

Droitwich Spa Town Council

MINUTES of the meeting of the **PLANNING COMMITTEE** held in the Council Chamber at St Richards House on Monday 5 December 2022 at 6.00 pm.

PRESENT:

Councillor GR Brookes – Chairman
Councillor Mrs C Bowden
Councillor Mrs JM Chaudry
Councillor Mrs K Fellows
Councillor J Grady
Councillor RP Hopkins
Councillor G Duffy (Ex officio)

NON-MEMBERS PRESENT: Councillors E Bowden, AH Laird, RJ Morris, WT Moy, CM Murray & AM Sinton.

APOLOGIES FOR ABSENCE: Councillors DM Craigie & A Humphries

PUBLIC QUESTIONS:

Mr Mike Meredith attended at 5.45pm to read out the following question. This had been notified to the Town Clerk by email during the morning, duly acknowledged and then circulated to all Town Councillors by 1pm to accord with protocol for public questions and speaking.

“Question for the Town Council meeting tonight (Mon 5th Dec 2022):

Relating to the SWDP, Will the Council object or support opposition to the inclusion of the Hanbury Road (Hadzor area) in the proposed SWDP?

Reasons for this could include, but not be restricted to the inclusion of the Hadzor site was not properly consulted on as it wasn't included in earlier stages of the SWDP Review process.

The area was previously shown as ruled out.

It is also beyond the M5 which will set precedent for further expansion across open countryside.

Windfall sites including Tagwell Road, Hampton Lovett, Chateau Impney compensate for the omission of Hadzor.

Additionally the overall number of planned houses across the SWDPP exceeds those required.

The Scale of the development and issues relating to infrastructure have not been properly considered”.

The Chairman thanked Mr Meredith for his question and comments before explaining that the SWDP Review draft response was an item tabled for this Planning Committee Meeting (Agenda Item 6). The Chairman updated that the recommended final response would then be referred and considered as part of the Full Town Council Meeting scheduled for 12 December 2022, for ratification prior to submission by the final deadline date for responses (13th December 2022). Mr Meredith was advised that he was welcome to stay and observe the Planning Committee meeting from 6.00pm this evening and that a written copy of the final resolved DSTC response would be provided for him – following Full Council resolution for submission at the meeting of 12th December 2022. The Clerk confirmed that he had contact details provided by Mr Meredith.

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187. DECLARATIONS OF INTEREST

There were none.

188. MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 7 NOVEMBER 2022.

RESOLVED That the Minutes of the Meeting of the Planning Committee held on 7 November 2022 be confirmed as a correct record and signed by the Chairman.

189. PLANNING APPLICATIONS

For the application schedule all decisions were voted unanimously by the Committee Members.

RESOLVED That the comments of the Planning Committee upon the planning applications received from Wychavon District Council, appended as a schedule to these Minutes, be approved.

190. AMENDED PLANNING APPLICATIONS

There were none

RESOLVED That the information be noted.

191. DECISIONS OF THE LOCAL PLANNING AUTHORITY

- a Approval Notices: Wychavon District Council, the Local Planning Authority, has issued 4 approval notices since the last Town Council Planning Committee Meeting on 7 November 2022. All 4 of these did accord with the recommendations from the Town Council Planning Committee *[for information]*.
- b Refusal Notices: Wychavon District Council, the Local Planning Authority, has issued no refusal notices since the last Town Council Planning Committee Meeting which took place on 7 November 2022 *[for information]*.

RESOLVED That the information be noted

192. SOUTH WORCESTERSHIRE DEVELOPMENT PLAN REVIEW

South Worcestershire Development Plan Review – Following publication of the draft proposals for the SWDP Review in September 2022 – An open public meeting for the Consultation (Regulation 19) including a questions & answers session took place at the Community Hall on 21st November 2022. The Town Council now has an opportunity to consider a corporate opinion response within the allocated period for comments up to 13th December 2022.

Please Note that the Regulation 19 Public Consultation specifically requests comments only on whether or not the Plan is considered to be Sound and Legally Compliant. Only comments on soundness and legal compliance are likely to be conserved by the Inspector.

For the Plan to be considered sound it must meet four tests – positively prepared, justified, effective and consistent with national policy. In addition to the four tests for soundness the Plan must meet two legal obligations – legal compliance and duty to cooperate.

Full definitions and online guidance for the Regulation 19 Publication responses are presented on the website www.swdevelopmentplan.org and in the Summary Document Brochure (November 2022- Page 10).

An outline and suggested draft for the DSTC comments was attached with the Agenda papers for consideration. This is presented in the prescribed format and includes points raised from the 21st November 2022 presentation & public forum.

The following online link information for the Review and the proposals was originally circulated to all DSTC Elected Members on 27 September 2022.

<https://committee.worcester.gov.uk/ieListDocuments.aspx?Cid=399&Mid=5268>

The Town Clerk updated that three additional reference documents had been provided through Wychavon District Council Planning Department during Friday 2nd December 2022 and earlier today (5.12), which cover and help interpret some of the infrastructure provision and technical considerations made for the SWDPR proposals. The information is relevant within the context of several of the points and concerns raised by residents at the public open forum meeting held on 21st November 2022 at the Community Hall. The source reference documents received were explained to be as follows and the information is readily available through the SWDP website portal.

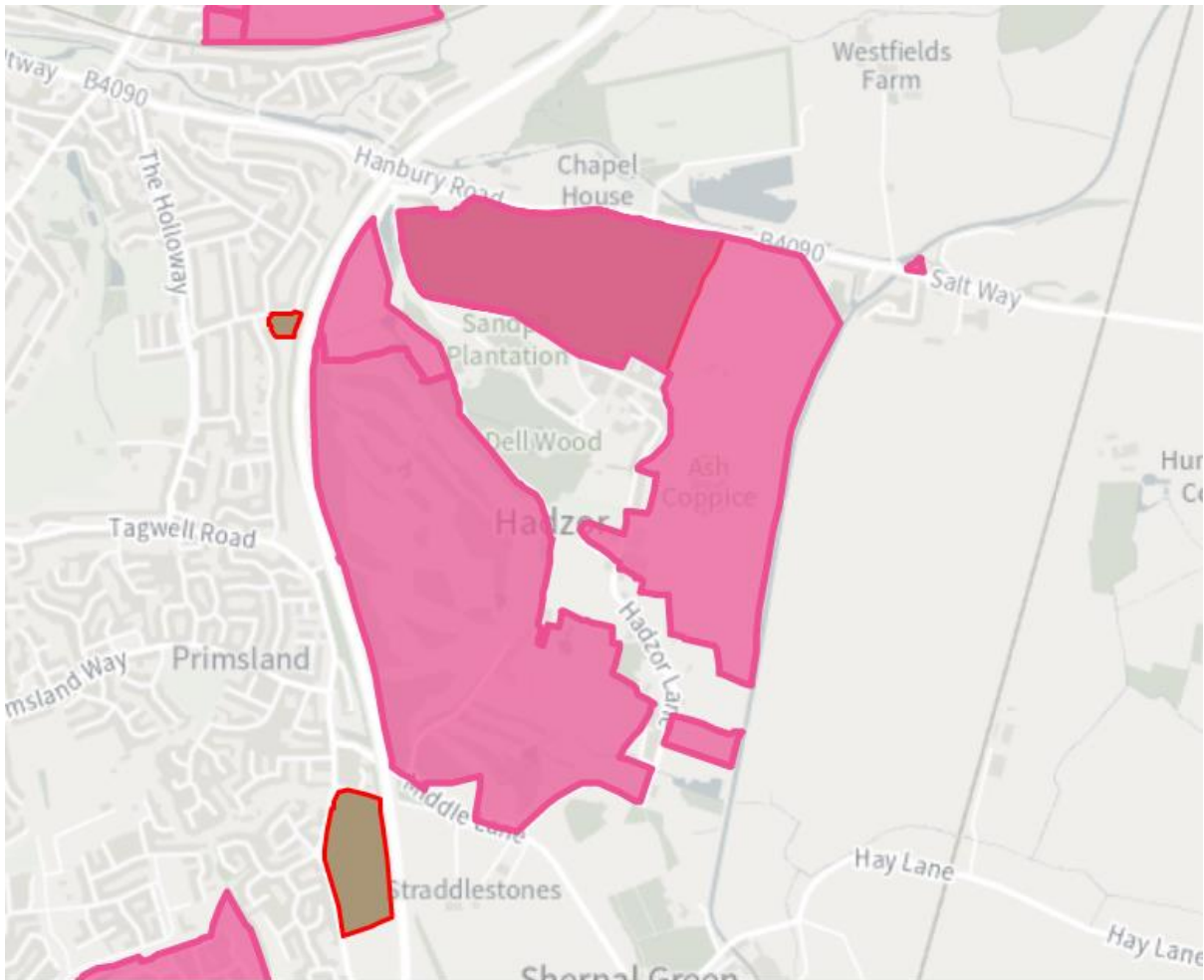
- (a) SWDPR Infrastructure Delivery Plan – Droitwich Spa Requirements/ SWDPR 57- Land at Hanbury Road, Droitwich Spa.
- (b) Droitwich Spa – Extracts from the South Worcestershire Infrastructure Delivery Plan 2022(IDP) DATED 2.12.2022
- (c) Annex 1 – Infrastructure Table in conjunction with Policy SWDP 7 ,Infrastructure

Councillor J Grady expressed concerns that the Hanbury Road (Hadzor) site allocation had not been suitably consulted with residents and as such an opinion was put forward towards registering a possible Legal Challenge for the reason of compliance.

The Town Clerk referenced the following extract from the document - SWDPR Infrastructure Delivery Plan – Droitwich Spa Requirements/ SWDPR 57- Land at Hanbury Road, Droitwich Spa.

- And the consideration that the explanation qualified the consultation process steps undertaken, which in turn did not present the option for a legal challenge over the matter. Councillor RJ Morris and the Chairman acknowledged this point.

“The allocation is shown in the darker colour on the map below taken from the Interactive Policies Map on the SWDPR Reg 19 consultation webpage. The site lies outside of Droitwich Spa in the parish of Hadzor, covered by Saleway Parish Council. The site was submitted as part of the SWDPR Preferred Options Reg 18, as a formal representation to the consultation that was undertaken in November 2019. It was put forward as an ‘omission’ site for 600 dwellings by Ainscough Strategic Land on behalf of the landowner. The larger site was also submitted to the SHELAA at the same time, covering the area to the south of Hanbury Road and abutting the Worcester and Birmingham Canal.



The site is in accordance with the overall strategy of the Plan as it is in a sustainable location being in close proximity to Droitwich Town Centre and near a railway station. The allocation is required along with other allocations which have been added later in the process, to meet the overall plan requirement. The plan process is an iterative process, and as further evidence is added through the process, and sites are proposed or lost, or site capacities are reassessed due to for example further evidence coming to light, then the best overall strategy for the Plan has to be reassessed in order for the Plan to be found sound. This is the case of the Hanbury Road site.

There is no requirement in the planning regulations to consult further on changes to the Reg 18 Preferred Options unless there are major modifications, e.g., a change to the overall housing requirement, development strategy or removal/inclusion of a strategic site. The proposed allocation at Hanbury Road fits the development strategy outlined in SWPR 03, that in addition to the strategic sites, i.e. the new settlements direct development to the sustainable main towns in the plan area and given Droitwich Spa has a rail station this further supports the allocation in this location”.

In general discussion various matters covering infrastructure provision, Section 106 funding, traffic levels and youth recreational land were raised and noted. The Town Clerk confirmed that he would prepare a final draft response including the additional points ready for final consideration at Full Council on 12th December. The Chairman proposed the following motion,

“We have the suggested draft comments for DSTC in front of us – A number of additional points have been raised. I therefore propose from the Chair that we should ask the Town Clerk to incorporate the additional points raised this evening and then recommend the amended draft to Full Council for approval on 12th December 2022”.

RESOLVED That the Town Clerk incorporate the additional points raised this evening and then recommend the amended draft for the SWDPR response to Full Council for approval on 12th December 2022.

193. NOTIFICATION OF PLANNING APPEAL

Wychavon District Council notified on 17 November 2022 that the following Planning Application is subject to appeal from 9 September 2022- Reference W/22/00201/OUT described as “ Outline planning application for the erection of up to 102 dwellings , new vehicular and pedestrian access and associated works . All matters reserved except for access”. Location – Land at (OS 8894 6544), Kidderminster Road, Hampton Lovett [*details attached with agenda for information*].

-----RESOLVED That the information be noted

194. VAS CELVESTUNE WAY/ BOWER HILL – DROITWICH SPA

VAS – Celvestune Way/ Bower Hill, Droitwich Spa.- Pursuant to draft minute reference 173 of the Planning Committee meeting held on 7th November 2022, the order for the new VAS is now confirmed. The new equipment is expected within the next few weeks and will be installed as soon as possible when received. Insurance will be arranged as part of the normal provision for asset acquisitions. The Town Clerk updated that the VAS had been commissioned on Thursday morning 1st December 2022 and was working to good effect at the location.

RESOLVED That the information be noted

195. WORCESTERSHIRE COUNTY COUNCIL

Worcestershire County Council -Road Traffic Regulation Act 1984 (as amended). First Notice of Temporary Road Closure for U41544 St Andrews Street, Droitwich Spa. The section of closure is between the junctions of U41539 Victoria Square and U41531 Friar Street for the reason to enable installation work by Full Fibre. Anticipated duration is 1 day on 5 December 2022 [*Notice and location map attached with Agenda for information*].

RESOLVED That the information be noted

196. WORCESTERSHIRE COUNTY COUNCIL

Worcestershire County Council – Road Traffic Regulation Act 1984, Section 14(2) (as amended). Notice of Closure of part of the Droitwich Spa Footpath DW - 508 as an emergency measure. The closure section is between Holly Close U41455 and OS Grid Reference 9032 6148 (Raven Gardens). The reason for the closure is to enable groundworks and landscaping to proceed safely on an adjacent housing development site. The provision is for a maximum duration of 21 days from the date of the Notice (10 November 2022) [*Notice and location map attached with Agenda for information*].

RESOLVED That the information be noted

197. WORCESTERSHIRE COUNTY COUNCIL

Worcestershire County Council – Road Traffic Regulation Act 1984 (as amended). First Notice of Temporary Closure Order for Foot Path Closure – Link Footpath Number F40876 Park Way (Canal Footbridge), Westacre, Droitwich Spa. The section from the junction with Link Footpath F40088 Droitwich Canal Bridleway 580(A) to the junction of Bridleway 579(A). The closure is to enable bridge replacement works by WCC. Anticipated duration is 74 days commencing 3 January 2023 [*Notice and location map attached with Agenda for information*].

RESOLVED That the information be noted

The meeting closed at 6.48 pm.

Chairman of Committee

16 January 2023

Chairman of Council

12 December 2022

