

Droitwich Spa Town Council

MINUTES of the meeting of the PLANNING COMMITTEE held in the Council Chamber, St Richards House, Victoria Square, Droitwich Spa, on Monday 6 July 2015 at 6.00pm.

PRESENT: Councillor R E Murphy (Chairman)
Councillor R G Beale (Ex-officio)
Councillor Ms J H Bolton (Vice-Chairman)
Councillor G R Brookes
Councillor Mrs A Hawkins
Councillor A Humphries
Councillor Mrs M A Lawley
Councillor R J Morris
Councillor T J Noyes

NON-MEMBERS PRESENT: Councillors S Best, Mrs C A Bowden, Mrs S Harris, A H Laird, A Roberts and A M Sinton.

APOLOGIES FOR ABSENCE: There were none.

PUBLIC QUESTIONS – None.

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61 DECLARATIONS OF INTEREST

No Declarations of Interest were made.

62 MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 1 JUNE 2015

RESOLVED That the Minutes of the Meeting of the Planning Committee held on 1 June 2015 be confirmed as a correct record and signed by the Chairman.

63 PLANNING APPLICATIONS

Arising from consideration of Planning Application W/15/01418/RM – Application for reserved matters following outline planning permission reference W/11/01073/OU for appearance, landscaping, layout and scale for 250 dwellings (Phase 1) including areas of open space, Land North of Pulley Lane and, Newland Lane, Newland, Droitwich Spa, the Committee noted that this application had been granted in outline on appeal.

Councillor R J Morris advised that the details of the reserved matters application were considered by Mr Neil Pearce, Development Manager (North) at Wychavon District Council to require amendment.

It was proposed by Councillor R J Morris and seconded by Councillor Mrs M A Lawley that Wychavon District Council, the Local Planning Authority, be advised that this Council objects to Planning Application W/15/01418/RM as it considered that:

- the proposed widening of Pulley Lane and the traffic arrangements for Newland Lane would be inadequate for the amount of traffic proposed and that there had not been enough consideration given to emergency vehicle access;
- the siting of the play areas required amendment;
- and further that the District Council’s Planning Officers needed to look critically at the layout, design and height of the dwellings, particularly those to be sited in the locality of the Water Tower.

Also, that in view of the extensive development proposed for Droitwich Spa, four public meetings be set up to take place during the Autumn, each to be held separately with the four main public bodies concerned with the additional development, being

- Worcestershire County Council as Highway Authority;
 - Worcestershire County Council as Education Authority;
 - Clinical Commissioning Group NHS (CCG) for Health;
 - Environment Agency and Severn Trent Water for flooding and drainage issues;
- and with other agencies such as Police and Fire Services being invited to attend. The aim of these meetings was to review the plans for the area and to ensure that the infrastructure was in place to support all the development proposed.

Upon being put to the vote the motion was declared carried.

RESOLVED

1. That this Council objects to Planning Application W/15/01418/RM as it considered that:

- the proposed widening of Pulley Lane and the traffic arrangements for Newland Lane would be inadequate for the amount of traffic proposed and that there had not been enough consideration given to emergency vehicle access;
- the siting of the play areas required amendment;
- and further that the District Council’s Planning Officers needed to look critically at the layout, design and height of the dwellings, particularly those to be sited in the locality of the Water Tower.

2. That in view of the extensive development proposed for Droitwich Spa, four public meetings be set up to take place during the Autumn, each to be held separately with the four main public bodies concerned with the additional development, being

- Worcestershire County Council as Highway Authority;
- Worcestershire County Council as Education Authority;
- Clinical Commissioning Group NHS (CCG) for Health;
- Environment Agency and Severn Trent Water for flooding and drainage issues;

and with other agencies such as Police and Fire Services being invited to attend. The aim of these meetings was to review the plans for the area and to ensure that the infrastructure was in place to support all the development proposed.

3. 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.

64 AMENDED PLANNING APPLICATIONS

There were none.

65 DECISIONS OF THE LOCAL PLANNING AUTHORITY

Wychavon District Council, the Local Planning Authority, had issued five approval notices, all of which accorded with the recommendations of the Town Council. No refusal notices had been issued.

The Committee noted that Planning Application W/15/00297/PN and Associated Ref W/15/00298/LB – Retrospective side and rear ground floor orangery - Amendment to the approved listed building consent, reference W/13/02350/LB, to include a change in the external finish and materials and a change to the shape and design of the orangery, installation of 3no freestanding air conditioning units at St Andrews House Hotel, St Andrews Drive, Droitwich Spa, WR9 8AL had been withdrawn by the Applicant on 27 May 2015.

An Appeal Notification had been received reference W/14/02009/PN & Planning Inspectorate Ref: APP/H1840/W/15/3028136 - Start Date: 01/06/2015 Appellant(s) Name: Mr & Mrs Wright Proposal: Erection of detached dwelling. Site at: Land adjacent to, 22 Petersfield Drive.

66 WORCESTERSHIRE COUNTY COUNCIL – COPCUT RISE/LANE DEVELOPMENT A38 ROMAN WAY PROPOSED NATIONAL SPEED LIMIT - TRAFFIC REGULATION ORDERS

[This item was considered at the meeting as a matter of urgency, given the timescale for comments to be received. Mrs Barbara Meddings, Vice-Chairman of Hindlip, Martin Hussingtree & Salwarpe Parish Council was also in attendance at the meeting.]

The Committee reviewed following drawings in relation to the above proposals:-

- 2014-296-001 – Proposed Speed Limit Traffic Regulation Order
- NTH2114/01/1200 – Site Access Traffic Signs and Road Markings

In conjunction with the Copcut Lane Development a package of Traffic Regulation Order (speed limits) proposals had been developed by Worcestershire County Council for consideration by 29 July 2015.

The Committee noted that the new site access on Roman Way was to be lit by a new system of street lighting, it was therefore necessary to process a national speed limit order over the extents. The elements of The Road Traffic Regulation Act 1984 had also been applied and utilised in the development of these Traffic Regulation Orders.

Mrs Meddings addressed the Committee with the concerns of the Hindlip, Martin Hussingtree and Salwarpe Parish Council as follows:

- Reference should be to ‘Copcut Rise’ development rather than Copcut Lane.

- The new roundabout should be shown on both plans
- The distances were relatively short from the commencement of the speed limit before and after the new roundabout.
- Traffic travelling from the A38 Copcut will be travelling and the national speed limit of 60 mph. Drivers entering onto the existing large island (The Ridings) would be travelling at variable speeds and would require some distance to reduce speed to enter the Roman Way 30 mph restriction zone. It was envisaged that traffic exiting from the Copcut Rise site or travelling on Roman Way would expect oncoming vehicles to have reduced speed to 30 mph but in reality might still be reducing speed from 60 mph.
- Therefore the Martin Hussingtree and Salwarpe Parish Council wished to see the 30 mph restriction zone to be extended to commence at the A38 Copcut Junction.
- Redrow/Barberry developers were required to implement a two-lane signalised junction at the A38/Pulley Lane junction prior to the commencement of any development. It was conditional that construction and site operatives' traffic could only use this junction for development activities at Yew Tree Hill. Traffic will have stopped at the new traffic lights and and continue at 30 mph around the large island, all the existing feeder roads onto this island (Celvestune Way, Worcester Road B4090 and Addeyes Way were all 30 mph but the large island remained at the national limit of 60 mph.
- At the northern end of Roman Way, at the Ombersley slip-roads, if the 30 mph limit was extended then the traffic speed would be controlled as it entered onto Roman Way.
- There was a proliferation of back-to-back speed signage due to the 30 mph restriction zone on Roman Way and the national speed limit of 60 mph around the large island (signs T15 and T16). There were a number of lighting columns along Roman Way and it was not statutory for the excessive amount of column lights and it was considered that not all were necessary.

Mrs Meddings was thanked for advising upon Hindlip, Martin Hussingtree & Salwarpe Parish Council's deliberations in this matter.

Councillor R J Morris advised that there was a very strong argument for only light industrial use in the proposed business/industrial area within the Copcut Rise development.

It was therefore proposed by Councillor R J Morris, seconded by Councillor G R Brookes, and

RESOLVED That the views of Hindlip, Martin Hussingtree & Salwarpe Parish Council as now reported above be supported and advised to the Highways Authority, with the additional request that light industrial use only in the proposed business/industrial area within the Copcut Rise development be suggested to limit the number of Heavy Goods Vehicles in the locality.

The meeting ended at 6.42pm.

Chairman of Committee
03 August 2015

Chairman of Council
28 September 2015