

19.05.22

## PERSHORE TOWN COUNCIL

### PLANNING COMMITTEE

19<sup>th</sup> May 2022

Minutes of a meeting of the **Planning Committee** of Pershore Town Council held on 19<sup>th</sup> May 2022 at 18:45pm at the Town Hall, 34 High Street, Pershore, WR10 1DS.

Present: - Cllr C Tucker  
Cllr R Grantham  
Cllr C Parsons  
Cllr M Winfield

There were 3 members of the public present.

#### **Items referred by members of the public**

There were none at this point of the meeting, however Cllr Tucker advised members of the public that he would invite them to speak at the time of debating agenda item 9 – Land at Holloway, which he advised he would bring forward to just after the Council formal business.

#### **196. Election of Chairman**

Cllr Winfield nominated, and Cllr Grantham seconded Cllr Tucker to remain as chairman for the ensuing year. As there were no other nominations, Cllr Tucker was duly elected as chair.

#### **197. Election of Vice Chairman**

Cllr Tucker nominated, and Cllr Parsons seconded Cllr Grantham as Vice Chairman for the ensuing year. As there were no other nominations, Cllr Grantham was duly elected as vice chair.

#### **198. Apologies**

Cllr Boatright tendered his apologies due to a prior engagement and Cllr Turier tendered her apologies as she was away.

Members noted Cllr Hemming may arrive late due to a prior engagement.

#### **199. Declarations of Interest**

Cllr Parsons requested that it was noted that whilst he didn't have an interest in planning application W/22/00658/FUL he lived in the immediate area.

Cllr Winfield declared an interest in W/22/00705/HP as they were friends.

#### **200. Planning Applications**

Due to time constraints, Cllr Tucker brought planning application W/22/00658/FUL forward to this point in the agenda.

19.05.22

W/22/00658/FUL

Land At, Holloway, Pershore

Erection of 28 dwellings as part of an Entry-Level Exception Site, a new access, drainage, landscaping and other associated works

Decision:

Objection.

Members feel as though there is inadequate information to support a full planning permission application on this site. Whilst members feel that there is a severe shortage of affordable housing in Pershore, so a further 28 as in this proposal is to be welcomed, there are a number of issues that remain unresolved.

The application makes no reference to the need for the access off Holloway to accommodate proposed development to the south of the site which is in the SWDP preferred option sites identified in 2019. This will greatly outnumber the 28 units proposed here. The application does not demonstrate how the junction with Holloway will be designed to take the likely level of traffic into account.

The Flood Risk Assessment and drainage strategy proposes a “detention basin” to attenuate surface water runoff. This is shown in the northeast corner of the site, adjacent to an existing property and with a top level 1-2 m above existing ground level. It therefore represents a potential flood risk to that and other properties, if overtopped. The basin is not detailed within the submitted documents so its design cannot be assessed. Drainage from the site would enter an existing surface water sewer in Holloway, leading to the system in Three Springs Road which is subject to surcharge and flooding in extreme rainfall. No assessment has been presented to indicate that this situation will not be worsened. Further development proposed under the SWDPR Preferred Options south of the site would likely need to drain through this site and would further add to pressure on the existing SWS system.

The application fails to show the differing ground levels which would leave some dwellings significantly higher than others thus overlooking neighbouring properties, new and old.

Whilst the application is a significant improvement on the previous one, it is noted that there are a number of trees to be retained, and members feel that in their experience this has not been the case on previous applications in the town. Members would like more information on any tree protection orders which may be in place on the site.

Members also require more information on the parking provisions of the site. It is now legislation that all new build properties require an electric vehicle charging point upon construction, however there is no detail in the application as to whether these will be included.

Members feel that until further, more detailed information is provided on this application, they would recommend refusal.

19.05.22

At this point of the meeting Cllr Tucker left due to another engagement.

The committee was no longer quorate, therefore the meeting closed at 19:12pm.

Signed.....  
Chairman

Date .....