

# Droitwich Spa Town Council

MINUTES of the meeting of the **PLANNING COMMITTEE** held by Zoom Virtual Format on Monday 8 February 2021 at 6.00pm.

PRESENT: Councillor G Duffy – Chairman  
Councillor RG Beale  
Councillor Mrs C Bowden  
Councillor GR Brookes  
Councillor Mrs K Fellows  
Councillor J Grady  
Councillor RP Hopkins  
Councillor A Humphries  
Councillor WT Moy (Ex officio)

NON-MEMBERS PRESENT: Councillors E Bowden, Mrs JM Chaudry, DM Craigie, NR Griffiths, DJ Morris, RJ Morris, CM Murray & AM Sinton.

The Chairman and the Town Clerk confirmed and advised all participants that the Zoom Meeting was to be recorded for reference purposes.

APOLOGIES FOR ABSENCE: None received

PUBLIC QUESTIONS: None received

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## 224. DECLARATIONS OF INTEREST

Councillor RP Hopkins declared a non- pecuniary interest in application references 20/02623/FUL & 20/02812/LB- former Raven Hotel Site, as a member of the NHP Group given that the applicant was also a Member of the same Group. For the minutes Councillor Hopkins requested that it was noted that he and members of the “opposition party’s” (meaning as Members of the DSTC Planning Committee) would not participate in the discussion or vote for the aforementioned applications on the schedule.

Councillor J Grady declared a non- pecuniary interest in application references 20/02623/FUL & 20/02812/LB- former Raven Hotel Site, stating that he was alleged to be a member of the NHP Group.

Councillor CM Murray (non- member of Committee) declared a non- pecuniary interest in application references 20/02623/FUL & 20/02812/LB- former Raven Hotel Site, as a member of the NHP Group given that the applicant was also a Member of the same Group.

Councillor AM Sinton (non- member of Committee) declared a non- pecuniary interest in general for all the scheduled applications, as a member of the Wychavon District Council, Planning Committee.

Councillor RJ Morris (non- member of Committee) declared a non- pecuniary interest in application references 20/02623/FUL & 20/02812/LB- former Raven Hotel Site as he was a former Chairman of the NHP Group and knew the Agent (a member of the NHP Group) well. Also for application reference 21/00049/HP – 30 Brantwood Road, Droitwich Spa as he knew the applicant through the local football club connections.

Councillor EJ Bowden (non- member of Committee) declared a non- pecuniary interest in general for all the scheduled applications, as a member of the Wychavon District Council, Planning Committee.

Councillor A Humphries declared a non- pecuniary interest in application references 20/02623/FUL & 20/02812/LB- former Raven Hotel Site, as a member of the NHP Group given that the applicant was also a Member of the same Group.

225. MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 11 JANUARY 2021.

RESOLVED That the Minutes of the Meeting of the Planning Committee held on 11 January 2021 be confirmed as a correct record and signed by the Chairman. Meeting held by Zoom facility.

226. 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. To note additional attachment of comments for application references 20/02623/FUL & 20/02812/LB- former Raven Hotel Site.

227. AMENDED PLANNING APPLICATIONS

Three amendments had been received in the elapsed period since the last Committee Meeting on 11 January 2021. *[listed below and full details attached with Agenda]*

1. 20/02717/FUL – Rowan Court, Worcester Road, Droitwich Spa. Replacement of all existing double glazed timber framed windows and doors with UPVC framed double glazed windows.
2. 20/02450/HP – 25 Shirley Road, Droitwich Spa, WR9 8NR. Extension of existing porch and conversion of garage to habitable space.
3. 20/02332/FUL – Wescoe, Newland Lane, Newland, Droitwich Spa, WR9 7JH. Construction of 17 affordable dwellings and associated highways infrastructure.

RESOLVED That the information be noted

228. DECISIONS OF THE LOCAL PLANNING AUTHORITY

- (a) Approval Notices: Wychavon District Council, the Local Planning Authority, has issued 2 approval notices during the elapsed period since the last Town Council Planning Committee meeting which took place on 11 January 2021. Of these both did accord with the recommendations of the Town Council Planning Committee.
- (b) Refusal Notices: No refusal notices had been issued by Wychavon District Council during the elapsed period since the last Town Council Planning Committee meeting on 11 January 2021

RESOLVED That the information be noted

229. NOTIFICATION OF WITHDRAWAL OF PLANNING APPLICATION

Notification of withdrawal of Planning Application. Wychavon District Council have provided a notification dated 6 January 2021 that Application reference 20/02023/HP (Conservatory /porch to front at 2 The Tynning, Droitwich Spa, WR9 8SR) has been withdrawn by the applicant.

RESOLVED That the information be noted

230. WORCESTERSHIRE COUNTY COUNCIL

Worcestershire County Council- Road Traffic Regulation Act 1984(as amended). 5 Day Notice of Road Closure for U41623 Blackfriars Avenue, Droitwich Spa. To enable carriageway repairs between the Saltway B4090 & U41600 Old Coach Road. Anticipated timescale is 5 days commencing 8 March 2021. *[full details attached with Agenda]*

RESOLVED That the information be noted

231. WORCESTERSHIRE COUNTY COUNCIL

Worcestershire County Council- Road Traffic Regulation Act 1984(as amended). Proposal to introduce prohibition of waiting at any time restrictions on the north east side of Blake Avenue , Droitwich Spa and around both junctions with Long Sling. Concerns have been raised regarding obstructive parking which is causing visibility issues. The measures will also help to re-enforce the Highway Code in that vehicles should not park within a prescribed distance of any junction. *[full details attached with Agenda]*

RESOLVED That the information be noted

232. WORCESTERSHIRE COUNTY COUNCIL

Worcestershire County Council- Road Traffic Regulation Act 1984(as amended). First notice of Order for temporary Footpath Closure at Woodman's Rise, Droitwich Spa. To enable footway reconstruction. Anticipated timescales 11 days commencing 2 March 2021. *[full details attached with Agenda]*

RESOLVED That the information be noted

The meeting closed at 6.46 pm.

Chairman of Committee .....  
01 March 2021

Chairman of Council .....  
19 April 2021

**Droitwich Spa Town Council Planning Applications**  
**Monday 08 February 2021**

APPLICATION NUMBER	LOCATION	DESCRIPTION OF PROPOSAL	APPLICANT	RECOMMENDATION TO WDC
20/02754/HP	70 Cockshute Hill, Droitwich Spa, WR9 7QP	Demolition of existing conservatory and the erection of a single storey rear extension.	Luan Kurmeta	To support in principle. Please note concerns expressed by neighbours regarding off street parking provision. Request an assessment and response from WCC Highways regarding the parking concerns.
20/02854/HP	23 Ledwych Gardens, Droitwich Spa, WR9 9LL	Demolition of existing garage and construction of a one and half storey side extension	Mrs Ruth Deller	Support- No objections
20/02824/HP	3 Dodderhill Road, Droitwich Spa, WR9 8QN	Single storey rear extension and rebuild of side extension with new pitched roof.	Mr Mark Winzer	Support - No objections in principle. Please note and interpret the concerns expressed by neighbours.
20/02623/FUL & associated ref 20/02812/LB	Raven Hotel, St Andrews Street , Droitwich Spa , WR9 8DY	Partial demolition of the former Raven Hotel to facilitate the construction of 45 new dwellings, conversion of remaining Raven Hotel buildings to 6 dwellings and associated landscaping, infrastructure and other necessary works.	LPW Development UK Ltd	To support in principle. To update the attached points and following additional comments.  Social Housing Provision- Request that reasonable provision is made for social and affordable housing. It is noted that the development proposals currently make no provision.  Listed Building Protection- Firm assurances are requested with

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20/02812/LB & associated ref 20/02623/FUL	Raven Hotel, St Andrews Street, Droitwich Spa, WR9 8DY	Partial demolition of the former Raven Hotel to facilitate the construction of 45 new dwellings, conversion of remaining Raven Hotel buildings to 6 dwellings and associated landscaping, infrastructure and other necessary works.	LPW Development UK Ltd	<p>regard to the safeguarding for preservation and future use of the listed building component of the development site</p> <p>Landscaping- Assurances are requested regarding the safeguarding and preservation of the prominent cedar tree on the development which is covered by a tree preservation order.</p> <p>Residents of the adjacent Rowen Court have expressed concerns and requested assurances regarding the preservation of the hedge row boundary with the development site.</p> <p>* Additional attachment appended</p>
				<p>To support in principle. To update the attached points and following additional comments.</p> <p>Social Housing Provision- Request that reasonable provision is made for social and affordable housing. It is noted that the development proposals currently make no provision.</p>

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20/02892/FUL Associated reference 20/02891/LB	Chateau Impney Hotel, Impney, Droitwich Spa, WR9 0BN	Installation of automated security gates and posts, along with required electrical equipment on the two tarmac vehicular entrances to the Impney Estate (one entrance is situated off the A38 & the second is situated off the B4065).	Greyfort (Impney Estate) Ltd	Listed Building Protection- Firm assurances are requested with regard to the safeguarding for preservation and future use of the listed building component of the development site  Landscaping- Assurances are requested regarding the safeguarding and preservation of the prominent cedar tree on the development which is covered by a tree preservation order. Residents of the adjacent Rowen Court have expressed concerns and requested assurances regarding the preservation of the hedge row boundary with the development site. * Additional attachment appended  Support- No objections

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20/02855/FUL	30 Lyttelton Road, Droitwich Spa, WR9 7AB	New dwelling.	Mr & Mrs Allen	To recommend refusal for the reason that the concerns regarding access and visibility splays (appended 11.2.20 for original submission 20/00048/HP) do not appear to have been addressed. To also note additional responses & concerns registered regarding the proposed removal of trees and hedging.
21/00049/HP	30 Brantwood Road, Droitwich Spa, WR9 7RR	Single storey side & rear extension.	G Darling	Support- No objections
21/00093/FUL	1 Victoria Square, Droitwich Spa WR9 8DE	Removal of the existing fascia and projecting Barclay's signage and infill of the existing ATM with materials to match existing.	Barclay's Bank Plc	Support- No objections

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20/02912/LB	Reception point, The Heriotts, Worcester Road, Droitwich Spa, WR9 8AA	Installation of sprinkler system and fire safety works	Platform Housing Group.	Support- No objections



### **Saving iconic parts of the buildings that are scheduled for demolition.**

"In order to preserve a significant heritage landmark, the developer is requested to make available free of cost to Droitwich Town Council, the "Raven Hotel" sign and materials from the associated small "hut" structure (presently on the main roof) and other unwanted heritage items as they become available during the demolition process for the Raven Hotel site redevelopment.

The Developer is asked to kindly negotiate arrangements for salvage, recovery and transport of the aforementioned fixtures directly with the Town Clerk as the proposed work schedule proceeds. (The Town Council's contractors are appropriately skilled and would co-operate fully so as not to impede the demolition process.) The Town Council will store this material at its own expense, with a view to arranging to display and reuse these items within the town."

### **Maintaining essential brine pipework.**

"We are aware that the last remaining operational brine well is located in the Tower Hill building immediately adjacent to the development site boundary. A supply pipe from there runs under the development site supplying concentrated brine to the Lido pool and to the private hospital brine baths site at the rear of St Richard's House. DSTC believes it is imperative that the integrity of the pipe is maintained to supply both locations, and that appropriate access for repairs and maintenance is available. In order to prevent legal issues arising once the development is completed and sold off in individual lots, DSTC requests that an appropriate way-leave (at a peppercorn rent) is offered to either WDC or to DSTC so that this vital amenity is retained for future generations."

### **Boundary Retaining wall at the rear of the Tower Hill pump building and alongside Tower Hill road towards the A38.**

"Sections of this wall are presently in a poor state with parts being buttressed with wood. The previous planning applications included the provision to make good this wall. DSTC believe this provision should be carried forward. It would also appear to be in the best interest of the developer's clients purchasing properties in the vicinity that this area is properly re-instated and stabilised."

### **Access from the development site to the High Street.**

"The previous planning applications had included the provision of a walkway (via steps and ramp) to the Tower Hill roadway, allowing pedestrian access to the High Street. The provision of additional housing near to the town centre would increase the customer base for businesses in the High Street which badly need additional trade. Whilst it is appreciated that the Police have suggested reducing access to the site, DSTC believes that has to be balanced against the need to stimulate trade in the area by increasing footfall. Increasing the amount of legitimate pedestrian traffic in the area would have a positive impact on reducing crime. DSTC requests that this access be re-instated as in the previous applications."

### **Provision of access to St Andrews Church Gardens.**

"DSTC notes that the Church has already objected to this provision. DSTC supports this objection and asks that appropriate arrangements are agreed with the church and implemented by the developer. DSTC would like to see that access from the new development to Tower Hill roadway be re-instated as in the previous planning applications and understands that this would be acceptable to the Church."

**Measures to ensure the remaining “Manor House” - i.e. core listed building - is properly preserved for the long term.**

“DSTC is concerned that at this time since it appears from the public meeting that no firm decision has been made by the developer as to the future of this listed building. This is a significant heritage asset which needs to be properly maintained with good public access. DSTC would like to see a suitable planning condition imposed to ensure that the building's future is secured and any needed remedial work is carried out before all the new properties are allowed to be occupied.”

**Landscaping and open spaces within the development.**

“This development is close to the centre of our historic town and will have a major impact on the heritage area. DSTC is concerned that compared with previous plans, there is insufficient landscaped and planted open space within the development. It is appreciated that the developer will reasonably seek to maximise profits to increase the viability of his project, but DSTC feels this needs to be tempered with the requirement to have a development which suitably reflects the area in which it is located. DSTC would like to see an appropriate planning condition imposed to improve the amount of planting more in line with previous successful applications.”

**Historic Building Access.**

“It should be arranged that the Raven Manor house can be open as a public amenity where the public can still experience the historic building. Where possible any historic artefacts, such as the medieval stained-glass panel should be sited there for the public to see. If it is not suitable for artefacts to be sited there, then it is requested that they are transferred to safe keeping and display by the Town Council.”

**Street Scene.**

“It is felt that the street scene proposed does not sufficiently reflect the quirky character of Droitwich as an historic town. The buildings should be in keeping with Droitwich in general and the existing Raven building with black and white and timber buildings, (such as 31 the High Street), mixed with Georgian style.”

**Connectivity.**

“DSTC believe it is important that this development should not be a closed bubble isolating the parts of the town around it. The layout pathways should be modified to provide connectivity across the site between Queen Street and St Andrews Street, and from the centre of the development to the High St (via Tower Hill).”

**Tower Hill Pump Renovation.**

“DSTC asks that a contribution should be made by the developer to enable Tower Hill Pump House to be renovated and developed into a Tourist attraction. This will also enhance the adjacent area of the development itself.”

**Site security.**

“DSTC has concerns with site security, particularly with regard to the listed building which could easily be vandalised or destroyed as it is especially vulnerable and irreplaceable. DSTC requests that as a priority the site has round the clock security whilst work is in progress, to stop trespass and vandalism. The historical Manor building must be additionally safeguarded during any demolition work and until development is complete to ensure it remains intact and original.”