

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

Present

Cllrs L Cumberbatch (Chair), J Bunting, C Neal-Sturgess, J Styles, N Knapman, K Wright (ATC admin)

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Paul Harvey presented for a second time on his proposed plans for the development of the Oversley Castle site into 14 dwellings (see minutes from the 12 Feb 2013) in order to update the committee on where he is going with this. Following his previous presentation he has now met with SDC who were happy with the design and he is expecting their formal feedback this week but confident that he will have their support. The alternative access (via Mr Harvey's Lodge Cottage Field) was put to Wixford as well who were happier with the access being further down the lane but were still concerned about the traffic levels. The piece of land adjacent to the lodge Cottage field is owned by WCC and negotiations are in progress to actually use that land to take the access further down and bypass the lane completely. As mentioned before there is a supply of water to the main house, however this system is dated and inadequate for the proposed plan which is why Mr Harvey is hoping a bore hole will provide the water for the site as well as facilities to recycle water. Wixford currently is short of water so connecting to their mains is not ideal. The sustainability issues were something that was brought up at previous meetings, therefore Mr Harvey has had a sustainability report done (the draft copy of which has been circulated to councillors). Mr Harvey aims to go beyond the government recommendations, this is difficult with conversions but he is aiming to upgrade them to a level 4 (above the recommended level 3 for conversions). Renewable energy sources have been looked at and it has been decided that ground and air sources are not appropriate for this site, therefore Mr Harvey plans to install a Bio-mass system. This would require a separate building to be built then underground pipes will carry the heat to the other buildings on the site. Several fuel sources have been looked at and it has been decided that a low maintenance type would be best, such as pellets or chips. Chips would be the preferred method however there is a pellet supplier at an adjacent farm which is being considered. Supplying the material will also mean delivery lorries will have to access the site regularly, to cut down on the number of deliveries it is planned to build a large storage unit. The size of this storage unit is anticipated to be an issue with the eventual planning application, but Mr Harvey hopes its beneficial use will outweigh the disadvantages of its size.

1. Apologies

C Gough, M Cargill, Y Morrison

2. Declarations of Interest

None declared

3. Minutes of Last Meeting

The minutes of Planning Committee meeting of 26 February 2013, having been circulated, were approved and signed.

4. Planning Applications

- a) 13/00383/FUL - Change of use and conversion of existing 11 bed hotel (C1), retention of existing flat and creation of no. 3 new flats (Net increase in 4 x residential units) At The Globe Hotel, 54 Birmingham Road, Alcester, B49 5EG for Ms Karyn Maddison. **ATC support the application and appreciate the improvement on the previous application however we have to express concerns that the applicant needs to make it clearer on the plans the provision of disabled access and trust that the adequate traffic surveys have been carried out. ATC feel there is no need for representation at SDC planning meeting on this matter though.**
- b) 13/00386/FUL - Proposed restoration and conversion of coach house to form a detached dwelling, including new door opening to utility room, replacement roof turret and colour coded flue. Amendment to 12/00970/FUL. At The Coach House, Evesham Street, Alcester, B49 5DS for Mrs Susie Beauclair. **ATC support the application as a reasonable conversion of the existing building but feel there is no need for representation at SDC planning meeting.**
- c) 13/00388/LBC - Proposed restoration and conversion of coach house to form a detached dwelling, including new door opening to utility room, strengthening details to internal timber beams, replacement roof turret and colour coded flue. Amendment to 12/00971/LBC. At The Coach House, Evesham Street, Alcester, B49 5DS for Mrs Susie Beauclair. **ATC support the application**

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as a reasonable conversion of the existing building but feel there is no need for representation at SDC planning meeting.

- d) 13/00417/AMD – Non material amendment following the grant of planning permission 12/02480/FUL for a replacement dwelling. Non material amendment to include increase of 300mm to front projecting main entrance, dormer window to the rear of garage (replacing rooflights) addition of two high level rooflights to front elevation, reduction in glazing to the doors on the rear elevation. At Lodge Cottage, Oversley Castle, Wixford, Alcester B49 6DH for Mr P Harvey. **ATC support the application with no objections to the plan in design terms, however we have no comment to make on the concerns raised by Wixford. We feel there is no need for representation at SDC planning meeting on this matter.**
- e) 12/02865/FUL - Erection of a new 3-storey teaching block (Comprising: 9 classrooms and associated preparation/office accommodation and observatory); relocation of sports courts together with associated works including installation of plant equipment, new car parking (6 spaces) and landscaping works. At Alcester Grammar School, Birmingham Road, Alcester, B49 5ED for Alcester Grammar School. **OBJECTION - ATC could support this application as we have no objections to the school expanding, providing conditions are met. We have to object due to the fact the school has failed to address any of existing problems before taking this project on, which could potentially make the current situation worse, in reference to parking and transport. Also the new reports which ATC have looked at don't appear to address any of our previous concerns sufficiently, in fact the proposal to increase the number of passengers in the sixth form cars is a serious concern as it has been well documented that teenager drivers have an increased risk of being involved in a serious accident when they have peers travelling with them. ATC will be represented at SDC planning meeting on this matter.**

5. Planning Application Appeals

- a) 12/02127/FUL - Change of use and conversion of 11 bed hotel (C1) including 2-bed flat to 8 flats (7 x 1-bed and 1 x 2-bed) in total (Net increase in 7 x residential units) at The Globe Hotel, 54 Birmingham Road, Alcester, B49 5EG for Ms Karen Maddison And Martyn Lolley. *Planning Inspectorate Reference Number: APP/J3720/A/13/2193165 – ATC's objections to this plan still stand*

6. Notice of Decision - permission with conditions

- a) 13/00130/ADV – No. 6 internally illuminated fascia signs at Little Chef, Alcester bypass, Alcester, B49 6PQ for McDonald's Restaurant Ltd. Consent granted with [standard] conditions. **Noted**
- b) 13/00128/ADV - No. 1 height restrictor, No. 9 freestanding signs and No. 6 dot signs at Little Chef, Alcester bypass, Alcester, B49 6PQ for McDonald's Restaurant Ltd. Consent granted with [standard] conditions. **Noted**
- c) 12/02729/FUL – At Dorset House, Church Street, Alcester, B49 5AJ for Mr Brian Thatcher. Permission. **Noted**

7. Stratford Road Land

Bank details have been sent so we expect the cheque for the money soon and then the work can continue and the new trees bought.

8. Neighbourhood Plan

CNS gave an update about the neighbourhood plan, following comments made about how the plan was grouped with certain things being overlapped, CNS, CW & LC had a meeting to discuss the remodelling of the Neighbourhood plan so that it would be easier for other groups in Alcester to take on sections. The new model consists of Socio-cultural, Socio economic, Education and Health. The Alcester civic society have volunteered to take on the socio-cultural section and it is hoped that the Chamber of Trade will take on the socio-economic section, a group of school staff will take on the education section and existing health groups will take on the health section.

There was also a meeting with SDC (Fiona Blundell and her team) who were very supportive of Alcester's Neighbourhood plan and have agreed to liaise once a month in order to help out. Data relating to ward level however cannot come from the district, this has to come from the County but it isn't expected to be able to be obtained until October 2013.

9. Housing Needs

LC gave an update on the meeting with WRCC about where we are and where we are going with this.

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Having rejected the Stratford road site, the land remaining on Allimore lane was also put forward as a potential site, there were concerns about the access to this site, however these have been covered by the latest Bloor homes master plan so they will be taking another look at this suggestion. The SDC head of property services and WCC head of property services are also to come back and have another meeting with members of ATC.

11. Correspondence

There was no correspondence

12. Propositions to a full Council meeting

None

13. Date and time of next meeting

Tuesday 26 March 2013 at 7.00pm at Globe House

Public consultation from Framptons on behalf of Bloor Homes regarding the land north of Allimore lane
planning application Thursday 14 March 3-7pm at Globe House

Extraordinary Full Council meeting 7.45pm 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)