

**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD
7.00PM TUESDAY 12 FEBRUARY 2013 AT GLOBE HOUSE, PRIORY ROAD,
ALCESTER (Seggs Lane entrance)**

Present

Clrs M Cargill (Chair), N Knapman, Y Morrison, C Wright (Clerk), K Wright (ATC admin)

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Paul Harvey (PH) presented a pre-application consultation for the development of Oversley Castle and its surrounding out buildings. His plans are to redevelop the existing building with very little alteration to the current appearance. The main castle is to be divided into 5 dwellings with the re-building of the former second tower and the remaining outbuildings (including the greenhouses and a swimming pool) into 9 dwellings with extensions being placed out of the view of surrounding areas so that they remain the same. Parking will also be provided underground, built into the slope that the site sits on. All conversions will be done sensitively and in keeping with the current styles, the castle itself is in several styles as it has been extended and adjusted over various decades (most of it was built in 1930). Most of the barns are 18th century, and 3 are listed, the Tudor barn is the oldest of these (with some parts dating back to 15C although most of it is 17C and is Grade II listed). All the barns are in desperate need of repair and a survey of the area showed that residential use was the only possible use for the site. The plans for 14 dwellings include a variety of homes from 1 bed to 5 bed and should attract a large range of people from single execs to families and through to retired couples, with communal gardens. There is electricity to the site and also water, although other renewable forms of power are being considered for the site.

Access to the castle is currently only through the village of Wixford, the parish are concerned with the likely increase in traffic. PH also owns a site at the bottom of the Oversley Castle lane which he could use to divert the lane and take it several metres out of the village. There is also an access onto the A46 which can be temporarily used for construction vehicles, Highways agency unlikely to allow permanent use as an access as a survey of the lane in Wixford as deemed it adequate for the proposed plans.

PH has done a similar pre-proposal for Wixford which was received well although the access was obviously an issue, and is also due to talk to SDC as well. ATC will need to talk to Wixford regarding their views as this development will obviously have an impact on Alcester's schools and health services.

1. Apologies

C Gough, J Bunting, C Neal-Sturgess, J Styles

2. Declarations of Interest

None declared.

3. Minutes of Last Meeting

The minutes of Planning Committee meeting of 29 January 2013, having been circulated, were approved and signed.

4. Planning Applications

- a) 13/00122/FUL - Change of use from A3 to A3/A5 to confirm existing takeaway use, 14.7m² to be demolished, 32.9m² extension, creation of drive-thru lane, installation of customer order display and canopy for McDonald's Restaurant Ltd at Little Chef, Alcester Bypass, Alcester. *MG has been to the site to assess the impact on the area in regards to trees which will have to be removed and also potential litter problems (although MacDonal'd's as a company have very thorough anti-litter guidelines). **ATC support the application but feel there is no need for representation at SDC planning meeting. However it is our recommendation that the traffic on the roundabout be reviewed after 6 months as concerns were raised on the increase of traffic following the opening of the drive through/fast food restaurant.***
- b) 13/00213/TEL56 - Installation of DSLAM cabinet at Cross Road, land opposite 1 Station Road, Alcester for BT PLC. **ATC support the application but feel there is no need for representation at SDC planning meeting.**
- c) 13/00207/FUL - Retrospective change of use of barn unit to tearoom and ancillary retail use at Kettle Barns Ltd, Driftway One, Longbarn Village, Alcester Heath, Alcester. **ATC support the application but feel there is no need for representation at SDC planning meeting.**
- d) 13/00259/ADV - Addition of panel to existing totem sign (internally illuminated) for McDonald's Restaurant Ltd at Little Chef, Alcester Bypass, Alcester. *These signs are not dissimilar to existing signs and in line with the standard franchise signage. **ATC support the application but feel there is no need for representation at SDC planning meeting.***

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5. Notice of Decision - permission with conditions

- a) 12/02127/FUL - Change of use and conversion of 11 bed hotel (C1) including 2-bed flat to 8 flats (7x1-bed and 1x2-bed) in total (net increase in 7 x residential units) at The Globe Hotel - *REFUSAL. Noted*

6. Acorn House

The clerk of ATC still waiting for a meeting with SDC to discuss this issue. Cllr. Gittus has spoken to planning officers from Stratford who confirmed that plan 1 was rejected on the scale of the building not its design but they did state that as an alternative a contemporary design which is in keeping with the streetscene might be considered. Plan 2 was then rejected based on its design (although is now in the appeal process) and plan 3 which is still live is likely to be rejected as well based on its design as SDC are sympathetic to ATC's views. However there's a concern that there have been very radical designs accepted in areas of Stratford town where they are not in keeping with the streetscene there. Its felt that the architects have mistaken the planner's advice. ATC feel it's better to let SDC planners discuss it with the architects.

7. Dorset House

The clerk wanted councillors to be aware that there have been complaints from the residents surrounding the back of Dorset house regarding the gravelled car park; this was a planning application last year which ATC did not object to due to the fact it took cars off the road at the front of the building, there were also no objections to the plan at the time from the residents. Referring this to an enforcement officer to check that the matter has been carried out to plan was a suggestion.

8. Stratford Road Land

The trees from the site have now been removed (the ground down stumps will need to be looked at again in a few months time). Morgan Sindall has asked for ATC bank details regarding the money for the site. More work will be carried out, e.g. the kickboards, although the adjacent field is currently very waterlogged.

7. Neighbourhood Plan

There was a disappointing turn out at the round-up meeting (07/02/13) despite over 40 invites being sent out. However it was a small but quite positive meeting. A volunteer has offered to liaise with the schools and ideas have been put forward to attract more people especially younger people. Another idea is to make meetings on a Saturday morning so that they are more easily accessible to a greater range of people. NK suggested a handout aimed at children (and therefore their parents) with stickers and balloons with catchy punch lines such as "I'm part of the neighbourhood, are you?" MC and YM are meeting (14/02/13) to discuss further ideas and where the neighbourhood plan is going next.

10. Housing Needs

CW suggested we have a 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. Other concerns were raised about the new developments and their provision of affordable housing. Redrow are giving £1 million for affordable homes in Alcester but the concern is where to put them in the town. Also the £125k new homes bonus for the Bloor Homes development should be put into community facilities in the town. ATC need to discuss with SDC to make sure that they know we have set projects to make use of the money available.

11. Correspondence

There was no correspondence

12. Propositions to a full Council meeting

None

13. Date and time of next meeting

Tuesday 26 February 2013 at 7.00pm at Globe House