

**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD
7.00PM TUESDAY 23 APRIL 2013 AT GLOBE HOUSE, PRIORY ROAD,
ALCESTER**

Present

Cllrs C Gough (Chair), L Cumberbatch, J Bunting, C Neal-Sturgess, N Knapman, Y Morrison, C Wright (clerk), K Wright (ATC admin)

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None Present.

1. Apologies

M Cargill, J Styles

2. Declarations of Interest

None declared

3. Minutes of Last Meeting

The minutes of Planning Committee meeting of 9 April 2013, having been circulated, were approved and signed.

4. Planning Applications

- a) **13/00866/TREE** – Proposed - T1: Sycamore - 30% crown reduction At 71 Priory Road, Alcester, B49 5EA, For Mrs Michelle Parker – **ATC SUPPORT this application and feel there is no need to attend the SDC planning consultation on this matter unless there are any other objections raised.** [Comment submitted 26 April]
- b) **13/00814/TREE** Proposed - T1: Cherry - 10-15% crown reduction at Allotments and Land Rear Of, Bleachfield Street, Alcester, For Mr Christopher Wright, Alcester Town Council – **ATC SUPPORT this application and feel there is no need to attend the SDC planning consultation on this matter unless there are any other objections raised.** [Comment submitted 26 April]
- c) **13/00542/FUL** - Proposed removal of part of existing boundary wall and construction of new piers and railings (and box hedge) to boundary at Acorn House Evesham Street Alcester B49 5DS for Mr Richard Berry– **ATC SUPPORT this application, appreciating the improvement to the local street scene, however have concerns that we wish to be made conditions of the permission to ensure adequate measures to be taken to warn pedestrians, especially those with a visual or physical disability of the dropped curb and potential dangers of crossing traffic. ATC feel there is no need to attend the SDC planning consultation on this matter unless there are any other objections raised or SDC request clarification on our proposed conditions.** [Comment submitted 26 April]

5. Application Amendment

- a) **13/00543/LBC** - Proposed removal of part of existing boundary wall and construction of new piers, railings (and box hedge) to boundary at Acorn House Evesham Street Alcester B49 5DS for Mr Richard Berry [Comments as above for 13/00542/FUL, submitted 26 April]

6. Applications for surrounding parishes

- a) **13/00686/AMD** – Application for a non-material amendment following a grant of planning permission at Land to the east of Kinwarton Farm Road, Alcester for Redrow Homes - **ATC SUPPORT this application as it is only a minor design alteration and obviously due to a need. We feel there is no need to attend the SDC planning consultation on this matter unless there are any other objections raised.**

7. Notice of Decision

- 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. **Permission with conditions. - NOTED**

8. Feedback from SDC West Area Planning Committee meeting 17/04/13

The clerk had forwarded the outcome of the meeting (regarding AGS planning application) and reminded councillors that the SDC councillors were sympathetic with ATC's concerns about traffic, however it was felt it was a traffic management issue for the whole of Alcester and not specific to the planning application in front of them and using the planning policies for schools pushed the application through. However their support for the traffic issues does then give ATC a mandate to be able to challenge WCC with and be able to ask for certain alterations to be made. So the clerk asked the committee how they would take it forward.

LC also stated that although SDC had acknowledged the concerns of ATC, it was up to ATC to take it forward, and suggested that we form a smaller sub-committee to link up with WCC.

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NK pointed out that AGS is not the only school in Alcester to have traffic management issues and that we should take a holistic approach to look at all the schools traffic issues especially with the population increasing in the future, this was agreed by the whole committee. She also stated that we need the right evidence presented to the right people, and that we need to collect our own evidence, not to rely on WCC.

CNS also stated that he felt the Highways Survey done was inadequate, and that a full report including the opinions of local residents was better than a "look and note" type survey as looking at photos from one specific time in an office was not the best way to fully assess the situation, especially at schools where the traffic flow is time specific. JB also commented that in the survey done it did not look at every road affected, so a more in-depth report is needed.

CG commented that WCC were acting as if they were still in full control of the school and that their assessment of school traffic situations needs to change in light of the fact many schools are now independent academes. CG also stated that the sub-committee need to have a meeting with County Highways face to face.

LC again stated that it is up to the subcommittee to decide what needs to be done and how that is to be carried out and then to decide where that evidence needs to be taken in order to have an effect. He also stated that we need to get the schools involved and for them to accept some responsibility in order to help the community they are in. NK also reiterated this point by stating that schools have a duty of care towards its pupils that does not stop at the gate and covers their entire journey home, therefore it's their duty to get involved with such traffic initiatives.

YM again raised the concern that traffic problems exist with all the schools in Alcester so to focus entirely on one school may be misunderstood by the community. CW replied suggesting to councillors that in order to make the plan most effective they tackle one small problem at a time and then apply the results to other problems. It was therefore suggested that as "phase 1" we start with what was considered the most dangerous issue which is a crossing outside AGS for pupils parking on the opposite side to cross safely. CW then stated that by starting with Alcester's flagship we were then in a stronger position to tackle the other schools and other traffic issues in the town.

Councillors then discussed how the sub-committee would be compiled, stating it didn't necessarily have to be made up just of people on the planning committee, the schools, those involved in the neighbourhood plan, and local residents should also be involved. CNS however also pointed out that we don't want to make it so broad that we (as ATC) lose control, as ultimately it has to be ATC steering this sub-committee. Most importantly it has to be an active committee and collecting as much evidence as possible has to be the first priority, video evidence of the road at peak flow times was also put forward as an important part of evidence. JB also pointed out then that this should be done before the exams start when the traffic situation is reduced slightly with more staggered times.

Councillors CNS, YM, JB and LC volunteered to start the sub-committee and begin by setting the program of action. LC also pointed out that the title of this sub-committee will set out where the action will eventually go, even if we start with just small steps to begin with.

CG suggested that the initial step should be to write to WCC to state our intentions to look at the traffic situation in the town formally and ask for their co-operation, help and advice. To set it out in writing our intentions that can be referred to later on if needed.

9. Stratford Road Land

The clerk gave an update stating that we were still waiting for confirmation from Dalcour McLaren and Morgan Sindall that the money is being transferred into our bank account. LC suggested that we should write a testimonial of the work carried out by Morgan Sindall and this might perhaps prompt them to transfer the money more quickly. It was then discussed about the job done and whether it had been finished which had been suggested by Cllr MG that it would be done later in the year. NK also suggested that the delay could be caused and perhaps helped by the end/start of the financial year.

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10. Neighbourhood Plan

It was put forward at the last planning committee meeting that this issue was to be discussed at the next full Council meeting in May, CW reminded councillors that due to the mayormaking etc, it might be best to postpone this until the June full council meeting. It was then suggested that we contact those who signed up for email updates to let them know of the delay and remind them that we are still proceeding with the Neighbourhood Plan.

11. Housing Needs Survey

There were no further updates on this matter.

12. Correspondence

- a) Peter Clarke – Land in Kings Coughton – After his initial letter in January this piece of land was put forward to the housing needs survey as a possible location, however it was decided by WRCC that land for the housing needs survey should be located within the Alcester town area so the Kings Coughton location would be unsuitable. The clerk will contact Peter Clarke to inform them of this development, however to make the comment that ATC planning committee would welcome any pre-applications submitted for the site. Councillors also commented again on the possible flooding issues in the area, but these would be a matter for the individual planning application.

13. Propositions to a full Council meeting

There were no propositions.

14. Annual report

Reminder for 7 May, the assistant clerk to compile the information regarding the applications over the past year for Cllr CG to make the report to full council.

15. Terms of reference

There were no alterations put forward to be made for next year.

16. Date and time of next meeting

Wednesday 8 May 2013 at 8.00pm after a Full Council forum meeting with Churchill retirement living planning issues officer