

A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD 7.00PM WEDNESDAY 28 AUGUST 2013 AT GLOBE HOUSE, PRIORY ROAD, ALCESTER

Present

Cllrs C Gough (Chair), Y Hine (Deputy Mayor), N Knapman, J Styles, C Wright (Town Clerk), K Wright (Clerk to the Planning Committee)

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Mr P Wilcock, a resident of Alcester came to speak to the planning committee having spoken to a Cllr the day before, he also spoke to Full Council last year regarding the same issue. He had been involved in yet another near miss with a car whilst crossing the High Street and wished for ATC to keep pushing the County Council for something to be done. In particular he felt it was most dangerous along the 'chicane' outside the Church and at the corner of the Town Hall. He also felt that the 'designated crossings' were just considered aiming points for inconsiderate drivers. Mr Wilcock would like to see measures in place to slow the traffic down, suggesting speed bumps and 'happy face' speed awareness signs to visually encourage drivers to stick to the 30 mph speed limit which he considered to be adequate for most of the High Street although the areas mentioned above he thought could only be negotiated safely at slower speeds. The ATC Planning Committee were in full agreement that something should be done, however stated that our WCC Councillor had taken this matter to the County Council and certain measures were being investigated, for example a 20 mph speed limit along the high Street. Speed bumps it was felt would cause more problems that they would solve, especially with the bad drivers that cause issues in the first place and will never be eliminated. However now that the matter has been brought to the Council's attention yet again it will be followed up with the Cllrs involved and relevant departments.

1. Apologies

Cllrs C Neal-Sturgess, M Cargill (Mayor), C Brannigan, Y Morrison, J Bunting.

2. Declarations of Interest

Cllr N Knapman stated that she had helped the applicant of items 4b&c with the application forms. She also is a neighbour of the item 5a

3. Minutes of Last Meeting

The minutes of Planning Committee meeting of 28 August 2013, having been circulated, were approved and signed.

4. Planning Applications

a) **13/02046/ADV** - Proposed: 3no. appendages to existing freestanding totem At: McDonalds, Oversley Mill Services, Alcester Bypass, Alcester B49 6PQ For: McDonalds Restaurant Ltd (Comments by 20 September)

As this is just an alteration to the existing sign, ATC have no objections to the application and do not anticipate there to be any other objections, therefore we do not feel it is necessary to attend a SDC Planning meeting on this matter.

b) **13/02008/FUL** - Proposed: Change of use of part of pavement for use as cafe. Retention of canopy awning to front of premises. At: Venue Xpresso, 3 High Street, Alcester, B49 5AE For: Miss Carol Lane (Comments by 24 September)

ATC welcome this applicant's correct process of submitting a planning application in light of the current issues that members of the public have brought to the Council's attention regarding café space on the High Street pavement.

However in this instance the pavement is particularly wide at this point and is considered to be a more appropriate position for such a change of use, therefore ATC support this part of application as we feel it is acceptable for part of the pavement to be used by Venue Xpresso.

In relation to the awning, this has been a feature outside the premises for many years and is a traditional feature for a High Street, therefore providing it remains in a style appropriate for the Character of the High Street and in accordance with Conservation regulations, ATC do not have any objections to this part of the application.

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ATC do not anticipate any significant material planning objections therefore do not feel it is necessary to attend a SDC Planning meeting on this matter, however would reconsider this if any are received.

- c) **13/02009/LBC** - Proposed: Change of use of part of pavement for use as cafe. Retention of canopy awning to front of premises. At: Venue Xpresso, 3 High Street, Alcester, B49 5AE For: Miss Carol Lane (Comments by 24 September)
ATC welcome this applicant's correct process of submitting a planning application in light of the current issues that members of the public have brought to the Council's attention regarding café space on the High Street pavement.
However in this instance the pavement is particularly wide at this point and is considered to be a more appropriate position for such a change of use, therefore ATC support this part of application as we feel it is acceptable for part of the pavement to be used by Venue Xpresso.
In relation to the awning, this has been a feature outside the premises for many years and is a traditional feature for a High Street, therefore providing it remains in a style appropriate for the Character of the High Street and in accordance with Conservation regulations, ATC do not have any objections to this part of the application.
ATC do not anticipate any significant material planning objections therefore do not feel it is necessary to attend a SDC Planning meeting on this matter, however would reconsider this if any are received.
- d) **13/02110/LBC** - Proposed: Part replacement of roof with new plain clay tiles, replacement of existing velux x 2 with new conservation style, part leading of existing dormers x 5. At: Red Horse Stables, Henley Street, Alcester, B49 5QX For: Mr And Mrs David Henderson (Comments by 25 September)
ATC welcome the changes to the style of the velux windows to be more in keeping with the conservation area, therefore support the rest of the application to allow for these changes. ATC do not anticipate any planning objections to this application therefore do not feel it is necessary to attend a SDC Planning meeting on this matter.

5. Planning Application Amendments

- a) **13/01588/FUL** - Proposed: Redevelopment to form 36 sheltered apartments for the elderly, including communal facilities, access, car parking and landscaping. At: 2-6 Priory Road, Alcester, B49 5DY, For: Churchill Retirement Living. An amendment has been made to the above application as follows: Additional correspondence, responding to WCC Highway objection and WCC Care and Choice Accommodation (Peoples Group) comments. If you have any further observations you wish to make on the amendment please write by: 12 September 2013. If you have any queries on the proposal/amendment please contact the Case Officer Carol Stephens Tel: 01789 260350. Case Officers are available to take your calls up to 1.00pm each working day.
Cllrs noted the additional correspondence however were disappointed with the applicant's responses and felt that their replies did not address any of the issues ATC and the residents of Alcester had raised, therefore they felt it was unnecessary to make any additional comments as all of our original objections still stood as submitted.
- b) **13/01645/FUL** - Proposed: Single storey front extension. At: 14 Chantry Crescent, Alcester, B49 5BT. Amendment to wording of submitted comment at the request of the Case Officer. *Noted*

6. Notice of Decision

- a) **13/01587/FUL – PERMISSION WITH CONDITIONS** – Demolition of existing garage. Erection of single storey side extension, front porch, single garage and rear conservatory. Render finish to new and existing brickwork at 7 Tibbets Close, Meeting Lane, Alcester.
Noted

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- b) **13/01316/FUL - PERMISSION WITH CONDITIONS** – Change of use from 2 no. flats to a single dwelling at 8c High Street, Alcester. *Noted*
- c) **13/01701/HHPA – PRIOR APPROVAL GIVEN** – The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.7m, for which the maximum height would be 3.4m, and for which the height to the eaves would be 2.9m at 14 Chantry Crescent, Alcester. *Noted*
- d) **13/01454/LBC – CONSENT GRANTED WITH CONDITIONS** – Removal of kitchen to first floor and make good floor and walls. Removal of internal ground floor brick fire separating wall. Construct two internal plasterboard walls to form a bedroom and wc. At 8c High Street, Alcester. *Noted*
- e) **13/01489/FUL – REFUSAL** - Removal of substation, new boundary treatment, installation of new sculptural flagpole and signage and revision to the layout of the front car park at Minerva Mill Innovation Centre, Station Road, Alcester. *Noted*
- f) **13/01490/LBC – CONSENT REFUSED** – Removal of substation, new boundary treatment, installation of new sculptural flagpole and signage and revision to the layout of the front car park at Minerva Mill Innovation Centre, Station Road, Alcester. *Noted*
- g) **13/01645/FUL - PERMISSION WITH CONDITIONS** – Single storey front extension at 14 Chantry Crescent, Alcester. *Noted*
- h) **13/01699/FUL - PERMISSION WITH CONDITIONS** – Two Storey side extension at 110 Hertford Road Alcester. *Noted*

7. Stratford District Council (Planning and Licencing)

As Cllrs were all aware, at a SDC Planning Meeting on 9 Sept it was agreed to refuse the application 11/02895/OUT for the Southern site of the land north of Allimore lane. There has been no further action by the developers as yet although it was suggested by them before the meeting that if the application was refused they would take it forward with the Northern site to the same appeal which is scheduled for the end of November.

8. Land North of Allimore Lane

As mentioned above the Northern site of the land north of Allimore Lane (application 11/02767/OUT) is going to appeal with the inspector on the 26 November. The Town Clerk has registered ATC under rule 6 to be able to present a case to the inspectorate and also to be able to cross-examine the other presenting cases. The full written case has to be presented to the inspectorate before the 3 October including all supporting evidence to back up the case we wish to make. He therefore asked Cllrs to agree a Strategy for the case to take and asked Cllrs to get involved in the evidence collecting and writing of the case so that it will be as strong as possible.

Firstly it was suggested that ATC support the Core Strategy in principle with the amendment of the figures stated to be a maximum figure (as it was in previous drafts) so that the 350 figure could be argued.

Secondly the masterplan submitted to SDC was not the application that the residents of Alcester were consulted on and several of the key features that were in the previous have been lost, thus causing the demonstrative harm, but could be reinstated if the applicant would reduce the numbers.

It was agreed by the Chair of the Planning Committee that an Extraordinary Full Council Meeting under the lead of the Planning Committee should be held at the beginning of next week due to the limited time available to get the case written.

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9. Stratford Road Land

There were no further updates to report

10. Housing Needs

As discussed before there are still plans in process for Extra Care and Specialised Housing facilities in the Town. This will be a careful balancing act of getting the facilities so desperately needed by the town and having them in a location and style that is appropriate for the town.

11. Neighbourhood Plan

The head of NHP Communication had produced the documentation and forms for the School Logo Competition which was agreed by the planning committee and will be going out to schools next week

12. Correspondence

a) *None*

13. Propositions to full Council

There were no propositions

14. Date and time of next meeting

Tuesday 24 September at 7pm

Monday 16 September at 7pm Extraordinary Full Council meeting under the lead of the Planning Committee.