

A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD 7.00PM MONDAY 3 JUNE 2013 AT GLOBE HOUSE, PRIORY ROAD, ALCESTER

Present

Cllrs C Gough (Chair), C Neal-Sturgess, J Bunting, Y Morrison, N Knapman, C Wright (Town Clerk), K Wright (Clerk to the Planning Committee)

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None Present.

1. Apologies

M Cargill, Y Hine, J Styles.

2. Declarations of Interest

None declared

3. Minutes of Last Meeting

The minutes of Planning Committee meeting of 21 May 2013, having been circulated, were approved and signed.

5. 4. Planning Applications

- a) **13/00010/LBC** – Proposed replacement of various signage at Lloyds Bank TSB Plc, Stratford Road, Alcester, B49 5AX for Lloyds Banking Group. **ATC support this application as it is only a replacement of the existing signs with Lloyds rebranded signs and will have no detrimental impact to the streetscene, ATC do not feel it is necessary to be represented at the SDC planning committee meeting for this application.** [submitted 10/6/13]
- b) **13/01069/LBC** – Proposed replacement chimney to front elevation, repairs to rear timber gable end, roof strengthening and tying of rear gable frame at first floor level. At 30 Henley Street, Alcester, B49 5QY, for Mrs Schofield. **ATC support this application as the repair of this existing old building will be of benefit to the local streetscene and the application states it will be using reclaimed/salvaged bricks to match the existing in the rebuilding of the displaced chimney. ATC do not feel it is necessary to be represented at the SDC planning committee meeting for this application unless there are any objections raised.** [submitted 10/6/13]

6. Notice of Decision

None

7. SDC West Area Planning Committee meetings

- a) Following the results of the SDC meeting regarding the land north of Allimore Lane, northern site, Cllr M Cargill and the Clerk both wrote up points to use for the Town Council's reply on the Southern site. The reasons SDC gave for rejecting the application were:
- i.** Close proximity of dwellings to the Alcester By-pass
 - ii.** The size and number of dwellings is unsustainable
 - iii.** Development considered premature and its cumulative effect would significantly prejudice Stratford-on-Avon District Core Strategy Development Plan Document
 - iv.** Density and size would be detrimental to the character of rural Alcester

Therefore it was decided that the main objections to the southern site should be in line with these decisions. However it was felt that Alcester still had to make the concerns regarding flooding forward, the only reason this could not be found to be a legally substantial objection was the advice from STW. Cllr CNS felt that we had enough first-hand evidence to dispute the claims that the big tank was only ever full due to technical faults as his observations and discussions with on-site staff on 25th November 2012 could find no other reason for the tank being full that other than the pure volume of water in the Town that day. The tank was only build for the capacity of the town at that time, any additional pressure on the existing system will undoubtedly result in the tank overflowing and foul water ending up on the streets again.

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ATC also want the applicants to demonstrate how the lower attenuation pond will link into the other 2 and eventually drain with it being 1.5m lower than the proposed link to the drainage system out to the Ragley Mill ditch. As well as evidence that when that flood plain is full of water the attenuation ponds will still be able to drain effectively.

It was felt that ATC need to state that we are not idiots and the opinion of the Town's residents who live with the flooding issues should be considered just as important as paper evidence.

The committee noted that the southern site was the stronger application of the two with 3 attenuation ponds on site and the provision of allotments. However Cllr JB noted that because the indicative masterplan as it was designed as a whole, the northern area would be left without a play area within 100m which is against the SDC's requirements, therefore another important point to raise. Along with still no specified details regarding the provision of off-site open space for the town.

Other points ATC wish to raise, were to question how the applicant plans to provide jobs within the town as stated in their documentation. They cannot guarantee that the actual building of the houses will be given to local contractors and once the houses are built, there has to be the provision of jobs within the Town, otherwise the development would become a commuter development and that would be unsustainable for the town.

The traffic situation with only one access point on an already busy road also has to be an important point to raise as the situation will only become worse, and the Birmingham road is a main artery into the Town. Also parking provision within the Town to accommodate the extra residents and encourage them to use the town's facilities.

Again the issues of schools and their stated proximity to the development is felt needs to be questioned, perhaps asking the applicant if they will be providing a helipad to take children to school within the stated distance.

- b) The application for the car wash at Alcester Rugby club, had been withdrawn pending a consultation from Sport England, having now received that (with Sport England having no objections) the application is going to a SDC committee meeting on the 12 June at Elizabeth House in Stratford. Cllr M Cargill is to attend to present ATC's objections.

8. Stratford Road Land

There were no updates regarding plans for this piece of land.

9. Neighbourhood Plan

Cllr C. Neal-Sturgess gave a report as the newly appointed Lead Co-ordinator of the Neighbourhood Plan. It is proposed that a forum group of at least 21 members (to be chaired by Cllr M Cargill) is set up, and a Steering group of no more than 8 members (to be chaired by Cllr Y Hine) is formed. The forum group would bring forward ideas which are then presented to the steering group for decision. Cllr C Neal-Sturgess will then co-ordinate between these groups and also various working groups, which will put the ideas into practice.

The next step for the neighbourhood plan will therefore be to select the 8 members of the steering group, Cllr C Neal-Sturgess and the Town Clerk will be approaching existing groups to select these people. Others who volunteered their time will be invited to join the forum group. The forum group and steering group will be run with structured meetings and will appoint a clerk to manage the minutes etc. for these groups.

The first job of the groups will be to decide if we continue to write the Neighbourhood plan in draft, whilst awaiting the Stratford-on-Avon District Core Strategy Development Plan Document to be published, which according to the press is now not expected until

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2016, then alter it after that is published before submitting it. Or whether we put the Neighbourhood plan on hold until that document has been finalised.

An application for the designated area has to be done before any work on the Neighbourhood plan can be done and as yet SDC have not published the boundaries from the review.

10. Housing Needs Survey

There were no updates regarding plans for this project.

11. Correspondence

None

12. Propositions to a full Council meeting

There were no propositions put forward to take to Full Council.

13. Date and time of next meeting

Monday 17 June at 7pm

(Alcester Bidford Forum 18 June at 7pm)