

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 7 December 2015 at 6.00pm.

PRESENT: Councillor R E Murphy (Chairman)
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 Mrs C A Bowden, L Evans, A H Laird, A Roberts and Mrs K Tomalin.

APOLOGIES FOR ABSENCE: Councillors R G Beale (Ex-officio committee member), also Councillors S Best, Mrs S Harris and A M Sinton

PUBLIC QUESTIONS – Appended.

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164 DECLARATIONS OF INTEREST

Councillor T J Noyes declared an interest in Agenda Item 4(a) Planning Applications – W/15/02616/PP inasmuch as the applicant was a former work colleague.

165 MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 9 NOVEMBER 2015

RESOLVED That the Minutes of the Meeting of the Planning Committee held on 9 November 2015 be confirmed as a correct record and signed by the Chairman.

166 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.

167 AMENDED 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.

168 PRIDZOR CLOSE – DEVELOPMENT OF GARAGE SITE: APPEAL REF APP/H1840/W/15/3010669 & W/14/02610/P – GARAGE BLOCK, PRIDZOR ROAD WR9 8LH – FORTIS LIVING

Pursuant to Minute No 97, Planning Committee meeting 14 September 2015, and Minute No 131 Planning Committee meeting 12 October 2015, and Minute No 148 Planning Committee meeting 9 November 2015 an update had been received from Mr S J Dudley, Managing Director SJD Architects & Developments Ltd on behalf of Fortis Housing. He had advised that a meeting with Mrs V Stone, Planning Officer at Wychavon District Council was to be held on 9 December to discuss proposals. The results of that meeting were awaited.

RESOLVED That the report be noted.

169 STREET NAMING AND NUMBERING – PERSIMMON HOMES SOUTH MIDLANDS: DEVELOPMENT AT YEW TREE FARM

The Committee considered the relevant Notes, Preferred Suffixes and Plan, together with suggestions from the Developers, annotated with comments from the Wychavon District Council Officer and noted that it had been requested to select at least 20 suitable street names to cover this development and also the Redrow development so that the consultation process can be undertaken and an address and postcode for the new properties obtained.

The Town Clerk circulated a list of the suggestions received to date which far exceeded the requirement. The Committee noted that early notification of street names would be required by the developers for the new residents.

RESOLVED That Councillors Ms J Bolton, G R Brookes, A Humphries and T J Noyes select a short list of street names for consideration by Council at its meeting on 14 December 2015.

170 DECISIONS OF THE LOCAL PLANNING AUTHORITY

Wychavon District Council, the Local Planning Authority, had issued three approval notices, only two of which accorded with the recommendations of the Town Council. Two refusal notices had been issued which accorded with the Town Council's recommendation thereon.

The Committee received notification of Withdrawal of Planning Application Ref W/15/01813/OU – Redrow Homes Midlands: Outline Planning permission for the development of up to 500 dwellings - Variation of condition 4 of planning permission W/11/01073/OU in relation to approved drawings to enable revised road widening details in relation to Pulley Lane - Land North of Pulley Lane and, Newland Lane, Newland, Droitwich Spa. The application was withdrawn by the Applicant on 9 November 2015. The Committee noted that revised plans had been submitted to Wychavon District Council and arrangements had been made for a special public viewing of these plans to take place on Tuesday 15 December 2015 from 4pm to 7pm in the Council Chamber at St Richard's House. Outline planning permission at Yew Tree Hill for residential development and

associated works was granted after an appeal in January and February 2014 and the revised reserved matters application focuses on the scale, appearance, general layout and landscaping of the Redrow Homes part of the development.

The following Planning Applications had also been withdrawn:

- W/15/02397/OU - Mr Harrison: Erection of 3 bedroom bungalow to the rear of 41 Hanbury Road, Droitwich Spa, WR9 8PP. Withdrawn by the Applicant on 23 November 2015.
- W/15/02506/PP – Mr M Owen: Two-storey side extension, single storey rear extension. 2 Wensleydale, Droitwich Spa WR9 8PF. Withdrawn by the Applicant on 24 November 2015.

The Committee was advised that Wychavon District Council had now approved its new Street Collections Policy. However, some future collections had been approved already for implementation prior to the new Policy.

171 WORCESTERSHIRE COUNTY COUNCIL– ROAD TRAFFIC REGULATION ACT 1984 (AS AMENDED) (C2076 TAGWELL ROAD, DROITWICH) (30 MPH SPEED LIMIT) ORDER 2015

The details were noted, the Committee having supported the making of the Order at its meeting on 9 November 2015 (*Minute No 152 refers*).

The meeting ended at 6.31pm.

Chairman of Committee
18 January 2016

Chairman of Council
14 December 2015

Planning Committee 7 December 2015 - Public Questions

PLANNING APPLICATION REF NO W/15/02255/PN: DEMOLITION OF GARAGES AND ERECTION OF 6 AFFORDABLE HOUSES ON BOWER HILL

Haydn I Lloyd, 11 The Butts, Chawson

1. Following the public consultation exercise on 18 June I sent an e-mail on 19 June 2015 to both Andrew Warner and the architect Stuart J Dudley raising a number of issues and concerns. In response I hold an e-mail from Stuart J Dudley dated 19 June 2015 which said we would be kept up to date on progress - this didn't materialise instead the developers have moved on to the formal planning application stage without consulting/liasing with us further!

2. Although the reduction of proposed dwellings from 8 to 6 is appreciated I think more than 23 parking spaces could be made available by reducing the size of the generous gardens which as has been said are well in excess of Wychavon District Council guidance!

3. A survey of some residents in June revealed 43 parked cars at Lower Butts car park, which is twice the number of the allocated spaces! The photos of the garage blocks with some cars parked at page 6 of "02 - Assessment - Context & Existing Landscape Features (of the "DESIGN & ACCESS STATEMENT" however are misleading as the photos seem to be taken outside peak times!

4. Access & parking by our garage & number 13 – because of the position of the garages to get a car in you have to go 3 garages back (estimated 3 metres) in distance to position the car to go in. What I have seen on the plans would make it difficult, if not impossible, to drive my car into my garage! In the plans there are 2 car spaces for houses 1 & 2 .Difficulties would arise if a resident has a large van which he uses and parks overnight, as I have found in the past this to be the case. What restriction could be made on residents of these new houses to park only in their designated spaces? In practice some may have 2 vehicles-one may even be large van-if they have 2 cars or more per family and/or have visitors it is likely they will use our existing parking spaces-unless dedicated parking spaces are made with the numbers of the property being marked prominently on it eg Reserved for occupant at 11 The Butts? When the number of parked cars exceeds 23 what is to stop them parking on Bower Hill, obstructing emergency vehicles etc? The garages are too small for many modern cars and vans.

5. A number of residents, particularly those that live in the Butts bungalows and no doubt elsewhere on estate, have mobility issues and they need their cars to be relatively near. A minimum of 5 of these residents use the communal parking spaces. Taxi Drivers have commented that it is already difficult coming in and out of Bower Hill. Ice and snow increases the access problems considerably and we are all very concerned about access for essential vehicles such as ambulances, fire engines, quite apart from taxis, delivery, removal vans etc. This would only get worse and of course with other new housing developments in the town Celvestune Way and Old Coach Road will become increasingly very busy. There are already only 3 main arteries to this estate eg Bower Hill and Padgewell Hill, with people already parking on these roads and the verges.

6. Road danger – This has been raised in the past relating to the stretch of road coming down Celvestune Way (past Blake Avenue) down to Bower Hill. The speed these cars come down and will become more hazardous for people crossing the road as volume will increase with new tenants and also as a result of some people taking this route from new developments eg Salwarpe. Highways' needs to re-examine the possibility of "sleeping policemen" being placed on the road.

7. We are concerned about privacy .These new houses would be directly in front of us. Would have been preferable for houses to be front facing or even better bungalows instead?!

8. We feel that parking and access issues would have a very detrimental effect and could cause considerable disharmony in community relations.

Julian Chaytor, 20 Camp Hill WR9 8SL

I live at 20 Camp Hill and will be directly affected by the loss of car parking spaces, view and upheaval if this work goes forward. We were promised by Fortis at the last review of the plans where we met with the architects that they would take into consideration the residents objections, resubmit altered plans and we would be able to have another review. This has not happened. I would like to put several points across:

* Car parking spaces are very limited already. 4 adults live in our house, each with a car (we rent a garage for one), as we all work in different towns and leave at different times. This is the case for many households in the area. We already have to park on the road, grass verges and behind our properties at weekends. The photos submitted by Fortis showing an empty car park were taken during the day when everyone is at work. One neighbour counted over 100 cars parked between the 3 car parks up Bower Hill. If we don't have space to park anywhere we've parked in the top car park and have had threatening notes put on our cars. When the weather is icy or snows, many people can't get their cars up Bower Hill to the top car park so they park on the bottom car park. There are a lot of elderly people on the estate that require carers and nurses up to 3 times a day. These people already have to park in dangerous places such as opposite car park entrances and near the junction. Ambulances can't get anywhere near the houses as it is, having to block garage doors. There was some talk by the architect of creating some extra designated parking spaces at the back of Nos 20, 22 and 24 Camp Hill, but this is not on the plans.

*Celvestune Way is already a very busy road, and with the new estate being built at Copcut will become a rat run to the schools and town centre. Nobody takes any notice of their speed when coming down the hill, and there have been several deaths of pedestrians over the years. I myself have witnessed a car losing control and just missing the bus stop across the road and ending up on the bank by the railway line due to excessive speed. It is hard enough when pulling out of Bower Hill to turn right as it is, especially in a van with no side window view.

*The plans show that the houses' back gardens will be facing in towards the existing houses and gardens on Camp Hill, namely Nos 14, 16, 18 and 20. Loss of privacy is a big concern. One of the reasons we bought our house was because we weren't overlooked at the back, and now we will be.

*One resident has measured the amount of room needed to come out of his integrated garage when cars are parked along his fence (as they always are) and needs 9.75m. This will put him in the garden of one of the new houses.

* On a personal note as it directly affects my property, the garages that are attached to Nos 18 and 20 Camp Hill - if they are demolished, what will it be replaced with? Wall or fencing? We have a greenhouse directly behind the wall that needs to be considered. There is no mention of this in the plans.

Please can you pass on these objections to the Town Council when they have their next meeting as they need to be addressed. It seems to be a massive upheaval and forced compromise for many people who have lived here for over 20 years just for the sake of 6 houses.

Mrs Sonia Dutton, 20 Camp Hill WR9 8SL

With reference to the above application, some 7 residents who are directly affected attended a short meeting in order to discuss the above application. I have been asked to respond with comments within 21 days from the date of the letter 6th Nov. and receipt on the 12th (1 week gone out of the 3)! I would be grateful if this email could be distributed amongst all Councillors whether they be on the Planning Committee or otherwise.

At the last (and only) presentation by Fortis on 18th June we were advised that all our comments would be listened to and that in due course they would arrange for another consultation period to take place. Now we have had notification that the consultation period would end on 28th December '15. However, having looked at the 'revised plans' the only thing that has been changed is that there will now be 6 - not 8 houses built plus 23 parking spaces for both sides of Bower Hill.

Many suggestions that were made at that presentation meeting seem to have been conveniently overlooked,

a) I notice on your latest proposal that you have chosen to use your own pictures taken of the car parks and Bower Hill during the day when they are empty instead of showing ones taken by the residents, at weekends and evenings when cars are parked on the grass verges and close to the junction. The emergency vehicles already experience great difficulty finding somewhere near to park at the moment. Our photo's were far more accurate and realistic.

b) Having been to look at other builds by Fortis, it is very noticeable that these dwellings have been situated 'off road' where they have their own access road and become a cul-de-sac. They have been positioned so as not to overlook or impinge on existing properties. Your proposals have the new builds with their back gardens and fencing backing onto the present houses. As a house owner I purchased this property because it was on the edge of the estate, quiet and not overlooked at the back. Now you are asking people to live back to back. If I had wanted that, then I would not have bought this property.

c) People with integral garages are really going to be struggling - you may think that there is an adequate turning point, but it will only need one car to park anywhere but the designated areas and their 24/7 access will immediately be gone.

d) My property No.20 Camp Hill backs onto where there are two garages, our boundary being a brick wall. This has not been addressed yet, and as there is a greenhouse and shed in situ immediately behind this wall, I shall require this or another wall to be erected in its place.

e) There is no mention about the main Celvestune Way road and the major concerns regarding the speed of traffic coming down the hill from Blake Avenue. For many years, we have been taking our life in our hands turning right out of Bower Hill because of speeding vehicles, particularly from the left. There have been many accidents here over the years involving police, ambulances and on one occasion an air ambulance. With the new build up at the Copcut, this road is going to become considerably worse as cars are going to be using it in order to get their children to one of the three schools situated just off the main road and it will become a rat run to the town centre. No-one has mentioned how we can overcome this!

f) Another big problem we have had every winter, when the snow and ice come, cars turn into Bower Hill and because of the ice, cannot get up the hill to park at the top. We are already fed up with people knocking our doors asking us to help push their vehicles off the junction. Until now, we have had a big car park to push them to. Now where will we put them?

g) No one has given us any indication how long we are going to have to live with all the disruption while the build takes place, and more to the point, where we will be able to put our vehicles while this is going on.

h) We as current residents feel we are losing a lot just so that Fortis can build '6' houses. They are being crammed in on just a bit of waste land. The style and design are nothing like the present properties and will make our properties look shabby and could reduce the value of our properties. To build a sizeable estate with good sized gardens and frontages is one thing, but to just try and

squeeze in 6 houses is nothing short of greed and the profit margin cannot be that great to warrant the stress and upheaval this project will cause. Maybe we would have viewed this in a different light if you had proposed building 4 bungalows perhaps for the elderly people of Droitwich which are very sought after and which don't need big gardens. That would not have impinged on our light or view at all. We may have found this more favourable.

i) I can only foresee frustration, anger and apathy arising out of all this, as they arrive into a new build with their own car parking, storage space etc. whilst the Council and Fortis have ridden rough shod over those who rent their properties, with shoddy repairs being carried out. No so much when it was Festival Housing!!

j) You have talked about the infrastructure of this project but will you be giving better access for all emergency vehicles, carers and nurses that call up to 4 times a day, 7 days a week to the elderly who live here?

As this is very important to all the present residents of Camp Hill, I do hope you will be gracious enough to consider another open consultation with us in order that you can give us further answers to our questions.

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Information from Mr S J Dudley, Managing Director, SJD Architects & Developments Ltd re: Bower Hill

To provide some background, the application site currently consists of a series of garage blocks that provided 25No garages which are now redundant following the pro-active relocation of the garage tenants by the Applicant (Fortis Living).

Prior to submission of the planning application, Fortis Living wrote to the existing tenants and were offered alternative local garaging arrangements (on the same tenancy terms) throughout the immediate area on the Chawson Estate (significant garaging capacity existed locally as there were over 35 vacant garages available) together with an extended notice period given to the garage tenants of 4 weeks (instead of the one week notice period in the tenancy agreement).

Prior to the decanting of any existing garage tenants from the **existing** 25No Garage Block, the tenant make up was as follows:-

7No Garages used by Fortis Tenants

16No Garages used by Private Tenants

1No Garage vacant/void

1No Fortis Tenant had a garage but was technically a Void as no legal rental agreement was in place

Following the decanting of the 25No Bower Hill Garages,-

6No existing garage tenants no longer required garaging and consequently the existing garages become void garages

2No existing garages are existing voids

16No existing garage tenants were re-provided with garages within distances of the former garage units at Bower Hill of approximately 0.1-0.3 mile or 2-5 minute walk.

1 No existing garage tenant awaited for decision if replacement garage required

On this basis it is demonstrated through the careful redistribution/relocation of those existing tenants who wished to retain a garage, all former tenants of the (now redundant) 25No Bower Hill garage complex have been re-provided with local garaging if desired, thus avoiding any displacement of vehicles onto the locality.

Regarding the current Planning Application to Bower Hill, as identified in the Design & Access Statement that forms part of the suite of documents submitted by ourselves for the consideration of planning approval, prior to submission we undertook significant pre-application planning advice with Wychavon DC. The response from the District Council was positive and to this end we organised a public consultation event with local residents and councillors on the 18th June 2015.

Comments were invited from those attending via a questionnaire. Upon analysis of the returned completed questionnaires, the main issue raised was concern regarding a perceived loss of car parking spaces as a result of the redevelopment of the site.

Regarding the perceived loss of car parking spaces, whilst there are in fact no formal agreements in place for the use of the application site(s) as car parking spaces, it is estimated that this parking amounted to approximately 20No cars.

Consequently in order to address this issue, **the proposed scheme was amended to reduce the number of proposed dwellings to 6 (from 8) and provide 23No car parking spaces in addition to the dedicated 6No car parking spaces for the proposed 6No dwellings.** Worcestershire Highways Department have confirmed to us their support for this proposed layout.

The submitted proposal has been conscientiously revised to address the 'Pre-application Advice' dialogue undertaken with the Planning & Highway Officers and the comments raised during the Public Consultation on the 18th June 2015, particularly regarding the perceived loss of car parking spaces, to provide a scheme that provides not only a new attractive gateway into Bower Hill providing 6No much needed new affordable dwellings but also providing off-road parking provision to provide 23 car parking spaces in addition to the dedicated 6No car parking spaces for the proposed 6No dwellings whilst maintaining required separation distances and garden sizes well in excess of Wychavon district Council guidance.

I trust this update assists and demonstrates our sincere approach to amending the proposals to address the feelings of local residents for both schemes.