbey Place and Preston House and replacement of boiler and flue in Preston House

APPROVED

21/02026/LB, The Little Cottage, 6 Broad Street, Pershore, WR10 1AY, Internal alterations, refurbishment and renovations. Replacement guttering

APPROVED

21/02172/FUL, Properties Abbey View and Tower View, Pensham, Pershore, Installation of solar panels and associated roof works

APPROVED

21/02132/HP, 17 Appletree Road, Pershore, WR10 1ER, 2 storey side and rear extension

APPROVED

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

APPROVED

21/01768/FUL, Assoc 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 with terrace area, installation of an air source heat pump with associated fencing

APPROVED

21/01525/HP, 3 Goodleigh Hill, Pershore, WR10 3HE, First floor modifications, gable and dormer addition to existing dwelling

APPROVED

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

APPROVED

21/01679/HP, Hillview, Goodleigh Hill, Pershore, WR10 3HE, Loft conversion with dormer, replacement porch, replacement extension and change of facing materials

APPROVED

21/02316/LB Assoc Ref: 21/02315/FUL, 23 High Street, Pershore, WR10 1AA, Internal alterations to facilitate the conversion of former TSB Offices into 2 self-contained flats at lower ground floor, first floor and second floor.

APPLICATION WITHDRAWN BY APPLICANT 23.12.21

21/02563/HP, 10 Hanson Way, Pershore, WR10 1QW, First floor extension over existing footprint, new porch roof and internal alterations

APPROVED

17.02.22

21/02723/FUL, Judo Club Hall, Priest Lane, Pershore, WR10 1EB, Proposed retention of former Judo Club building, and the construction of two additional storeys to contain 8 one- and two-bedroom apartments (to facilitate the future retention of the community asset)

APPLICATION WITHDRAWN BY APPLICANT 12.01.22

21/02649/HP Assoc Ref: 21/02650/LB, Wool Barn, 30B Bridge Street, Pershore, WR10 1AT, Replacement windows

APPROVED

21/02911/HP, 44 Station Road, Pershore, WR10 1NN, Dropped Kerb

APPLICATION WITHDRAWN BY APPLICANT 02.02.22

174. Planning Applications

W/22/00116/HP

9 Old School Close, Pershore WR10 1RG

Proposed single storey side extension, garage conversion with two dormer windows and a raised ridge height

Decision: - No objection

W/22/00248/S106

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

Application under section 106A of the Town and Country Planning Act 1990 to discharge the requirements relating to legal agreement dated 25th June 2021 associated with planning permission reference 19/01718/FUL

Decision: - No objection

175. EV Charging

Cllr Grantham expressed his concerns at the lack of infrastructure in Pershore for EV charging points at each household. He advised members that he had had conversations with representatives at Western Power who had advised him that when 8% of vehicles in the UK are powered by electric, the UK would run out of electricity supply.

It was proposed by Cllr Grantham, seconded by Cllr Parsons and RESOLVED that the Planning Committee include the need for developers to install EV charging points at all new dwellings when submitting their comments.

17.02.22

176. Items for future agenda

There were none.

177. Items for information

There were none.

There being no further business the meeting closed at 19:11pm

Signed..... Date
Chairman