

# **A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD 7.00PM TUESDAY 21 MAY 2013 AT GLOBE HOUSE, PRIORY ROAD, ALCESTER**

## **Election of Committee Chairman and Vice-Chairman**

As the first meeting of the new year the Chairperson of the Committee was elected, Cllr Neal-Sturgess proposed Cllr Gough to continue as Chairman and this was seconded Cllr Cargill. A Vice-Chairman was also elected due to the frequency of meetings, Cllr Neal-Sturgess was proposed by the Committee and agreed by all.

## **Present**

Cllrs C Gough (Chair), M Cargill, C Neal-Sturgess, J Bunting, Y Morrison, C Wright (Town Clerk), K Wright (Planning Committee Clerk)

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

None Present.

### **1. Apologies**

Y Hine, J Styles, N Knapman.

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

None declared

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

The minutes of Planning Committee meeting of 8 May 2013, having been circulated, were approved and signed.

### **5. 4. Planning Applications**

- a) **13/00910/FUL** – Proposed installation of one storey cabin, 3.5m high, to provide an enclosure for a biomass boiler including an external flue. Cabin located to rear of existing building, have a flat roof and timber cladding at Cherry Trees Care Home, Stratford Road, Oversley Green, Alcester B49 6LN, For Mathieson Biomass Ltd. [Comments 28 May].

**ATC Support this application as it supports the use of alternative energy sources, unless there are any objections raised, particularly from neighbours, ATC do not feel it is necessary to be represented at the SDC planning committee meeting for this application.**

### **6. Notice of Decision**

- a) **13/00622/FUL** – *Permission with Conditions* – Erection of garden office at 21 Cross road. Alcester - **Noted**
- b) **13/00866/TREE** – *Consent with conditions* – T1 sycamore – 30% crown reduction at 71 Priory Road, Alcester - **Noted**
- c) **13/00543/LBC** – *Consent granted with conditions* – Proposed removal of part of existing boundary wall and construction of new piers and railings to boundary at Acorn House, Evesham Street, Alcester - **Noted**

### **7. SDC West Area Planning Committee meeting 23<sup>rd</sup> May 2013**

The Committee were informed that by the discretion of the Chair of the SDC Planning Committee, the Town Council and also the residents were now to be allowed 5 minutes each per application to make their presentation. The Clerk also reminded the Committee that as the two sites were being considered separately then the comments to be given should be specific to each. The Committee then discussed the points to be raised by ATC, noting that the two District Councillors for Alcester, Cllrs, E Payne and S Adams, will also be presenting and to save repeating it had been decided that certain points would be tackled by each, for example the District Councillors would cover Traffic issues and Health.

Northern site:

The Most notable problem with the Northern site is that it has no direct links to the infrastructure necessary, for example the surface water drainage and sewerage, its plans rely entirely on the Southern site being approved and built, therefore it should not be considered first or separately to the Southern site and should be withdrawn.

ATC also have several concerns with the layout of the masterplan for this northern site too. Firstly the old railway line appears to create a barrier between the development in

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the far north portion of the land and therefore we are concerned that this area will become a smaller sub-community with very little integration with the rest of the development and more importantly, with the access so near to the edge of town, with the rest of the Town. Another major concern is the location of a large proportion of the houses very close to the bypass and the noise pollution these properties will suffer, although the developers will take measures to provide air supply units into the houses, ATC do not feel this is adequate nor a replacement for access to the outside and gardens. Affordable homes should not be unhealthy homes. Finally the Northern site has absolutely no provision of adult recreation space, especially in the form of Allotments, again relying on those provided in the Southern site as if they were one large development.

Southern Site:

As this site contains most of the attenuation ponds and the only links to the surface water drainage and sewerage systems, our concerns regarding these have to be tackled on this application. Firstly ATC note the addition of the lower attenuation pond however feel this is only in response to local pressure which pointed out the lower lying land in that area which is where the flooding currently collects. We have to ask the developers for clarification on how this pond will be linked to the others higher up and what plans they have in place for draining the water back up into the water pipes which lead out to the river. In relation to the sewerage, Alcester's big tank only just held in the recent floods and ATC have to point out that the developers claims that the tank was not full are wrong. The tank was full, but did only just hold, but with the 10-15% anticipated increase in the next few years will be a significant increase in pressure on the system and failure will be likely.

Common points:

Even if we consider the two applications as a whole, ATC still have some serious concerns that would affect both. Firstly as the developers themselves point out, Alcester is a small historic town with a small character, these applications would add 350 homes and potentially increase the population by over 10 %, this is considered a significant increase and would alter the character of the Town. With this increase in population there will inevitably be an increase in cars in the Town, ATC feel the developers have not given this enough consideration on its impact on the Town and the sustainability of such an increase in traffic. The developers claim there will be 1.4 jobs per house provided by the development, but cannot guarantee that these jobs will be provided in Alcester, therefore increasing the possibility that this will become a satellite development which is not sustainable for the Town. The developers make claims about the distances of the local schools from the development, but ATC have to question these figures, firstly the two nearest schools, both of which are secondary schools are also both selective in their intake and therefore cannot really be included in such figures. Secondly the figures quoted appear to be as the crow flies, and unless the developers are planning to include planes in their designs, children cannot fly! The Actual figures therefore (which cover the route down Birmingham road, into school road and out to captains hill or St Faiths Road) are much longer, and a journey most likely will be taken by car.

With regards to open space, ATC dislike the tiny portions of open space marked on the masterplan but accept that this is taken from the interpretation of the retained documents from the outdated SDC Local Plan. We are also glad that the developers had accepted that the attenuation pond are amenity space not open space, however this still leaves the site short of Adult physical open space and recreational space which we believe

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is still waiting to be confirmed by SDC and the developers. As is the Community facilities which the developers have failed to provide for onsite and ATC feel they should contribute towards, especially in order to integrate the new development into the rest of the Town.

### **8. Land registry**

The Clerk informed the Committee about an application from the house adjacent to the access onto the land behind the cemetery and Alcester grammar school off School Road. It is felt that this access should be retained as emergency access in the case of flooding, and a letter has been sent to the land registry, however there is very little more the Town Council can do other than to challenge the 12 year maintenance claim by collecting proof. The matter is now in the hands of the executor of the Will of the former owner who will be submitting a counter claim on the land to the land registry.

### **9. Licencing**

The Committee were informed about a recent application from MacDonalds to provide late night refreshments at Oversley Mill Services every day between 23:00 and 05:00. Cllr M Gittus had already put forward his support for the Application stating that this will not alter the provision of refreshment presently available but will just provide some additional healthy commercial competition. The Planning Committee also had no objections to this application stating that the services are already 24 hour.

### **10. Stratford Road Land**

There were no updates regarding plans for this piece of land. However Cllr Gough had offered the land to be used as a temporary car park for use by the stall holders during the food festival.

### **11. Neighbourhood Plan**

Further discussions on the way forward with the Neighbourhood plan were deferred until the next meeting, after it has been discussed at the Full Council Meeting.

### **12. Housing Needs Survey**

There had been a meeting with WRCC to discuss possible plans for redundant SDC and WCC sites in Alcester, however there were no outcomes of this meeting to bring to the planning committee as yet.

### **13. Correspondence**

None

### **14. Propositions to a full Council meeting**

There were no propositions put forward to take to Full Council

### **15. Date and time of next meeting**

Tuesday 3 June at 7pm