

Wychavon District Council

Minutes of a Meeting of Planning Committee held in The Council Chamber, Civic Centre, Queen Elizabeth Drive, Pershore, Worcs, WR10 1PT on Thursday, 23 May 2024 commencing at 2.00 p.m.

Present:- Councillor Nicolas Wright – Chairman
Councillor Andrew Dyke – Vice-Chairman

Members:-

Councillors:-

| | | |
|-------------|--------------|------------|
| R C Adams | N L M Morris | E A S Sims |
| D B Birch | L Robinson | L Turier |
| N J Dawkes | H M Robson | |
| E J Kearsey | A M Rowley | |

Substitutes:-

Councillors:-

| | |
|-------------------------|----------------|
| P J Knight (for item 8) | P Middlebrough |
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Non - Members:-

Councillors:-

J Ciotti

1. Chairman's Announcements (if any)

The Chairman welcomed everyone to the Planning Committee and introduced himself as Chairman and Councillor Andrew Dyke as Vice-Chairman. Other Officers present were Amanda Ladds, Committee Administrator, Dawn Evans, Principal Planning Solicitor, Ciaran Power, Head of Development Management, Development Manager Nick Atkinson and Leanne Pogson and Gavin Greenhow, Planning Officers and Andrew Fell, the Council's Drainage Officer.

The Chairman pointed out the nearest fire exits and also reminded everyone that the meeting was being webcast live on YouTube and there would be breaks at a convenient time.

The Chairman also asked members to note:

- Item 8, Councillor H M Robson would speak as ward member and would not vote on this application. Councillor P J Knight would substitute for her for that application.
- Item 9, Councillor A L Dyke, Vice-Chairman would take the chair and the Chairman would join the Committee and speak as ward member with an open mind.
- Item 10 Councillor E Sims would speak as ward member and would not vote on this application.
- Item 14 Councillor Dyke would take the chair and the Chairman would speak as ward member and not vote on the application.

2. **Apologies for Absence and Notification of Substitutes (if any)**

Apologies for absence had been received from Councillors E J Bowden, A L Dyke and J F Clatworthy. Councillor P Middlebrough substituted for Councillor Clatworthy.

3. **Declarations of Interest (if any)**

The following declarations of interest were made:

- (1) **Planning Application Ref W/22/02682/OUT. Wayside Caravan Site, Evesham Road, Cleeve Prior. Outline application for development of up to 100 dwellings with all matters reserved except for access. Malvern Homes (Cleeve Prior) Limited**

Councillors P Middlebrough, R C Adams and L Robinson, non-pecuniary, Councillor M Smith, speaker for the Parish Council, is known to them.

Councillor H Robson, non-pecuniary, the speakers Councillor M Smith and Mr J Bennett, are known to her.

Councillor A L Dyke, non-pecuniary, Councillor M Smith speaking for the Parish Council, is his younger son's mother-in-law and she is also a former district councillor.

- (2) **Planning Application Ref W/23/01323/OUT. Land At (Os 8666 5944), Dilmore Lane, Fernhill Heath. Residential development for up to 130 dwellings (Use Class C3), including vehicular access from Dilmore Lane, pedestrian and cycle links, public open space, car parking, drainage, landscaping and other associated infrastructure. All matters reserved except for access. Lioncourt Strategic Land Limited**

Councillor E Sims, non-pecuniary, the Chief Executive of Lioncourt Homes is known to her.

Councillor D Birch, non-pecuniary, all the speakers, Councillor M Farmer, Ms R Lister and Ms V Bilton, are known to him.

7. **Planning Application Ref W/23/01323/OUT. Land At (Os 8666 5944), Dilmore Lane, Fernhill Heath. Residential development for up to 130 dwellings (Use Class C3), including vehicular access from Dilmore Lane, pedestrian and cycle links, public open space, car parking, drainage, landscaping and other associated infrastructure. All matters reserved except for access. Lioncourt Strategic Land Limited**

(Councillors E Sims and D Birch had declared non-pecuniary interests in this item and were present for its consideration and determination.)

(Cllr M Farmer, Chair of North Claines Parish Council, spoke against approval of this application.)

(Ms R Lister spoke against approval of this application.)

(Ms V Bilton spoke for approval of this application.)

A committee update report had been provided.

The Planning Officer outlined the application.

The Head of Development Manager acknowledged that there was some conflict with policy. It was outside the development boundary and contrary to SWDP2 and 70% of the site did constitute Best and Most Versatile land. There was also conflict with the setting of the Listed Building and it was in open countryside but to counter that there were some positive factors such as housing supply and other matters.

The Local Member, Councillor N Wright, made a number of comments regarding the application.

Councillor N Wright in keeping an open mind made a number of comments regarding the application. It was recognised and accepted that the land was outside the development boundary and did not enhance the open countryside contrary to SWDP2. He felt there were other considerations to take into account rather than those referenced to in the planning needs statement. He felt the land was good agricultural land grade 2/3 and therefore its use was contrary to SWDP13. He felt it could be contrary to SWDP25 as the proposal was not appropriate to and integrated with the character of the landscape. Councillor Wright referred to a number of SWDP and NPPF policies and mentioned the planning needs statement that said that it should accord with the social role of sustainable development but that there had been no increase in community facilities or infrastructure in recent years. It also stated that Fernhill Heath was a suitable location for the scale of the development and a suitable site within walking distance of local shops and public transport. Councillor Wright stated that shops were a distance away and people would need a car to get to amenities and the nearest bus service 400 metres away and the more frequent service even further. Councillor Wright commented that Fernhill Heath had already exceeded its development allocation and did it need any more. The site was not well connected to existing facilities. He commented on highway matters and that the road was dangerous and cars exceeded the speed limit. Houses were needed and he recognised that Wychavon had a lack of a 5 year housing

supply but quoted a recent appeal inspector judgement that he felt could also apply to this proposal that development should be in the right place and at the right scale and development should not be at all costs.

Councillor D Birch, local member, advised that the housing allocation was out of date but that the Neighbourhood Plan would stand until 2030. He stated that we were at risk here of losing hamlets as the gap between Porters Mill and Fernhill Heath was getting smaller and smaller. He had a number of concerns. The application would have a detrimental effect on the setting of the Listed Building Tapenhill Farmhouse and our heritage assets should be protected. He also had drainage concerns, the sports contribution was going to Droitwich but should be going to support Fernhill Heath, with the bus route and other highway issues. Councillor Birch felt that Fernhill Heath had done its bit to provide housing. He felt this was overdevelopment and not sustainable and we should be protecting our villages. He proposed refusal of the application contrary to the officer's recommendation.

The Council's Drainage Officer advised members on the drainage and flooding concerns.

The Head of Development Manager clarified the draft reasons for refusal that had been put forward and the final wording would be delegated to the Director of Planning and Infrastructure to agree with the Local Member. The first that it was contrary to SWDP2 the application site lies outside of a development boundary. It would lead to the significant loss of Best and most Versatile agricultural land contrary to SWDP13. The development would have an adverse impact on the heritage asset, Tapenhill Farmhouse, contrary to SWDP 6 and 24.

Resolved

That this application be refused and that delegated authority be given to the Director of Planning and Infrastructure, in consultation with the Local Ward Members, to agree the final wording of the reasons for refusal.

COUNCILLOR N WRIGHT – IN THE CHAIR

8. **Planning Application Ref W/23/02426/TDC. Ridgeway House, Springfield Lane, Broadway, WR12 7BT. Application for 'Technical Details Consent' for the erection of 3 no. self-build dwellings on plots A, B and C as defined in W/22/00081/PIP. Coombes Everitt Architects Limited**

(Councillors E J Kearsley and E Sims had declared non-pecuniary interests in this item and were present for its consideration and determination.)

(Councillor E Sims sat in the non-members area for this item and did not vote.)

(Mr K Beasley, Clerk to Broadway Parish Council, spoke against approval of this application.)

(Mr S Taylor-Gooby spoke against approval of this application.)

(Mr J Griffin spoke for approval of this application.)