

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 13 October 2014 at 6.00pm.

PRESENT: Councillor R E Murphy (Chairman)
Councillor T J Noyes (Vice-Chairman)
Councillor G R Brookes (Ex-officio)
Councillor Mrs P E Davey
Councillor E Harwood
Councillor K J Jennings
Councillor Mrs M A Lawley

NON-MEMBERS PRESENT: Councillor R G Beale

APOLOGIES FOR ABSENCE: Councillor R J Morris (committee member) also Councillors M C J Barratt, Mrs G Noyes, A M Sinton and Mrs E A Taft.

PUBLIC QUESTIONS

Mr H Hamilton, 3 St Augustines Close – Re: Planning Application W/14/01733/CU – Greyfort Hotels Ltd: Use of Chateau Impney grounds for no more than 14 days in any one calendar year for motor car/cycle hill climb events, including temporary associated structures such as marquees, signs and stands, camera towers and race control unit

“Whilst on the face of it the above planning application looks to be plausible and welcome I would ask that the Town Planning Committee object to this planning application on the basis of noise pollution and the near proximity of residential housing.

- This proposed inaugural hill climb event for 200 cars / motor bikes would be held over two days, Saturday and Sunday, in the middle of summer. It is anticipated that there would be 400 timed runs each day i.e. 800 timed runs over the two days concerned.*
- It is proposed that the event will commence at 8am on each day and finish at 6pm. A total of 10 hours a day – thus creating 20 hours of noise pollution, and environmental pollution, to be suffered and endured by local residents who will be unable to relax or enjoy their gardens over that weekend.*
- The application itself refers to the noise that will be generated “The temporary use will impact the surrounding area with increased noise levels and vehicular traffic” and goes on to refer to the engine noise of the competition vehicles and the outdoor PA system that will operate continuously over the two days. The 110 db (A) level being set for the cars is an extremely loud noise level (the level for car and motorcycle test and race events at Brands Hatch is 108 db (A)).*
- The application refers to three properties only to the southerly boundary and makes no reference to the other surrounding residential properties situated at Dodderhill Road, St Augustine’s Close, St Augustine’s Drive, Bromsgrove Road, Crutch Lane, Church Road, Pridzor, Woodfields and Swan Drive etc. whose residents will all be detrimentally affected by noise nuisance.*
- In 2008/2010 local residents had a major problem with a small number of motor cycle scramblers at Hill End on land immediately adjacent to the Chateau land and the now*

proposed hill climb track. The noise generated was atrocious and was stressful for surrounding local residents. It was only with the involvement and assistance of Wychavon District Council's enforcement officer and the environmental health officer that this noise nuisance was eventually stopped; we do not want to go through that again. The noise travelled and the trees did act as barrier to stopping the noise from carrying to surrounding residential properties which would be exactly the same in this case.

- *I attach a map showing the close proximity of residential housing to the Chateau.[circulated at the meeting]*
- *A further concern is that this inaugural event could set a precedent for future such events.*
- *The applicant refers to a possible 10,000 spectators attending but no traffic management plan is shown on the website.*

I would ask that this planning application be rejected for the reasons given in order to protect the amenities of the local residents who also have the right to the quiet enjoyment of their homes. Hill climbs are great fun for both competitors and spectators but should be held in the country side and away from towns."

The Chairman thanked Mr Hamilton for his comments and advised that the matter would be considered early on the agenda to facilitate attendance at the time when Members would deliberate the application.

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129 DECLARATIONS OF INTEREST

The following declarations of interest were made in Agenda Item 4(a) Planning Applications:

- Councillor Mrs P E Davey – W/14/01733/CU, Greyfort Hotels Ltd – prejudicial interest inasmuch as she was negotiating arrangements for a Valentines Ball; Councillor T J Noyes also declared an interest in this item as he has spoken to the Applicant previously;
- Councillor G R Brookes – W/14/02084/PP, Mrs T Scott-Walker – inasmuch as his wife owned property in the vicinity;
- Councillor T J Noyes – W/14/01955/LUE, Mrs S Cassey – this declaration was made just prior to consideration of the application and withdrawn subsequently subject to the exact location being noted.

130 MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 8 SEPTEMBER 2014

RESOLVED That the Minutes of the Meeting of the Planning Committee held on 8 September 2014 be confirmed as a correct record and signed by the Chairman.

131 PLANNING APPLICATIONS

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.

132 AMENDED PLANNING APPLICATIONS

There were none.

133 DECISIONS OF THE LOCAL PLANNING AUTHORITY

It was noted that Wychavon District Council, the Local Planning Authority, had issued eight approval notices, all of which had accorded with the recommendations of the Town Council. No refusal notices had been issued.

134 SAINSBURY'S LOCAL , WORCESTER ROAD

Councillor Brookes, Mayor and Councillor T J Noyes had met with Ms Caroline Huett, Convenience Town Planning Manager from Sainsbury's Property concerning the Sainsbury's Petrol Filling Station and Convenience Store, Worcester Road, to discuss planning and neighbour issues relating to our PFS Local on Worcester Road, Droitwich. The Committee welcomed the response received. Councillor Brookes confirmed that there had been another complaint from a neighbour regarding the refuse collection vehicle and that Wychavon District Council advised that this was not an enforcement matter. Councillor Mrs P E Davey referred to problems caused by daytime deliveries but it was noted that this occurred with all garages and once the BP garage development was completed the situation would hopefully ease.

RESOLVED

1. That the response from Sainsbury's be welcomed and a timescale sought for the implementation of the mitigating measures proposed.
2. That the Local Residents contacted by Councillor Brookes be advised accordingly.
3. That Councillor Brookes, Mayor and Local Ward Member, be congratulated formally upon his tenacity in this regard.

135 SOUTH WORCESTERSHIRE DEVELOPMENT PLAN (SWDP) – CONSULTATION

The Committee was advised that on 30 September 2014 the three South Worcestershire Councils considered a range of proposals for the SWDP in response to the interim conclusions of the Inspector which suggested that 28,400 homes were required in South Worcestershire by 2030 instead of the 23,200 originally proposed.

South Worcs OAHN 2006 – 2030 as recommended by the Local Plan Inspector	
Malvern Hills District	8,590 dwellings
Worcester City	9,830 dwellings
Wychavon District	9,950 dwellings
South Worcestershire Total	28,370 dwellings

The SWDP Consultation started on 16 September and was due to end on 28 October.

Councillor Jennings advised that there were no proposals for additional sites in Droitwich Spa although it was noted that the vast majority of the housing would be accommodated by the two sites at Yew Tree Hill in Droitwich Spa and Honeybourne Airfield. In response to a question from Councillor E Harwood he also advised that the Pipe Supports site had not

been allocated for housing as the Environment Agency had given it a Flood Zone 3 rating, also that the Baxenden Chemicals site was contaminated land and zoned for industrial use.

RESOLVED That the latest updates to the South Worcestershire Development Plan be welcomed and recommended for progression at the earliest opportunity.

136 WORCESTERSHIRE COUNTY COUNCIL – DROITWICH SPA PUBLIC REALM ENHANCEMENT AND NETWORK IMPROVEMENTS

The Town Council's formal response to the above-mentioned survey/initial consultation document published by the County Council had been requested. At the request of the Mayor, the Chairman reported with his 'Nine Consultation Notes' upon the public meeting held on 7 October 2014 as follows:

1. *A request for ideas and proposals. Emphasised this is a consultation exercise. Nothing is pre-planned. This is an opportunity to benefit the town.*
2. *Various options for the High Street. Observations.*
3. *A high degree of optimism amongst the traders. All in favour of no significant change.*
4. *Strongly opposed to pedestrianising, not even on Saturdays only. Frequent references to a previous 8-year period when the High Street was pedestrianised and became a ghost town.*
5. *Variations of traffic and parking considerations. Free parking of 45 minutes to continue.*
6. *Much opposition to narrowing the entrance to the High Street at the Bullocks Cafe end. Some confusion.*
7. *Much discussion to the "triangle" end.*
8. *No support for converting traffic flows to two ways where now there is single lane and one-way. It was recognised parking slots would be lost. Inadequate opportunity for coach parking.*
9. *Chairman advocated raised bollards at Bullocks Cafe end to facilitate temporary closure of the High Street.*

Councillor Mrs P E Davey stressed the role of the County Officers at this early stage of the consultation. Councillor K Jennings advised that the Town Council should give its initial comments upon the initial consultation. It was noted that individual responses were welcomed.

The suggested responses to be made by the Town Council to the County Council's Consultation Document were considered. Councillor Brookes submitted a plan of suggested changes to the traffic flow and Councillor Mrs Davey referred to Mr David Terry's report upon suggested improvements to accommodate cyclists in the Town.

Following a full debate when individual councillors referred several issues, scenarios and incidents in the Town, it was

RESOLVED 1) That Worcestershire County Council be thanked for its very welcome investment in the Town and for undertaking the consultation upon the Public Realm and Network Improvements, and be advised that the Town Council:
a) does not support full pedestrianisation of High Street;

- b) requests a Vehicle Weight Restriction Order for High Street;
- c) wishes to see improvements to the Town Centre Infrastructure for incorporation at a later stage in the project, particularly in High Street, these to accommodate the staging of events such as Salt Fest and it is suggested that a financial contribution from the Town Council be sought;
- d) does not rule out at this initial stage any proposals concerning highways traffic flows etc.

2) That Severn Trent Water be invited to attend a future meeting of the Town Council’s Planning Committee when the proposals are being drawn up but in the meantime be advised that the Town Council wishes to see liaison and a close working partnership at a very early stage in this project.

137 URGENT ITEM FROM THE CHAIRMAN – MOSAIC MURAL

The Chairman sought support from the Committee for the following letter to be sent to Mr Mark Fielding, Property Manager, Optic Asset Management regarding repairs to the Mural:

“Installed on a wall in Droitwich Shopping Centre a property owned by your company is a piece of artwork which is treasured and admired by residents and visitors to the town. This is a frieze of mosaics which depict the historic buildings of Droitwich. The work is installed on a frame 13 ft 6ins x 6 ft. I attach a photograph. The mosaics were installed during the 1970s and are now suffering deterioration. Repairs are required urgently if these mosaics are to be saved and preserved. The company who installed the work during the 1970’s have quoted £4,000 to remove the mosaics and reset and repair them in their workshop in Somerset. Is your company prepared to defray this expenditure? On behalf of Droitwich Town Council we look forward to a favourable response.”

Councillor Brookes commended the Chairman upon his initiative.

RESOLVED That the letter be sent forthwith.

The meeting ended at 7.28pm.

Chairman of Committee
10 November 2014

Chairman of Council
15 December 2014