

A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD AT 6.30PM ON MONDAY 7 FEBRUARY 2011 AT GLOBE HOUSE, PRIORY ROAD, ALCESTER (Seggs Lane entrance)

Present

M Graham (Chair), C Gough, L Cumberbatch, M Gittus, N Knapman, R Leek, Y Hine, C Wright (Clerk)

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

No Public were present

1. Apologies

D Hancox, P Haggerty (Assistant Clerk)

2. Declarations of Interest

Cllr Gittus confirmed an interest in the two planning applications, items 4a and 4b on the agenda as a dual-hatted member, regarding the Greig Centre and that he would not take part in either discussions and decisions regarding these items.

3. Minutes of Last Meeting

To approve the minutes of Planning Committee meeting of 24 January 2011 (circulated).

4. Planning Applications

a) 10/02714/FUL - Proposed extension to Greig Lifestyles building to provide new and replacement community facilities. Following the approval by Full Council of the objections raised by the Planning Committee at the last meeting, the Clerk was instructed to forward them to the District Council Planning Office without further delay.

b) 11/00023/TEL56 - Proposed installation of 17.5m high street furniture column supporting antennas and no. 1 equipment cabinet enclosed by a 1.8m high closeboard fence at The Greig, Kinwarton Road for Vodafone Ltd. The Planning Committee objected to this application on the following grounds:

1. The location proposed for the mast is not in accordance with the recommendations presented to the Government by the Stewart Report in May 2000. This recommended 'Where a mast is to be installed near a school or college it is important that operators discuss the proposed development with the relevant body of the school or college concerned before submitting an application for planning permission or prior approval to the local planning authority'. The Stewart report is very clear on this matter 'No masts near schools and no masts where the beam of greatest incidence falls on a school'. This includes a natural extension of no masts near the homes of children or other vulnerable people. There are three schools in close proximity to this development and 'Alne Bank House' a special needs facility, as well as housing. This is also referred to in PPG8.

2. The location is very close to a sports hall used by young people and an area inside the sports hall designated for use as a creche.

3. The location is clearly in the Alcester Conservation area and the height creates a detrimental visual impact.

4. The application is premature. The applicant is seeking a new site to replace the existing mast, having been given notice to quit in order that the proposed redevelopment of the Greig Hall can be pursued. However, it appears from the information provided by the applicant that the existing mast is adequate for their use. Therefore, should the proposals in application 10/02714/FUL be refused, there is no need to replace the existing much lower and less intrusive mast. The determination of this application should therefore be considered in conjunction with, and at the same time as, the application no. 10/02714/FUL for the Greig Hall site redevelopment.

5. The Town Council is concerned that this is classified as Street Furniture. The mast is 50 foot in height and will have a serious impact on the skyline in that area and therefore should receive a more major classification when being considered.

c) 11/00101/ADV - Proposed hanging sign at Alcester Unionist Club 46-48 High Street for Alcester Unionist Club. There were no objections.

5. Notice of Decision - Permission with conditions

- a) 10/02636/LBC - Installation of a structural steel beam where internal partition removed at 55 High Street for HSBC Holdings plc was noted by the Committee.
- b) 10/02647/VARY - Variation of condition 3 of Planning Permission 10/01851/FUL to vary the hours of operation in association with the change of use of integrated domestic garage to hair salon at 46 Fairwater Crescent, the inclusion of changed hours in the evenings and Saturday were noted by the Committee.
- c) 10/02432/LBC - Installation of flap valve on an outfall within the foundations at Gunnings Bridge for the Environment Agency was noted by the Committee.

6. Localism Bill

Members were asked to consider the Localism Bill (circulated) with respect to formulating Town Council policy. Councillors took relevant information that had been circulated away with them. This is to remain on the agenda for the foreseeable future.

7. Stratford Road Land

Councillors asked the Clerk for assurance from the Environment Agency that the area would be reinstated to its original condition following the completion of the flood alleviation scheme. Any further decision on this item was deferred.

8. Design Statement

Cllr Knapman asked if the updated draft design statement could be considered when the Assistant Clerk had completed certain modifications to the document.

9. High Street Shops

- a) To receive an update on the petition from local traders re signage to the town.
- b) To receive any other updates.

10. Correspondence

- a) Footpath creation and extinguishing orders from Warwickshire CC. It was noted this was a replacement by the riverside walk proposed through a Vision for Alcester project and had been held up for nearly 3 years through red tape.
- b) Proposed weight limit for Coughton Lane from Warwickshire CC was removed as this was in Coughton Parish.

11. Propositions to a full Council meeting

There were no propositions to full council

12. Date and time of next meeting

The date and time of the next meeting was noted as Monday 21 February 2011 at 7.00pm