

Droitwich Spa Town Council

MINUTES of the meeting of the **PLANNING COMMITTEE** held at the Community Hall on Monday 28 February 2022 at 6.00pm.

PRESENT:

Councillor G Duffy – Chairman
Councillor Mrs C Bowden
Councillor GR Brookes
Councillor Mrs K Fellows
Councillor J Grady
Councillor RP Hopkins
Councillor WT Moy (Ex- officio)

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

APOLOGIES FOR ABSENCE: Councillors RG Beale, DM Craigie, NR Griffiths, A Humphries & AM Sinton.

PUBLIC QUESTIONS: None received.

oo0000oo

253. DECLARATIONS OF INTEREST

Councillor CM Murray declared a non - pecuniary interest as a Member of the Droitwich Preservation Trust Ltd under Agenda Item 6 (Amended Planning Application for the former Raven Hotel site) for the reason that the Trust have submitted a consultation response for the application. Councillor GR Brookes registered a non – pecuniary interest in Agenda Item 6 (Amended Planning Application for the Raven Hotel site) as a supporter of SOBB’s. Councillor WT Moy registered a non – pecuniary interest in Agenda Item 6 (Amended Planning Application for the Raven Hotel site) as the Chairman of SOBB’s. Councillor RJ Morris registered a non – pecuniary interest in Agenda Item 6 (Amended Planning Application for the Raven Hotel site) for the reason that he knows the owner of the land.

254. MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 7 FEBRUARY 2022.

RESOLVED That the Minutes of the Meeting of the Planning Committee held on 7 February 2022 be confirmed as a correct record and signed by the Chairman.

255. PLANNING APPLICATIONS

For the application schedule all decisions were voted unanimously by the Committee Members present.

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.

256. DECISIONS OF THE LOCAL PLANNING AUTHORITY

- a Approval Notices: Wychavon District Council, the Local Planning Authority, has issued 5 approval notice since the last Town Council Planning Committee meeting which took place on 7 February 2022. All 5 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 17 January 2022 *[for information]*.

RESOLVED That the information be noted

257. AMENDED PLANNING APPLICATION

Notification of additional information/amendment(s) have been received for the following planning applications *[information attached to Agenda]*.

Planning ref 20/02623/FUL & associated ref 20/02812/LB – Partial demolition of the former Raven Hotel to facilitate the construction of 49 new dwellings and the conversion of the remaining Raven Hotel buildings to brine baths and a gin bar on the ground floor and 9 flats on the upper floors with associated landscaping. Infrastructure and other necessary works. The full application details can be viewed using the link,

<https://plan.wychavon.gov.uk/Planning/Display/20/02623/FUL?cuuid=1AB4CB51-E183-44BC-91AA-6436E548BAED>

Wychavon District Council only require comments in writing on the additional information/amendments as described above. It is not necessary to repeat comments that may already have been made in relation to the original planning application as these will be taken into account in the determination of the planning application.

Following general discussion the Committee resolved to reaffirm the original consultation response submitted by the Town Council in February 2021 for this application. This was a detailed recommendation of full support. It was noted that the listed points from the original response had been largely covered within the intervening period and this is evident from the amended application details. The reaffirmed response included the following additional comments,

1. DSTC welcomes and supports the provision for the location of a new Brine Baths facility within the development. It is believed that this would be beneficial to the town by attracting tourism with a resultant spin off to increase trade for local businesses. It is expected that such a provision would be very widely welcomed by residents. There is some concern that the ownership of this specific area should be in some way protected to ensure its future. One solution is for the ownership of the designated Brine Baths area to be transferred either freehold, or on a long lease, to DSTC to manage along with St Richard's House and the Community Hall. It would be appreciated if the developer would work with DSTC to arrive at a suitable solution.”
2. DSTC supports any consideration towards solutions for making the valuable historic wooden beams within the proposed residential apartments section of the development to be made open for public access.

RESOLVED - To submit the following additional consultation response following receipt of the amended planning application details for case reference 20/02623/FUL & Associated reference 20/02812/LB.

To reaffirm the full documented response in support of the application originally submitted by the Town Council in February 2021. To add the following additional comments –

1. “DSTC welcomes and supports the provision for the location of a new Brine Baths facility within the development. It is believed that this would be beneficial to the town by attracting tourism with a resultant spin off to increase trade for local businesses. It is expected that such a provision would be very widely welcomed by residents. There is some concern that the ownership of this specific area should be in some way protected to ensure its future. One solution is for the ownership of the designated Brine Baths area to be transferred either freehold, or on a long lease, to DSTC to manage along with St Richard's House and the Community Hall. It would be appreciated if the developer would work with DSTC to arrive at a suitable solution.”
2. DSTC supports any consideration towards solutions for making the valuable historic wooden beams within the proposed residential apartments section of the development to be made open for public access.”

258. VEHICLE ACTIVATED SIGNS

Vehicle Activated Signs- To update the following for information.

1. That a solar powered permanent location VAS has been ordered for installation on Salwarpe Road. This has been funded with the support of Councillor RJ Morris and a grant secured through the Office of the Police and Crime Commissioner (OPCC). Delivery and full installation are expected to take a few weeks.
2. Two new locations for portable VAS placement have been assessed recently with WCC Highways for Celvestune Way. The new locations are near to Bower Hill and Blake Avenue. Full installation of the fixing poles is expected to take a few weeks before inclusion within the rotation of the portable VAS deployments.
3. A new permanent location solar powered VAS has been installed on Addyes Way. This has been funded and provided by County Councillor Marc Bayliss (Bowbrook Division).

RESOLVED – That the information was noted.

259. WORCESTERSHIRE COUNTY COUNCIL - Road Traffic Regulation Act 1984 (as amended). 5 day notice of road closure for C2086 Pulley Lane, Droitwich Spa. Expected duration 2days (maximum provision 5 days) from 9 February 2022 to enable carriageway lining works [*location plan & details attached with Agenda for information*].

RESOLVED That the information be noted

260. WORCESTERSHIRE COUNTY COUNCIL - Road Traffic Regulation Act 1984 (as amended). Notice of public path order – Diversion of Footpath DW-510 formerly Footpath Number 4 in the town of Droitwich Spa. Previously the County Council received an application to permanently divert part of the footpath DW-510. Since then it appears that several properties in the Yew Tree Farm Persimmon Development have been constructed over the legal and definitive route of this public right of way. Details are attached for consideration including the formal order notice and related order plan [*location plan & details attached with Agenda for information*].

Councillor GR Brookes expressed disappointment that the Developer had been allowed to carry out their works which had caused this infringement of the original footpath layout and the corrective measures that had been necessary. The Town Clerk was asked to contact Wychavon District Council in their capacity as the Statutory Planning Authority for the area, in order to register disappointment and request an explanation.

RESOLVED That the information be noted

The meeting closed at 6.47 pm.

Chairman of Committee
14 March 2022

Chairman of Council
25 April 2022

Droitwich Spa Town Council Planning Applications
Monday 28 February 2022

APPLICATION NUMBER	LOCATION	DESCRIPTION OF PROPOSAL	APPLICANT	RECOMMENDATION TO WDC
21/02578/FUL	33A Tagwell Road, Droitwich Spa, WR9 7BN	To erect fence to perimeter walls surrounding property.(Retrospective)	Ms Ruth Harrison	Support- No objections
W/22/00254/HP	18 Shirley Road, Droitwich Spa, WR9 8NR	Erection of single storey rear extension	Mr Terry Bourne	Support- No objections
W/22/00201/OUT	Land at (OS 8894 6544),Kidderminster Road , Hampton Lovett	Outline planning application for the erection of up to 102 dwellings, new vehicular and pedestrian access and associated works. All matters reserved except for access.	Beechcroft Land Ltd & Henry Bouskell	To recommend refusal for the following reasons, 1. In recognition of the number and strength of neighbour's objections. 2. That the opinion of WCC Highways is currently outstanding. 3. To accord with the documented concerns from WRS regarding potential contaminated land issues. 4. That the proposals are not within the existing street scape of the area. There is no nearby "designed built housing". 5. Traffic density concerns and impact on the existing infrastructure. There is no allocated provision towards pedestrian connectivity and improvements. The need for investment contribution towards links with the Town Centre was referenced - especially the urgent

Droitwich Spa Town Council Planning Applications
Monday 28 February 2022

APPLICATION NUMBER	LOCATION	DESCRIPTION OF PROPOSAL	APPLICANT	RECOMMENDATION TO WDC
W/22/00013/FUL	20 Rose Avenue, Droitwich Spa, WR9 8QE	Erection of new dwelling house and creation of vehicle access to existing dwelling	Mrs J Moskal	need for improved pedestrian crossing infrastructure at the nearby Westlands A38 roundabout which is strategic to the links with the proposed site. 6. Loss of valuable Agricultural land and open countryside. Support- No objections
W/22/00335/HP	2 Showell Road, Droitwich Spa, WR9 8UY	Proposed two storey side extension	Mr Steven Sidaway	Support- No objections