

# **A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD 7.00PM WEDNESDAY 24 SEPTEMBER 2013 AT GLOBE HOUSE, PRIORY ROAD, ALCESTER**

## **Present**

Cllrs C Gough (Chair), C Neal-Sturgess, M Cargill (Mayor), Y Hine (Deputy Mayor), J Styles, Y Morrison, C Wright (Town Clerk), K Wright (Clerk to the Planning Committee)  
Cllrs J Kenyon, S Payne, L Cumberbatch, E Payne, M Gittus

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

There were no members of the public present

### **1. Apologies**

Cllrs C Brannigan, N Knapman, J Bunting.

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

There were no declarations of interest regarding planning applications

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

The minutes of Planning Committee meeting of 11 September 2013, having been circulated, were approved and signed.

### **4. Planning Applications**

- a) **13/02251/TREE** - Proposed: - T1: Ash: Re-pollard to previous points At: Champery, Cross Road, Alcester, B49 5EX For: Mr Anthony Went (Comments by 1 October)  
SUPPORT – ATC support this application as regular maintenance of trees is necessary to keep them healthy and a feature within the town. We do not anticipate and objections therefore do not feel it is necessary to attend a SDC planning meeting on this matter.
- b) **13/02172/FUL** - Proposed: Proposed conservatory to rear of property At: 14 Chantry Crescent, Alcester, B49 5BT, for: Mrs Penny Rodrigues (Comments by 8 October)  
SUPPORT – ATC have no material planning objections to this application and do not anticipate there to be any significant objections from neighbours. Therefore we feel it is unnecessary to attend a SDC planning meeting on this matter.

### **5. Planning Application Amendments**

- a) *None*

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

- a) **11/02895/OUT – REFUSAL** - Construction of a maximum of 190 dwellings with associated car parking, access, infrastructure provision and open space at land north of Allimore Lane, Alcester (Southern site) at land North of Allimore Lane, Alcester for Gallagher Estates, Pettifer Developments and Bloor Homes Ltd. Noted
- b) **13/01749/LBC – CONSENT GRANTED WITH CONDITIONS** – Proposed replacement of existing felt roof covering kitchen with new plain tile roof covering link with existing plain tile roof. Proposed construction of timber conservatory at 57 Priory Road, Alcester, B49 5EA. Noted
- c) **13/01748/FUL – PERMISSION WITH CONDITIONS** - Proposed replacement of existing felt roof covering kitchen with new plain tile roof covering link with existing plain tile roof. Proposed construction of timber conservatory at 57 Priory Road, Alcester, B49 5EA. Noted

### **7. Stratford District Council (Planning and Licencing)**

There were no updates regarding planning applications or licensing applications from SDC

### **8. Land North of Allimore Lane**

The Town Clerk informed Cllrs of events at the recent regulatory committee meeting of SDC at which he and Cllr C Neal-Sturgess attended, at which SDC Cllrs decided to refer the matter back to the legal advisors, in light of the fact the southern site was now going to the same appeal inquiry, and that they would leave the decision of whether to contest the appeal or not to the Head of Services. Both ATC Cllrs and SDC Cllrs were disappointed in how this matter had been dealt with by SDC. The Town Clerk had then heard today the decision from the Head of Services:

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"The district Council have taken independent legal advice and there are no realistic prospects to defend the appeal. Applications were considered separately by instructed Solicitors. As a result the Head of Service took the decision not to defend. The Case will be presented and the case will be made but no support, help or advice will be given by the District Council and its legal team."

Therefore ATC will have to stand alone with no support from SDC apart from their reasons for refusal which will still stand as their case.

Cllrs then discussed in depth the possible options ATC now have, the overriding feeling was that ATC have to be seen to be doing the best it can for the people of Alcester, therefore ATC will continue to defend their rejection to the applications at the appeal in November, although with no legal back up it was agreed that our case should state the views of the Council and residents rather than leave ourselves open to the developers legal team to tear our evidence to pieces. Cllr C Neal-Sturgess and the Town Clerk will be writing the draft Statement of Case which will then be cascaded to all ATC Cllrs for their thoughts and additions.

In addition to the appeal it was also decided by Cllrs that ATC should push for more meetings with the developers especially as if the applications get through the appeal there is no guarantee that things agreed in Outline planning will materialise in the end development. It had been suggested that the land owners, who are ultimately Alcester people, could be intermediary for this meeting.

The Mayor of Alcester is going to release a press statement to keep the people of Alcester informed that Alcester Town Council are working to get the best for the town, accepting that there will have to be development on that site to allow the town to grow.

### **9. Stratford Road Land**

There were no further updates

### **10. Housing Needs**

A meeting has been arranged with WRCC to discuss the Specialised housing and the Extra care facilities for the town.

### **11. High Street development**

Following the discussion at Full Council Cllr J Bunting had requested this item be added to the agenda, as he was unable to attend this item has been deferred until the next meeting.

### **12. Neighbourhood Plan**

The Neighbourhood plan is currently on hold to await the decision of the appeal for the development on the land north of Allimore lane (ALC1 & ALC2), which if it is granted will be our full quota for housing in the parish until 2028 (except for "windfalls") in accordance with the SDC Draft Core Strategy.

Therefore it was also decided to postpone the 'Logo Competition' until the start of 2014.

### **13. Correspondence**

a) *None*

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

The decisions discussed in item 8 were to be put forward by the Planning Committee as a proposition to Full Council, however as with previous matters relating to this development the Town Clerk has decided to put this matter on the Full Council Agenda as a separate item.

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

Monday 7 October at 7pm (Full Council Tues 8 Oct)