

Droitwich Spa Town Council

MINUTES of the meeting of the **PLANNING COMMITTEE** held at the Community Hall on Monday 6 December 2021 at 6.15pm.

PRESENT: Councillor G Duffy – Chairman
Councillor Mrs C Bowden
Councillor GR Brookes
Councillor J Grady
Councillor RP Hopkins

NON-MEMBERS PRESENT: Councillors, E Bowden, Mrs J Chaudry, DM Craigie, AH Laird, CM Murray & RJ Morris.

APOLOGIES FOR ABSENCE: Councillors RG Beale, Mrs K Fellows, A Humphries, WT Moy (Ex-officio) & AM Sinton.

PUBLIC QUESTIONS: None received.

Within the open public participation session commencing at 5.20pm the following two presentations were received by Elected Members present. No members of the public attended.

1. Mr Matt Smith representing Full Fibre Limited – updating and taking questions on the delivery of fibre optic broadband to residential properties in Droitwich Spa.
2. Mr Johnny Kidney representing Sulis Public Affairs Ltd accompanied by Jen Towers and Tim Plagerson representing Redrow – updating and taking questions on the proposed development – Land between Pulley Lane & Newland Road, Droitwich Spa .This development proposal is the scheduled planning application 21/02562/FUL – described as “Land opposite Yew Tree Hill Farm, Newland Road , Droitwich Spa – Demolition of outbuilding and the development of 56 dwellings , public open space and associated infrastructure “ and is included on the schedule for consideration at the Planning Committee Meeting following the presentation.

Councillor RP Hopkins later questioned through the Planning Committee Chairman whether the Planning presentation should have been convened as a public access Zoom forum for the reason that the connected application was for more than 20 new residential properties. The Town Clerk replied that the legislation for Council Zoom meetings was no longer in place from May 2021. The presentation had been facilitated with & delivered this evening in person by the representatives within a public access open session, before the commencement of formal scheduled meetings. The agendas including full details of the public open session and notifying the presentations had been published and in the public domain, including on websites and notice boards from 29 November 2021. The Town Clerk had analysed & summarised the 17 public consultation responses (confirmed on the WDC portal as at 6.12.2021) for application 21/02562/FUL through the Chairman during the ensuing Planning Committee meeting later in the evening, to support under consideration for the Town Council consultation response. No members of the public attended the open presentation session, question time or the Planning Committee Meeting on 6.12.2021.

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176. DECLARATIONS OF INTEREST – None received.

177. MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 8 NOVEMBER 2021.

RESOLVED That the Minutes of the Meeting of the Planning Committee held on 8 November 2021 be confirmed as a correct record and signed by the Chairman.

178. PLANNING APPLICATIONS

For the application schedule all decisions were voted unanimously by the Committee Members present with the exception of case reference 21/02562/FUL - Land opposite Yew Tree Hill Farm, Newland Road, Droitwich Spa – Demolition of outbuilding and the development of 56 dwellings, public open space and associated infrastructure for which there was one abstention.

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.

179. DECISIONS OF THE LOCAL PLANNING AUTHORITY

- a Approval Notices: Wychavon District Council, the Local Planning Authority, has issued 1 approval notice since the last Town Council Planning Committee meeting which took place on 8 November 2021. This did accord with the recommendations for approval by the Town Council Planning Committee *[for information]*.
- b Refusal Notices: No refusal notices have been issued by Wychavon District Council during the elapsed period since the last Town Council Planning Committee meeting on 8 November 2021 *[for information]*.
- c Amended Planning Application. No amended planning applications have been received by Wychavon District Council during the elapsed period since the last Town Council Planning Committee meeting on 8 November 2021 *[for information]*.

RESOLVED That the information be noted

180. WYCHAVON DISTRICT COUNCIL - Withdrawal of planning application. WDC notified on 12 November 2021 that application reference 21/00745/FUL (new dwelling at 2 Spa Road, Droitwich Spa, WR9 8RG) has been withdrawn by the applicant *[details attached with agenda for information]*.

RESOLVED That the information be noted

181. WORCESTERSHIRE COUNTY COUNCIL - Road Traffic Regulation Act 1984 (as amended). 5 Day Notice Road Closure for Charles Henry Road, Droitwich Spa. For the section from the junction with U41520 Rose Avenue to U41521 Elizabeth Avenue for 1 day from 4 November 2021 to enable tree maintenance works *[location plan & details attached for information]*.

The Town Clerk updated that these arboreal works had been completed as outlined.

RESOLVED That the information be noted

The meeting closed at 7.05 pm.

Chairman of Committee
17 January 2022

Chairman of Council
13 December 2021

Droitwich Spa Town Council Planning Applications
Monday 6 December 2021

| APPLICATION NUMBER | LOCATION | DESCRIPTION OF PROPOSAL | APPLICANT | RECOMMENDATION TO WDC |
|--------------------|--|--|-------------------------|---|
| 21/02518/HP | 20 Grosvenor Way, Droitwich Spa, WR9 7SR | Erection of single storey rear extension. | Mr & Mrs J Hopwell | To recommend support with the request that the Planning Officer engages with the immediate neighbour (in person or in writing) to help interpret and take forward the documented concerns from their consultation response. |
| 21/02537/FUL | 32 Trent Close, Droitwich Spa , WR9 8TL | Erection of new dwelling | Mr J Neville | To recommend support provided the concerns of the immediate neighbour and WCC Highways regarding car parking spaces provision are satisfactorily addressed. |
| 21/02562/FUL | Land opposite Yew Tree Hill Farm, Newland Road, Droitwich Spa | Demolition of outbuildings and the development of 56 dwellings, public open space and associated infrastructure. | Redrow Homes Limited | To recommend approval provided that all of the following conditions are given suitable consideration. 1. A full construction phases access statement for the site considering impact on the neighbouring community with designated routes and roads to be considered for HGV/construction traffic. 2. A connectivity plan for the proposed development with the Town and existing networks (cycles, |

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| | | | | <p>pedestrians and public transport).</p> <p>3. Consideration towards Highways improvements and enhanced safety measures for the existing local infrastructure- including speed limit reviews for Pulley Lane & Tagwell Road, road widening options, improved road markings and advanced warning signage- especially on the narrower local rural approach roads and corners.</p> <p>4. An ecology plan for preservation of the surrounding natural environment.</p> <p>5. Consideration for a community facility on the wider estate to help support local amenities – including youth recreation al activities and a Centre for hosting NHS/GP</p> |

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| 21/02603/RM | Land opposite Yew Tree Hill Farm, Newland Road, Droitwich Spa | Reserved matters application for 7 new dwellings following outline approval 20/01641/OUT to include details of appearance, access, layout and scale. | Build 1 | Support – Recommend approval |
| 21/01872/FUL | 47 Vines Lane, Droitwich Spa, WR9 8LU | Erection of 4 no dwellings and demolition of existing buildings (a store, function room, open front bars and outside kitchen). | Mr Nick Groves | Support – Recommend approval |
| 21/02631/FUL | 4 High Street, Droitwich Spa, WR9 8EW | Change of use to ground floor restaurant and works to create 3 no residential apartments at first and second floors. | Mr R Rafiq | Recommend approval provided that the measures raised by Worcestershire Regulatory Services are fully adhered to and that suitable consideration is made towards enhancing & preservation of the Heritage aspect and features of the building. |
| 21/02632/LB Associated Ref 21/02631/FUL | 4 High Street, Droitwich Spa, WR9 8EW | Change of use to ground floor restaurant and works to create 3 no residential apartments at first and second floors. | Mr R Rafiq | Recommend approval provided that the measures raised by Worcestershire Regulatory Services are fully adhered to and that suitable consideration is made towards enhancing & preservation |
| | | | | /Health presence for residents. |

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| 21/02683/RM | Corner Mead, Newland Lane, Droitwich Spa, WR9 7JH | Application for reserved matters for landscaping, layout and scale pursuant to outline planning permission 19/01679/OUT- erection of up to 9 self - build dwellings as approved under 20/02866/RM- variation of condition 1. | Mr John Peterson | Support – Recommend approval |
| 21/02684/RM | Corner Mead, Newland Lane, Droitwich Spa, WR9 7JH | Application for reserved matters for appearance of plot 4 following outline approval ref 19/01679/OUT - erection of up to 9 self - build dwellings | Mr Ian Osborn | Support – Recommend approval |
| 21/02685/RM | Corner Mead, Newland Lane, Droitwich Spa, WR9 7JH | Application for reserved matters for appearance of plot 6 following outline approval ref 19/01679/OUT - erection of up to 9 self - build dwellings | Mr Darren Ballinger | Support – Recommend approval |
| 21/02686/RM | Corner Mead, Newland Lane, Droitwich Spa, WR9 7JH | Application for reserved matters for appearance of plot 2 following outline approval ref 19/01679/OUT - erection of up to 9 self - build dwellings | Mr John Peterson | Support – Recommend approval |
| | | | | of the Heritage aspect and features of the building |

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|--------------------|--|---|--------------|---|
| 21/02380/FUL | Land adjacent Clover Patch, 7 Pridzor Road, Droitwich Spa. | New Agricultural building to provide shelter for sheep during extreme weather and to provide storage for feed and agricultural machinery. | Mr J Garbett | Recommend approval provided that the measures put forward by Worcestershire Regulatory Services are fully adhered to. |
| 21/02477/HP | 27 Hawford Place, Droitwich Spa, WR9 8NG | Ground Floor side extension and installation of gate | Mrs Mills | Support – Recommend approval |