

A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD 7.00PM WEDNESDAY 22 OCTOBER 2013 AT GLOBE HOUSE, PRIORY ROAD, ALCESTER

Present

Cllrs C Gough (Chair), C Neal-Sturgess, J Styles, Y Morrison, J Bunting C Brannigan, L Cumberbatch, M Gittus, C Wright (Town Clerk), K Wright (Clerk to the Planning Committee)

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

There were 4 residents of Rope Walk in attendance, Andy Mann and Vaun Blake spoke regarding their comments which had been submitted to SDC regarding items 4a&b, see Appendix.

1. Apologies

Cllrs N Knapman, M Cargill (Mayor), Y Hine (Deputy Mayor).

2. Declarations of Interest

Cllr J Bunting declared an interest to item 5 being an immediate neighbour to the proposed.

3. Minutes of Last Meeting

The minutes of Planning Committee meeting of 7 October 2013, having been circulated, were approved and signed.

4. Planning Applications

a) **13/01905/FUL** - Proposed: Demolition of existing tin sheds; conversion of former cycle factory building to provide 3 no. dwellings and proposed erection of 4 no. dwellings with associated parking provision and landscaping. At: The Priory, Priory Road, Alcester, B49 5EA For: The Friary Group (Comment extension to 23 October)

Alcester Town Council Planning Committee undertook a site visit on Monday 14th October, and met with Mr Tony King (site owner), and three residents of Rope Walk. The committee was impressed with certain aspects of the development, and can appreciate measures the developers had taken in response to a consultation with the residents.

Alcester Town Council would welcome a quality development on this site, which is close to the town centre, and at present is largely derelict. However Alcester Town Council have to object to this application in principle.

1. Alcester Town Council consider this application to be an over development of the site, Cllrs fully support the restoration of the Cycle Factory and the Coach House and even the house which replaces the old 'tin shed', as this part of the application will improve the streetscene and the restoration of an old building (providing it is done sympathetically) is an important part of maintaining the Conservation area of Alcester. However Alcester Town Council consider the remaining three new build homes on the rest of the site to be too many for the size of the plot.

2. The submitted plans appear to have an inadequate number of parking spaces provided on the site for the number and size of the buildings proposed. According to SDC planning policies (adopted draft core strategy 2013) there should be a total of 15 car parking spaces on the site. Alcester Town Council cannot see how the plans can provide the additional parking with the overdevelopment of the site as mentioned above and still maintain a feeling of open space as recommended by English Heritage for the site. Alcester Town Council's opinion is that if the number of houses on the site was reduced this planning consideration could be resolved.

3. The proposed development, although submitted as a "Full" proposal, is not sufficiently detailed in a variety of aspects with missing or incomplete documentation, and raises a number of concerns which have not been adequately addressed by the developer:

- a. Inadequate Transport statement: the submitted document is marked as "draft", and does not contain any survey of traffic flows.
- b. Overshadowing: No assessment of Neighbouring properties has been conducted by the developer, it is just assumed.
- c. Incomplete Ecology study: the submitted document is marked as "draft". No arboriculture survey has been submitted although other documentation refers to the fact this has been done.

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d. Inadequate Heritage report: the submitted document only applies to archaeological conditions, not standing buildings, although other documentation refers to the fact this "will be done". We also consider that the developer should note the concerns raised by English Heritage in their submitted consultation.

These concerns are amplified in the objections from residents, therefore although this is a desirable development in principle, the application in its present form, cannot be supported by ATC and we have to question how it was allowed to get to this stage in such an incomplete manner.

b) **13/01908/LBC** - Proposed: Conversion of former cycle factory buildings to provide 2 no. dwellings with associated car parking provision and landscaping. At: The Priory, Priory Road, Alcester, B49 5EA For: The Friary Group (Comment extension to 23 October) [as above due to the same documents being submitted]

c) **13/02346/FUL** - Proposed: Proposed two-storey extension and alterations to use the building as a children's nursery (Use Class D1). At: Arrow Lodge Medical Centre, Kinwarton Road, Alcester, B49 6PX For: Polkadot Day Nurseries Ltd (Comments by 23 October)

Alcester Town Council support this application, we consider the site to be large enough to take the proposed extension and welcome the change of use. We also appreciate the rigorous flood risk assessment which has been carried out. ATC do not anticipate any objections, as we consider there to be little impact on the surrounding neighbours, therefore do not feel it is necessary to attend a SDC planning Committee meeting on this matter.

d) **13/02591/FUL** - Proposed: Retrospective planning application for the change of use of pasture land to residential garden, erection of boundary fence and creation of access to field. At: Treenagh, 55 Coughton Lane, Coughton, Alcester B49 5HP For: Mr Paul Bott (Comments by 31 October)

It is always difficult to assess a retrospective application, however Alcester Town Council have no objections to this change of use but would like it noted we have concerns about future development. ATC do not anticipate any objections, as we consider there to be little impact on the surrounding neighbours, therefore do not feel it is necessary to attend a SDC planning Committee 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.

FOR INFORMATION ONLY Additional information has been submitted in respect of the above application comprising the following documents:

Provision of two additional parking spaces and turning head.

Relocation of mobility scooter store

Green Infrastructure and Open Space provision supporting document

Plan 1953-SK-25 rev.C

Community Park and Grassland Meadows Plan

Case Officer: Carol Stephens: Tel: 01789 260350 Email: planning.applications@stratford-dc.gov.uk

[Cllrs had had the additional documentation circulated and felt that the changes did not warrant any change to their submitted objection.]

6. Notice of Decision

a) **13/02108/FUL - Application Withdrawn.** – Proposed: Proposed two storey side extension At: 6 Stratford Road, Oversley Green, Alcester, B49 6PG For: Mr Mike Hamilton Noted [Cllr M Gittus had also been involved with this application and informed the committee he has advised the applicant to have their architect look at the plans again in relation to the 30% allowed extension policy]

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- b) **13/02110/LBC – Consent Granted with Conditions** – part replacement of roof with new clay tiles, replacement of existing Velux x2 with new conservation style, part leading of existing dormers x5. At Red Horse Stables, Henley Street, Alcester. Noted

7. Stratford District Council (Planning and Licencing)

To receive any updates: 16 October: **13/01140/FUL & 13/01141/FUL** - Proposed: Restoration and conversion of Oversley Castle and its associated outbuildings into 14 dwellings, new access onto road serving Oversley Castle (road off the Wixford Road) and blocking up of existing access and associated change of use of agricultural land At: Oversley Castle, Wixford, Alcester, B49 6DH For: Mr Paul Harvey. *Item deferred.* [Cllr M Gittus, who is the Ward member for this application at SDC gave an update to the Committee as to why the consideration for this development had been deferred. The reason being; to allow SDC Cllrs time to visit the site to look at the access which was the only part of the development they had issues with.]

8. Land North of Allimore Lane

The Town Clerk informed the Committee that the Eclipse Road Residents Association had withdrawn from their Rule 6 Status, which leaves Alcester Town Council as the only objector under Rule 6 and he is advising Council to also withdraw from Rule 6 Status as their objections do not carry enough legal weight as they were based on Stratford District Council's objections and the potential costs which could be held against the Town Council as the only Objector would be too much of a financial risk. Alcester Town Council could however still participate as "Interested Parties" which he is investigating further with the Clerk to the Inspectorate. ATC Presidium will meet to agree the decision the Town Council will take.

9. Stratford Road Land

There were no further updates to report. The trees are now in the hands of the Recreation, Environment and Open Spaces Committee.
Until there are further plans for the site this item will be dropped from future Planning Committee meetings.

10. Housing Needs

The Town Clerk had met with representatives from Warwickshire Rural Community Council to discuss further the plans for the Extra Care and Specialised Housing in the Town. The old school site on Moorfields is proposed to be the site of the Extra Care facility and at the moment the Environment Agency are re-considering their previous objections for building on the site in light of the flood defence system now being in place. Further sites are being looked at for plans to build affordable homes to cover the existing deficit identified in the Town.

11. High Street development

- a. Cllr Mike Gittus spoke to the committee about the WCC Proposed traffic calming measures and their links to future plans. The Plans involve the re-instating of the speed humps at the three crossing points along the High Street, which Advantage Alcester had placed but had to be removed due to damage to the cobbles. Although a number of complaints had been received, research has shown that speed cushions are the only effective method for slowing down traffic. Future plans involve a 20mph Speed Limit for the High Street (extending to the School Road junction, and possibly further 20mph speed limits along

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Kinwarton Road), in order to get this, other methods of attempting to slow traffic down must be place before. The money for this project from WCC has already been allocated to the High Street; therefore it is best for the plans to progress. The Committee agreed to fully support the plans and will inform WCC of their support of the plans. This will be put forward as a proposal to Full Council at the next meeting.

In the Complaints members of the public expressed the need for traffic calming measures along St Faiths Road, outside the primary schools, Cllr M Gittus did say he would bare this in mind for future plans as well, although could not guarantee funding for transport related projects from WCC with the current budget reviews.

- b. Cllr Mike Gittus also spoke to the committee about his plans to re-instate the weekly Market in the town. This has links with the traffic calming measures on the high street as his plans would involve the exemption of the parking bays along the High Street to be used by approximately 12-20 Market stalls, facing in towards the Pavement, thus still allowing two way traffic along the High Street (as has been used in other Market Towns). There has been a lot of enthusiasm for this plan from various organisations in the Town and although there are a lot of procedural hoops to go through, including the forming of a Community Interest Company (such as Alcester Community Trust) to manage the running of the Markets and influence what type of stalls are allowed. The Planning Committee supported these plans and will put forward the proposition to Full Council at the next meeting.
- c. Cllr John Bunting had requested the High Street development to be an item on the Planning Agenda following the discussion at Full Council in September with several ideas he would like the planning committee to consider in the future, including the re-instating of a market to encourage more shoppers into the Town, this ensuring the High Street's viability.

12. Neighbourhood Plan

Cllr C Neal-Sturgess gave an update on recent progress, he had attended a meeting of the Alcester Chamber of Trade and Commerce who will be coming back with a list of members who would like to join the working groups and the Forum group.

The Designated Area Application had also been published for public consultation (posters in various places around the town as well as on the ATC website and social media sites).

13. Correspondence

None

14. Propositions to full Council

The Planning Committee of Alcester Town Council has two propositions to put forward to Full Council for consideration:

1. To fully support the traffic calming measures as put forward by Cllr M Gittus.
As proposed by Cllr C Neal-Sturgess and Seconded by Cllr C Brannigan
2. To support in principle plans for weekly markets in the town.
As proposed by Cllr Y Morrison and seconded by Cllr L Cumberbatch

15. Date and time of next meeting

Monday 4th November at 7pm