Droitwich Spa Town Council

MINUTES of the meeting of the **PLANNING COMMITTEE** held in the Council Chamber, St Richards House on Monday 6 July 2026 at 6.00 pm.

PRESENT:
Councillor S Brazier – Chairman (Ex officio)
Councillor GR Brookes
Councillor PD Clements
Councillor DI Davidson
Councillor GA Duffy
Councillor VP Humphries

NON-MEMBERS PRESENT: Councillors C Bowden, E Bowden, Mrs K Fellows & RP Hopkins.

APOLOGIES FOR ABSENCE: Councillors R Deller, N Franks, J Grady, RJ Morris & AM Sinton.

PUBLIC QUESTIONS: A delegation comprising of 5 local Residents represented with concerns with regard to Planning Application W/26/01029/FUL- 17 Ombersley Road, Droitwich Spa, WR9 8JF. Their nominated spokesperson for most of the points of objection towards the proposal was – Samatha Pegg – from the local resident's association. The majority of the points raised as material planning process matters are acknowledged and included in the main body of the detailed and subsequently resolved consultation opinion response – (later considered by the Committee in this meeting and included below).

Submitted Response 07.07.2026

To recommend deferment of the application to enable the following concerns and points raised to be suitably interpreted and fully addressed.

Following representations made to the Town Council Planning Committee on 6th July 2026 by a delegation of local residents affected by the proposals. Some of the points raised are outside "material planning considerations" but are considered important and relevant for this consultation response as representative of constituents concerns and opinions over the application & consultation processes - as well as the proposals and location themselves.

1. Concerns that the public consultation process has not been adequately fulfilled. Concerns raised on elapsed timescales, alleged misrepresentation of details (e.g 7/9 bedrooms) and now perception of rushed stages to achieve final decision. Given the complexity and detail of the proposals, as well as the strong local opinion and interest - it is important that sufficient time and opportunity is afforded to enable all parties to interpret the information and have the opportunity for informed feedback.
2. A request made by Councillor VP Humphries for a follow up public consultation event to be held at St Nicholas Church in the heart of the local community area for the proposals. This is in relation to concerns expressed that the consultation event at the Community Hall on 25th June was rushed and the hottest day of the year prohibited many interested people the opportunity to attend.
3. Prevailing concerns that the planning application remains "open use for the HMO" and does not specify the proposed age criteria for local young person's occupancy (18-25). This raises concern for future use and that the outlined proposals may not be fulfilled. This is emphasised as more of a concern given LGR from 2028 with the potential risk of relaxation of the criteria and eligibility for occupancy.
4. Whilst it is acknowledged that reported crime statistics may not verify concerns of asb, drug culture and crime in the neighbourhood, these factors remain of high concern for residents. Opinions expressed that the local Police Team should be directly consulted as part of the process for the reasons of historic criminal incidents in the vicinity - mentioning incidents at the existing, nearby private HMO, churchyard and adjacent public houses. The rationale for Police consultation and "an action plan of related concerns" is in the best interests of the community and the wellbeing of the proposed HMO residents. Concerns expressed that vulnerable occupants may be placed straight from a care environment without adequate support or security in the property.
5. Concerns expressed that the comparisons of the proposed HMO with a project in Evesham are misrepresentative- for the reason that the Evesham premises are a former disused commercial property - and not a residential property in a densely populated private residential setting which are circumstances that apply to Droitwich Spa. These concerns

resonate strongly with neighbours with regard to uncertainty impact for the proposed property in Droitwich Spa. It is understood that 3 adjacent houses are being marketed for sale - and two of these potentially already sold. The opinion remains with residents that the location is unsuitable for the proposals in Droitwich Spa and should not be compared like for like with the Evesham HMO project.
6. The WCC Highways concern is noted but makes no consideration for contractors parking and associated disruption in the neighbourhood during the construction phases. For progressing further, a full method statement should be included within public consultation in order to mitigate for these aspects and reassure residents of suitable provision.
7. Opinions expressed that the noise and supervision concerns towards the proposal and occupancy have not been suitably addressed. Noted that increased supervision is suggested for a further six months and review, but a more robust security and Supervision strategy is requested as part of the public consultation process to be transparent and provide reassurance to the community. The statutory response from WRS draws attention that the responsibility for noise level controls rests with the premises management which emphasises the requirement for a robust security, supervision and management strategy to be included as part of the public consultation process.

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84. DECLARATIONS OF INTEREST: Councillor DI Davidson declared a non- pecuniary interest in application reference W/26/01029/FUL- 17 Ombersley Road, Droitwich Spa, WR9 8JF for the reason that he has submitted a personal statement of objection to the Local Planning Authority as a resident and in support of constituents concerns towards the outlined proposals.
Councillor VP Humphries declared a non- pecuniary interest in application reference W/26/01029/FUL- 17 Ombersley Road, Droitwich Spa, WR9 8JF for the reason that she resides very close to the proposal's location.
The Clerk clarified and confirmed that for their reasons stated and as Members of the DSTC Planning Committee that both Councillors Davidson & Humphries would abstain from the vote and decision-making process in the meeting for application reference number W/26/01029/FUL- 17 Ombersley Road, Droitwich Spa, WR9 8JF.
Councillor GA Duffy declared a non- pecuniary interest in application reference W/26/01029/FUL- 17 Ombersley Road, Droitwich Spa, WR9 8JF for the reason that he had previously been involved as District Councillor in business meetings to discuss the HMO proposals.

85. MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 8 JUNE 2026.

RESOLVED That the Minutes of the Meeting of the Planning Committee held on 8 June 2026 be confirmed as a correct record and signed by the Chairman.

86. PLANNING APPLICATIONS

(a) For the application schedule all decisions were voted unanimously by the Committee Members present except for W/26/01029/FUL- 17 Ombersley Road, Droitwich Spa, WR9 8JF for which there were four votes in favour and two abstentions (Councillors Davidson and Humphries) for the reasons outlined within the Declaration of Interests.

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.

(b) Amended planning applications – None received.

RESOLVED That the information be noted.

87. DECISIONS OF THE LOCAL PLANNING AUTHORITY

(a) Approval Notices: Wychavon District Council, the Local Planning Authority, has issued 5 approval notices since the last Town Council Planning Committee Meeting on 6 June 2026. All 5 of these did accord with the recommendations of the Town Council Planning Committee *[for information]*.
(b) Refusal Notices: Wychavon District Council, the Local Planning Authority, has issued no refusal notices since the last Town Council Planning Committee Meeting which took place on 6 June 2026 *[for information]*.

RESOLVED That the information be noted

88. Worcestershire County Council – Road Traffic Regulation Act 1984 (as amended). Second Notice of Order for Temporary Road Closure of U41400 Tagwell Road, Droitwich Spa. To close the section from the junction of U41546 Lyttelton Road to the junction of U41424 Newland Road. To enable utility works by Severn Trent Water. Anticipated timescale is 2 days from 15 June 2026 *[public notice and location plan attached with Agenda for information]*.

RESOLVED That the information be noted

89. Worcestershire County Council – Road Traffic Regulation Act 1984 (as amended). Second Notice of Order for Temporary Road Closure of U 41488 Jackdaw Lane, Droitwich Spa. To close the section from the junction of C2076 Tagwell Road roundabout as far as the intersection of U41490 Nightingale Close. To enable remedial utility work by Severn Trent Water. Anticipated timescale is 1 day commencing 16 June 2026 *[public notice and location plan attached with Agenda for information]*.

RESOLVED That the information be noted

90. Worcestershire County Council – Road Traffic Regulation Act 1984 (as amended). Second Notice of Order for Temporary Road Closure of U41705 Union Lane, Droitwich Spa. To close the section between the junctions of C2254 Ombersley Way and Priory Gardens (NSG Ref 45401087). To enable carriageway patching works by Severn Trant Water. Anticipated duration is 2 days from 22 June 2026 *[public notice and location plan attached with Agenda for information]*.

RESOLVED That the information be noted

91. Worcestershire County Council – Road Traffic Regulation Act 1984 (as amended). Date change notification for temporary Road Closure of U41531 Friar Street. To close the section covering the entire length of Friar Starrt from the junction of U41534 Ricketts Lane. To enable carriageway patching for surface dressing including civil works over multiple phases by WCC Highways Department. Anticipated closure is 1 night (18.00 to 06.00). This was originally scheduled between the 1st and 6th June- **now delayed until within the period from 1st to 14th September 2026** *[original public notice and location plan attached with agenda for information]*.

RESOLVED That the information be noted

92. Worcestershire County Council – Road Traffic Regulation Act 1984 (as amended). Permitted Parking Area and Special Parking Area- Waiting Restrictions and Street Parking places – Consolidation Order 2004 (Variation of Order 2026). Prohibition of Waiting (Revocation and Proposals) on Corbett Avenue, Droitwich Spa. Corbett Avenue East Side – from the junction of Lyttelton Road for a distance of 155 metres south westerly and 10 metres north westerly – **prohibit waiting at any time**. Corbett Avenue East Side revocation of prohibition of waiting 8am to 6pm for the section 10 metres north westerly from the junction of Lyttelton Road. Any objections / feedback

should be sent directly in writing to roadtraffic@worcestershire.gov.uk by 15 July 2026 *[public notice and location plan attached with agenda for information].*

RESOLVED That the information be noted

93. Worcestershire County Council – Road Traffic Regulation Act 1984 (as amended). Permitted Parking Area and Special Parking Area- Waiting Restrictions and Street Parking places – Consolidation Order 2004 (Variation of Order 2026). Prohibition of Waiting on Lyttelton Road and St Peters Road, Droitwich Spa. Lyttelton Road (East Side) from a point 141 south east and 39 metres south west of the junction of Corbett Avenue, and for a distance of 168 metres in a south westerly direction and from a point 141 metres south east and 363 metres south west, of its junction with Corbett Avenue for 33 metres south westerly. Lyttelton Road (West Side) from the junction of St Peters Road for a distance of 183 metres in a north easterly direction and for a distance of 10 metres in a south westerly direction. St Peters Road (both sides) from the junction of Lyttelton Road for a distance of 10 metres in a westerly direction. Any objections / feedback should be sent directly in writing to roadtraffic@worcestershire.gov.uk by 15 July 2026 *[public notice and location plan attached with agenda for information].*

To note that DSTC Planning Committee has submitted an opinion for the proposals outlined in agenda items 10 & 11 following considerations and representation by residents as part of the Committee Meeting held on Monday 2nd February 2026.

RESOLVED That the information be noted

94. Worcestershire County Council – Road Traffic Regulation Act 1984 (as amended). Second Notice of Order for Temporary Footpath Closure of Link Footpath F40003 Burrish Street, Droitwich Spa. To close the section between property numbers 9 and 11 for a distance of 35 metres easterly. To enable footway reconstruction by WCC Highways Department. Anticipated duration is 17 days (24 hours) commencing 1 July 2026 *[public notice and location plan attached with agenda for information].*

RESOLVED That the information be noted

95. Worcestershire County Council – Road Traffic Regulation Act 1984 (as amended). First Notice of Order for Temporary Footpath Closure of Link Footpaths F40021 Westlands Road- Westlands Walk & F40022 Ploughman's Way, Droitwich Spa in four different phases. (1) To close the Westlands Road – Westlands Walk footpath from the junction of U41720 Westlands Road to the junction of pathway F40006. (2) To close the pathway F40022 Ploughman's Way between property numbers 20 and 24 from the junction of Link Footpath F40021 Westlands Road for a distance of 63 metres northerly. (3) To close Link Footpath F40022 Ploughman's Way fronting property numbers 40 to 46 from the junction of Link Footpath F40022 Ploughman's Way (between numbers 20/24), to its junction with Link Footpath F40022 Westlands Way. (4) To close Link Footpath F40022 Ploughman's Way (fronting property numbers 28-32) from the junction of U41720 Westlands Road to the junction of U41743 Ploughman's Way. To enable footway reconstruction works by WCC Highways Department. Anticipated duration is 19 days (24 hours) commencing 20 July 2026 *[public notice and location plan attached with agenda for information].*

RESOLVED That the information be noted

96. Worcestershire County Council – Road Traffic Regulation Act 1984 (as amended). First Notice of Order for Temporary Road Closure of C2076 Tagwell Road, Droitwich Spa. To close the section between the junctions of U42220 Tagwell Grange and U41487 Falcon Close. To enable sewer and storm drainage works to be carried out by RR Groundworks on behalf of Bromford

Homes. **No access for emergency services during the works – diversion route must be maintained**. Anticipated duration is 5 days (24 hours) commencing 20 July 2026 *[public notice and location plan attached with agenda for information]*.

RESOLVED That the information be noted

97. Worcestershire County Council – Road Traffic Regulation Act 1984 (as amended). Second Notice of Order for Temporary Road Closure of C2076 Tagwell Road, Droitwich Spa. To close the section from the junction of U42220 Tagwell Grange to the C2076 Tagwell Road roundabout. To enable gas main replacement works by Energy Assets Pipelines Ltd. Anticipated duration is 5 days (24 hours) from 27 July 2026 *[public notice and location plan attached for with agenda for information]*.

RESOLVED That the information be noted

The Chairman commented on minute numbers 91 (rearranged schedule date) & 93 for various proposals for road safety measures to help mitigate against inconsiderate parking of vehicles close to junctions and private drive ways. These measures are conducive towards improving safety for all road users including pedestrians – as well as lines of site at junctions for emerging traffic, and had been represented to the Planning Committee by local residents and County Ward Member Councillor Dan Birch on the 2nd February 2026.
Councillor GR Brookes mentioned that the item for minute numbers 88 & 89 for diversionary arrangements attributed to public utility repairs work at Tagwell Road had unfortunately been subject to incorrectly positioned temporary signage. This had presented some misdirection issues for traffic negotiating the diversion route during the works.

The meeting closed at 6.38.pm.

Chairman of Committee .....
20 July 2026

Chairman of Council .....
21 September 2026.