

**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD
7.00PM WEDNESDAY 7 OCTOBER 2013 AT GLOBE HOUSE, PRIORY ROAD,
ALCESTER**

Present

Cllrs C Neal-Sturgess(Chair), M Cargill (Mayor), Y Hine (Deputy Mayor), J Styles, Y Morrison, C Brannigan, N Knapman, L Cumberbatch, C Wright (Town Clerk), K Wright (Clerk to the Planning Committee)

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

There were two representatives from Wixford wishing to talk to the Alcester planning committee regarding items **5a&b**, Mr Knight (a former Cllr) and Mrs Reese both residents of a small hamlet beside Wixford church, their only access is via Church Lane which will be affected with the proposed development at Oversley Castle. The proposed plans include space for 46 vehicles which will dramatically increase the volume of traffic along the lane as well as the additional service vehicles that will have to access the site regularly too. The proposed alterations to the lane, including passing places, will involve the removal of ancient hedges and trees, and change to the views along the sunken lane. The lane is also used frequently by pedestrians of all ages, cyclists, equestrians and residents with disabilities, there are no pedestrian facilities and no plans for how they will be affected with the increase in traffic.

Wixford Parish Council employed experts to produce a technical report which contradicted the opinion of Warwickshire County Highways at the suitability of Church Lane becoming the sole access for the site. Wixford Parish Council have put forward alternative access points towards Exhall but have not received any feedback from Warwickshire County Highways.

Mrs Newton wished to speak to the Committee regarding her concerns with items 4f&g and the overbearing impact the new builds in this application will have on her property, inviting Cllrs to visit her property to see the impact themselves.

1. Apologies

Cllrs C Gough, J Bunting.

2. Declarations of Interest

Cllr N Knapman declared a non-pecuniary interest to items 4c, 4f&g and 5c&d being a resident of Priory Road.

Cllr M Cargill declared an interest to item 4d due to the applicant approaching him to contact SDC after a series of procedural errors

3. Minutes of Last Meeting

The minutes of Planning Committee meeting of 24 September 2013, having been circulated, were approved and signed.

4. Planning Applications

a) **13/01599/FUL** - Proposed: Construction of a 3-bed dwelling and off-site engineering works to provide flood compensation scheme. At: 9 Tibbets Close, Meeting Lane, Alcester, B49 5QU For: Mr Nigel Garlick (Comments by 10 October)

ATC Support this application as it considers the application to be a good design and are not aware of any objections coming from neighbouring properties. Cllrs were concerned about the 'land swop' location being on the river Alne rather than the river Arrow as the property is but have assumed this is because of the field between the 'land swop' area and the property acts as a flood plain in times of flooding.

ATC do not anticipate any material planning objections therefore do not feel it is necessary to attend a SDC planning meeting on this matter.

b) **13/02412/TREE** - Proposed: - T1: Leylandii: Fell. At: 19 Bleachfield Street, Alcester, B49 5BB, For: Mr Richard Homer (Comments by 14 October)

ATC support this application as although it is the usual policy to retain trees where possible, in this instance with the type of tree involved and the height it is, we agree this is the best course of action to fell the tree. ATC do not anticipate any material planning

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objections therefore do not feel it is necessary to attend a SDC planning meeting on this matter.

- c) **13/02413/TREE** - Proposed: - T1: Hybrid Acer: Fell. At: 59 Priory Road, Alcester, B49 5EA, For: Mr Peter Lewis-Jones (Comments by 15 October)
ATC support this application as although it is the usual policy to retain trees where possible, in this instance with the height the tree is, the close proximity to properties and the potential dangers it poses, we agree this is the best course of action to fell the tree. ATC do not anticipate any material planning objections therefore do not feel it is necessary to attend a SDC planning meeting on this matter.
- d) **13/02108/FUL** - Proposed: Proposed two storey side extension At: 6 Stratford Road, Oversley Green, Alcester, B49 6PG For: Mr Mike Hamilton (Comments by 16 October)
ATC support this application, considering it to be a reasonable sized extension for the property. ATC do not anticipate any material planning objections therefore do not feel it is necessary to attend a SDC planning meeting on this matter. [Application Withdrawn before comment submitted]
- e) **13/02215/FUL** - Proposed: Retrospective application for change of use of former industrial building to use for the preparation, repackaging and distribution of meat products and use of part of the site for food retail sales. To include external refrigerated store and canopy to front elevation. At: A P Meats Ltd, 3 Precision Way, Alcester, B49 6PX For: Mr Andrew Pattison (Comments by 18 October)
ATC support this local business and its retrospective application as it is considered to be a suitable location for such a business. ATC do not anticipate any material planning objections therefore do not feel it is necessary to attend a SDC planning meeting on this matter.
- f) **13/01905/FUL** - Proposed: Demolition of existing tin sheds; conversion of former cycle factory building to provide 3 no. dwellings and proposed erection of 4 no. dwellings with associated parking provision and landscaping. At: The Priory, Priory Road, Alcester, B49 5EA For: The Friary Group (Comments by 21 October)
[Cllrs to conducted a site visit at 2pm on the 14th October - comment extended until next meeting]
- g) **13/01908/LBC** - Proposed: Conversion of former cycle factory buildings to provide 2 no. dwellings with associated car parking provision and landscaping. At: The Priory, Priory Road, Alcester, B49 5EA For: The Friary Group (Comments by 21 October)
[Same as above]
- h) **13/02536/FUL** - Proposed: Removal of sub station and laying out of hard surface for parking. At: Minerva Mill Innovation Centre, Station Road, Alcester, for: Impetus Ltd (Comments by 24 October)
ATC fully support this application as the removal of the substation, which has always been an unsightly feature along the main entrance into the town, will improve the streetscene for this part of Alcester and its conservation area. ATC do not anticipate any material planning objections therefore do not feel it is necessary to attend a SDC planning meeting on this matter.

5. Planning Application Amendments

- a) **13/01140/FUL** - Proposed: Restoration and conversion of Oversley Castle and its associated outbuildings into 14 dwellings, new access onto road serving Oversley Castle (road off the Wixford Road) and blocking up of existing access and associated change of use of agricultural land At: Oversley Castle, Wixford, Alcester, B49 6DH For: Mr Paul Harvey.

An Amendment has been made to the above applications as follows:

Access Alterations

Amended north facing elevation to 'Long Barn'

Amendment to 'Pool House' providing bat loft access

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*Amendment to south facing gable and east and west elevations to 'Threshing Barns'
Additional Ecological Assessment/Information*

Further observations to the case officer by 4 October (Case Officer has agreed an extension for ATC until the 8 October)

ATC support the detailed amendments to the buildings in line with the recommendations from the SDC Conservation Officer. ATC are also sympathetic with Wixford Parish Council and its residents with the impact this development will have on the village however as it is clear Warwickshire County Highways have consulted with the applicant regarding possible alternative accesses for the site and they support the plans for the sole access being via Church Lane then ATC can find no material planning considerations to object to the scheme on this basis, we trust that SDC will ensure conditions are in place to ensure that the safety of all those using Church Lane is upheld.

- b) **13/01141/FUL** - Proposed: Restoration and conversion of Oversley Castle and its associated outbuildings into 14 dwellings, new access onto road serving Oversley Castle (road off the Wixford Road) and blocking up of existing access and associated change of use of agricultural land At: Oversley Castle, Wixford, Alcester, B49 6DH For: Mr Paul Harvey.

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Additional Ecological Assessment/Information

Further observations to the case officer by 4 October (Case Officer has agreed an extension for ATC until the 8 October)

[Same as above]

- c) **13/01588/FUL** - Proposed: Redevelopment to form 36 sheltered apartments for the elderly, including communal facilities, access, car parking and landscaping. At: 2-6 Priory Road, Alcester, B49 5DY, For: Churchill Retirement Living.

An amendment has been made to the above application as follows:

Provision of two additional parking spaces and turning head.

Relocation of mobility scooter store

This is for information only. If you have any queries on the proposal/amendment please contact the Case Officer Carol Stephens Tel: 01789 260350.

[Cllrs were unable to access all of the amended plans, therefore they wished the Clerk to contact the SDC Officer to inform her that the Committee will be considering these amendments at their next planning Committee meeting]

- d) **13/01588/FUL** - Proposed: Redevelopment to form 36 sheltered apartments for the elderly, including communal facilities, access, car parking and landscaping At: 2-6 Priory Road, Alcester, B49 5DY, For: Churchill Retirement Living

FOR INFORMATION ONLY *Additional information has been submitted in respect of the above application comprising the following documents:*

- Green Infrastructure and Open Space provision supporting document

- Plan 1953-SK-25 rev.C

- Community Park and Grassland Meadows Plan

This information does not substantively change the scheme and, as such, we are making the most efficient use of resources by only notifying Parishes, Ward Members and RASE of this further information. No local residents will receive this communication; however, we are content for you to disseminate the information locally as you consider appropriate

The application, plans and any other documents submitted may be viewed on our web site www.stratford.gov.uk/planning. Case Officer: Carol Stephens: Tel: 01789 260350

Email: planning.applications@stratford-dc.gov.uk

[Same as above]

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- e) **13/01606/FUL** - Proposed: Demolition of existing buildings and canopy and erection of two dwellings. At: Bridge Garage Services, Stratford Road, Alcester, B49 6PG For: Mr Donald Shearer

An amendment has been made to the above application as follows:

The amendment relates to minor revisions to the design of the proposed dwellings and the slight alterations to the orientation of the dwellings within the application site. These amendments are indicated on submitted drawing numbers 1086-BA-102C, 103A, 104A, 106A, 107A, 108B, 109B, 111A, 112A submitted by the Agent on 24th September 2013. A breakdown of the changes is set out on the Agent's e-mail of 24th September accompanying the amended drawings. These documents are available on the website.

This letter is for information only. If you have any queries on the proposal/amendment please contact the Case Officer Joanne Long Tel: 01789 260492.

[Cllrs noted that the amendments appear to be in line with what the local residents had requested, therefore fully supported these amendments]

6. Notice of Decision

- a) **13/02008/FUL – Application Withdrawn.** – Change of use of part of pavement for use as café. Retention of canopy awning to front of premises. At Venue Xpresso, 3 High Street, Alcester. Noted
- b) **13/02009/LBC – Application Withdrawn.** – Change of use of part of pavement for use as café. Retention of canopy awning to front of premises. At Venue Xpresso, 3 High Street, Alcester. Noted
- c) **13/01782/LBC – CONSENT GRANTED WITH CONDITIONS** – Install two Velux windows into plain concrete tiled roof. At The Bungalow, 2D High Street, Alcester.
- d) **13/01950/TREE – CONSENT WITH CONDITIONS** – G1, GROUP OF 4no. Cherry: shorten back crowns where overhanging Alcester Bowling Green. At Dorset House, Church Street, Alcester. Noted
- e) **13/01875/FUL – PERMISSION WITH CONDITIONS** – Extension to front to form entrance porch. At 22 Roebuck Park, Alcester. Noted
- f) **13/01286/FUL [NEIGHBOURING PARISH] – PERMISSION WITH CONDITIONS** – Erection of building for storage and maintenance of forestry equipment and timber in connection with forestry business. At Sweet Acre, Exhall, Alcester. Noted
- g) **13/02046/ADV – CONSENT GRANTED WITH CONDITIONS** – 3no. appendages to existing freestanding totem. At McDonalds, Oversley Mill Services, Alcester Bypass. Noted
- h) **13/01992/ADV – CONSENT GRANTED WITH CONDITIONS** – Installation of a freestanding 6.5m totem sign with internally illuminated McDonald's 'Golden Arch', 'Open 24 Hours', 'Drive Thru' and 'Wi-Fi' appendages For McDonald's Restaurant Ltd. Noted

7. Stratford District Council (Planning and Licencing)

There were no recent issues for Alcester

8. Land North of Allimore Lane

The Draft Statement of Case Document for appeal APP/J3720/A/13/2205529 (Southern site) was circulated, it needed to be submitted by 17th October (the northern site documents were submitted 3rd October). The Clerk read a letter received from Framptons (pp Greg Mitchell) requesting the evidence ATC wish to present at the appeal and reminding ATC of potential costs involved if they are found to be acting inappropriately, Cllrs took this to be a frightening tactic by the appellant. The clerk also reminded Cllrs of the decision taken by the Presidium Committee not to defend the decision at the appeal, following SDC's similar decision. ATC will still submit their statements of case, although evidence will be in the form of local knowledge having not got the support of county authorities.

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To receive any feedback from Councillors regarding possible meetings

9. Stratford Road Land

Cllrs were informed that a 2nd architect had submitted plans to ATC although we are still waiting for the initial architect to submit theirs before a plan is taken forward to the flood risk assessment.

The contractor who will replace the boards is currently working elsewhere in the Town but will be completing this soon.

Trees for the site need to be bought this month as the deadline for planting is November.

10. Housing Needs

To receive any updates

11. High Street development

- a. Cllrs had been made aware of the recent WCC Proposed raised traffic calming features, however there was some confusion as to where these proposals were now at in the discussion stage. Therefore the planning committee did not wish to make any comments on the recent scheme until they had received further feedback from the County Cllr, M Gittus.
- b. Further development discussions postponed until a later date

12. Neighbourhood Plan

The neighbourhood plan is currently on hold awaiting the outcome of the Allimore appeal, which holds the decision on all allotted planning considerations for Alcester until 2028. In the meantime, further contact has been made with the Chamber of Trade.

13. Correspondence

None

14. Propositions to full Council

There were no propositions to Full Council, although all matter regarding the land north of Allimore Lane appeal will as usual be brought to the attention of Full Council.

15. Date and time of next meeting

Tuesday 22 October at 7pm