

# **A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD 7.00PM TUESDAY 26 FEBRUARY 2013 AT GLOBE HOUSE, PRIORY ROAD, ALCESTER (Seggs Lane entrance)**

## **Present**

Cllrs M Cargill (Chair), J Bunting, C Neal-Sturgess, J Styles, N Knapman, Y Morrison, C Wright (Clerk), K Wright (ATC admin)

## **PUBLIC PARTICIPATION AT DISCRETION OF CHAIR**

With the land north of Allimore Lane application on the agenda there was a good public turn out.

Andy Mann spoke to the committee, see notes in Appendix 1

Roger Pamment also spoke to the committee, see notes in Appendix 2

MC replied stating we welcome the comments from the public and that ATC are already looking into many of the points raised tonight. CW also added the under the Section 106 there are only 4 areas which we can apply for money for, those are affordable housing, NHS, Police and libraries, there is also a separate category for education services and an application from WCC has already been put in (although there is no guarantee that that money would go directly into Alcester's schools). Any other areas would have to be done through a policy statement submission. As it stands ATC does not have any such policy statement in place to help with this application (the Neighbourhood plan would provide the base for a policy statement to be drawn up).

### **1. Apologies**

C Gough

### **2. Declarations of Interest**

JB and CNS declared a non-pecuniary declaration of interest regarding the land north of Allimore Lane application due to their involvement with the Newport foundation which stands to benefit from the application going through.

### **3. Minutes of Last Meeting**

The minutes of Planning Committee meeting of 12 February 2013, having been circulated, were approved and signed.

### **4. Planning Applications**

- a) 13/00230/FUL - Amendment to previously approved application 12/01158/FUL which granted a change of use of land and the replacement of an attached outbuilding - Alteration sought is to the rooflights in the outbuilding for Oversley Hill Farm Stratford Road Oversley Green, Alcester. *Changes appear to be very minor from the previous application. **ATC support the application but feel there is no need for representation at SDC planning meeting.***
- b) 13/00231/LBC - Amendment to previously approved application 12/00898/LBC which granted a change of use of land and the replacement of an attached outbuilding - Alteration sought is to the rooflights in the outbuilding for Oversley Hill Farm Stratford Road Oversley Green Alcester. **ATC support the application but feel there is no need for representation at SDC planning meeting.**
- c) 11/02767/OUT - Construction of a maximum of 160 dwellings with associated car parking, access, infrastructure provision and open space on land north of Allimore Lane, Alcester (northern site) for J S Bloor (Tamworth) Ltd. *Decision on any comments to be made on this application has been postponed until after the public consultation and to be approved by an extraordinary full council meeting.*
- d) 11/02895/OUT - Construction of a maximum of 190 dwellings with associated car parking, access, infrastructure provision and open space at land north of Allimore Lane, Alcester (southern site) for Gallagher Estates, Pettifer Developments And Bloor Homes Ltd. *Decision on any comments to be made on this application has been postponed until after the public consultation and to be approved by an extraordinary full council meeting.*

### **5. Notice of Decision - permission with conditions**

- a) 12\_02774\_LBC - Single story side extension to lounge and addition of toilet/shower at the back of beyond 14B High Street Alcester - *Consent granted with conditions. **Noted***

### **6. Acorn House**

Application 3 has now been withdrawn whilst Application 2 is still in the appeal process (ATC's comments on the rejection of this application still stand for consideration in the appeal). Alternative "shapes" have been put forward by the architects to SDC planners, we are waiting for a consultation from SDC planners on this matter.

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**7. Stratford Road Land**

The remainder of the trees from the site have now been removed. We are still waiting for the money for the remedial work to be carried out, which will be done by local contractors. The order for flood risk assessment has not been received yet.

**8. Neighbourhood Plan**

MC gave an update about where the neighbourhood plan is at the moment, which is still looking at ways to attract more people in to join the neighbourhood plan teams. It was also stressed how important this plan is, especially when you consider the implications of large applications and the need for a policy statement. It was pointed out that we could use current "controversial" applications to attract more people in to join the neighbourhood plan teams. CW stated that other groups in the town have taken on relevant areas of the neighbourhood plan, such as the civic society and the environment group, MC pointed out that although this is great it needs co-ordinating with the rest of the plan. YM is still working on the website, and there is a meeting with SDC on Friday (1<sup>st</sup> March).

**9. Housing Needs**

The meeting with WRCC about where we are and where we are going with this after various portions of land in the town put forward have been considered not useful, will be next week so an update<sup>3</sup> of this meeting will be in the next planning committee meeting on the 12<sup>th</sup> March.

**11. Correspondence**

There was an invitation from Alcester Grammar school to attend a development update meeting on the 4<sup>th</sup> March; this is in reference to their planning application (12/02865/FUL), they hope to answer any questions raised through the consultation period of the planning application and to clarify any additional issues. (see Appendix 3)

**12. Propositions to a full Council meeting**

None

**13. Date and time of next meeting**

Tuesday 12 March 2013 at 7.00pm at Globe House

Public consultation from Framptons on behalf of Bloor Homes Thursday 14 March 3-7pm at Globe House

Extraordinary Full Council meeting 8pm Monday 18 March 8pm at Globe House

Stratford District Council Planning Committee special meeting regarding "land north of Allimore Lane" application Thursday 23 May at St. Benedict's School (time to be confirmed)

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**Appendix 1**

**Notes from Andy Mann**

Certainly more time for consideration would be welcome, but even more importantly, more clarity of information and a full explanation of the current proposal is, in our view essential, as the information is too insufficient, confusing and vague for anyone to make a proper assessment.

Firstly, according to DCLG rules, for major applications, where supplementary documents run to more than 100 pages, planning officers should insist on applicants providing a non-technical summary, to enable the public and consultees to navigate the separate parts of the application and easily comprehend the impacts of the various aspects of the development on the surrounding area.

Secondly, are we to regard the original Design & Access Statement as valid, now the original masterplan is superseded? Surely not. Again, DCLG says that where amended plans are submitted, the DAS should be revised accordingly. This is needed in order to adequately describe in laymans terms, the latest scheme, and to explain the processes undertaken and reasons for arriving at the current plans, particularly as there has been no feedback from the applicants since the draft revisions were presented at their request last November.

Lastly, we would again urge the Town Council to call a public meeting in order to give as many residents as possible the chance to find out precisely what is now being proposed, and to debate the issues in an open, transparent way, before registering their formal comments to SDC.

We should all insist on SDC and applicants using good practice, particularly on major projects such as this. See Page 15 etc of attached Planning Aid Guide.

We will be calling for all the above actions to be put in place as a matter of urgency, and would ask for the support of Alcester Town Council in this, in the best interests of all Alcester residents. They deserve nothing less.

We would still like to speak at tomorrow's meeting, but would also be grateful if you could let us know the dates of any further related meetings, and any information re the nature of S106/planning obligations.

I would be grateful if you could circulate this e-mail to all councillors.

Many thanks.

Kind regards, Andy Mann

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**Appendix 2**

**Notes from Roger Pamment**

Allimore Lane – Proposed Development application.

“ I appreciate the difficulties for anyone involved in planning decisions, caused by the lamentable failure of the local authority to produce a Core Strategy Document (CSD), and I think it’s worth revisiting the history of this site.

Some 12+yrs ago a proposal for 400 homes on a broadly equivalent area was rejected after lengthy efforts by the then ATC and equally local residents; i.e. LOCAL PEOPLE.

Move forward to the publication of the second draft CSD, and a broadly similar site was designated as a POSSIBLE site for 250 homes: again LOCAL input for LOCAL decisions.

Fast forward to current status where a REMOTE developer spots possible loophole created by the impasse over still no final CSD, and pushes for 350 homes on the same site. That’s a 40 % increase over what LOCAL input deemed appropriate, and for anyone who doesn’t appreciate the implications, just look at the developers own map, and compare the density with the existing housing bordering the site. What price now for LOCALISM ?

Considering the huge significance/impact of this site to Alcester ,( I won’t even attempt to comment on the unsuitability of such a project upon Alcester, as the concerns over infrastructure to support additional population e.g. schools, doctors ,traffic congestion have been previously aired), the level of public consultation has to put it mildly disappointing.

For an individual to appreciate what is contained in the re-submission, they effectively need internet access, possess considerable navigational skills , as no summary document is provided, before they can even begin to untangle the document.

I’ll avoid commenting on the unsuitability of a scheme of this magnitude for Alcester, due to well recognised limitations of infrastructure to deal with for example , schools, doctors ,traffic congestion as these have been aired before; but I would like to comment on Section 106 provisions. As I understand this there is an obligation for the developers to provide financial support to projects which benefit the local community, but as far as I can see there is just a minor revision to the proposed Eclipse Rd parking bays, which don’t seem viable from a line of sight perspective, otherwise nothing else. Does this mean the other miserly measures listed in the previous application, including the frankly insulting offer of additional street furniture in Allimore Lane have now been withdrawn.

However this is all speculative, but what is factual is the flooding and waterlogged status that plagues much of this site. At the Bloor presentation last November, they with the backing of their consultants, claimed parts of the site were subject to only occasional flooding. Immediately following that meeting ,a rainy few days produced a small lake in the SE corner of the site which has remained ever since, to the point there a resident mallards and occasional herons wading, while the public footpath remains virtually impassable.

Granting this application will add to that burden as the acreage to be covered in tarmac must drain somewhere , unless as the developers envisage that the surplus water will flow upwards to the attenuation ponds sited at a higher level to the North. Incidentally these ponds still seem to share the only sizeable public area on the whole project. So , in close proximity recreational space, young children , attenuation ponds. Sensible combination??

Once again I urge that everyone involved in this process demands the opportunity to scrutinize the minutiae of these proposals, as for sure we’ll live with the consequences for a very long time.”

Regards,

Roger Pamment.

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**Appendix 3**



Alcester Grammar School  
Birmingham Road  
Alcester

Planning Application Number: 12/02865/FUL

You are cordially invited to attend a development update meeting on Monday 4<sup>th</sup> March at 6pm until 7pm, to be held in the Theatre at Alcester Grammar School for the proposed new 3-storey teaching block.

This meeting will take the form of an update presentation followed by a question and answer session.

We hope that at this meeting we will be able to answer questions raised through the consultation period of the planning application, and to clarify any additional issues.

We look forward to seeing you then.

A handwritten signature in blue ink, appearing to read 'Iain Blaikie', written over a horizontal line.

Iain Blaikie  
Principal



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