

**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD
7.00PM MONDAY 6 January 2014 AT GLOBE HOUSE, PRIORY ROAD,
ALCESTER**

Present

Cllrs C Gough (Chair), C Neal-Sturgess, Y Hine (Deputy Mayor), J Bunting, C Brannigan, C Wright (Town Clerk), K Wright (Clerk to the Planning Committee)

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

There were no members of the public in attendance.

1. Apologies

Cllrs, Y Morrison, M Cargill (Mayor), J Styles, N Knapman.

2. Declarations of Interest

None

3. Minutes of Last Meeting

The minutes of Planning Committee meeting of 17 December 2013, having been circulated, were approved and signed.

4. Strategic matters

a) Town Strategy Plan

Having sought advice, the Town Clerk proposed that ATC can produce a draft Neighbourhood plan based on the Strategic Objectives of the emerging draft core strategy. Once a draft has been written, this document can then go out for consultation to the residents of Alcester. A "Strategic Committee" consisting of Cllrs C Neal-Sturgess and C Brannigan and the Town Clerk Mr C Wright will write the document. The groups that had volunteered their help will still be involved, Cllrs CNS & CB will be contacting the Chamber of trade and commerce, Cllrs CNS & YM will be contacting Minerva Mill and Cllr CNS and CW will be contacting the Civic Society.

The document from SDC proposing a 4000 home development outside of the Alcester bypass is still live but is not due to be discussed at the next Cabinet meeting of SDC, the Clerk is to investigate the likely hood of this proposal and will attend the Cabinet meeting with Cllr CNS to voice Alcester's Concerns.

Although 4000 homes outside of the Alcester Bypass is not what the town needs, it is also important that we do identify what we would accept so that future development continues to bring in investment into the Town, which with other proposals over the East of the district is in danger of leaving the West (including Alcester) with no future investment.

ACTION: CNS, CB, YM, CW

b) High Street Development

The Committee agreed that parking was the key issue facing the success of the markets and attracting shoppers into the town. There are also issues with residents of the High Street who will be affected when the High Street is closed for the Markets. Cllr C Gough will take this parking issue to find out local opinion and potential areas which could be used as temporary parking. Resident's cooperation is needed as the success of the markets relies on the parking issues in the Town being sorted.

The issue of Companies with their own Car Parks using the public Car Park should also be addressed as the problems with parking in the town affect more thsn just the Saturday Markets.

ACTION: CG, CW

c) Housing Needs

The figures from the previous Housing Needs Survey identifies 47 additional affordable homes being needed in the town to provide an overall 35% of all housing in the town being affordable. New developments have a requirement to provide the 35% affordable homes within their development but this will still leave the town with a deficit. However this is made worse when developers will opt for a cash settlement to avoid building affordable homes. The idea is that this cash settlement be used to build affordable homes elsewhere in the Town, providing the 35% of the new build total of homes. However there is a lack of suitable land on which to build these affordable homes within the Town meaning that the number of additional affordable homes needed is increasing. The proposed schemes with SDC and WCC on the Aine Bank site and Moorfields site will contribute towards this figure but will not cover all of it. ATC needs to identify more sites

**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD
7.00PM MONDAY 6 January 2014 AT GLOBE HOUSE, PRIORY ROAD,
ALCESTER**

which would be suitable for affordable homes, not just for the need now but to ensure that future developments provide the adequate number of affordable homes, especially as developers seem to be opting for the (cheaper?) cash settlement option.

This will form part of the Neighbourhood Plan although it was felt that an additional Housing Needs Survey was of no benefit as the people most needed to be identified are also the least likely to participate in a survey.

5. Planning Applications

a) *None*

6. Notice of Decision

a) **12/01001/LBC – CONSENT REFUSED** – Replacement vent/flue at Flat 4, 51-53 High Street, Alcester. *Noted*

b) **13/02979/TPO – CONSENT FOR ARBORICULTURAL WORK – G1** oaks: lift crowns overhanging neighbouring garages (consent not required for pruning of cypress and woody shrub species extending into access road). At Walls and Ceilings Ltd, Tything Road West, Alcester. *Noted*

c) **13/02879/FUL – PERMISSION WITH CONDITIONS** – Erection of single storey extension to provide school reception building to western elevation, to include refurbishment and alterations to existing elevations and changes to fenestration at Alcester Grammar School, Birmingham Road, Alcester. *Noted*

d) **13/02776/FUL - PERMISSION WITH CONDITIONS** – Rear, single storey extension and raised garden at 5 Stratford Road, Alcester. *Noted*

e) **13/02878/FUL – PERMISSION WITH CONDITIONS** – Erection of two storey covered external staircase to southern elevation to facilitate escape from school canteen at Alcester Grammar School, Birmingham Road, Alcester. *Noted*

7. Stratford District Council (Planning and Licencing)

a) Super Wines & Spirits at 4-5 Hopkins Precinct. Representations must be received by 10 January

Councillors had been made aware of this application and although ATC do not want to be seen to be objecting to independent retailers it was decided that an objection must be submitted in this instance due to the location and potential increase in anti-social behaviour. A representation of objection will be submitted (Appendix 1).

8. Correspondence - *None to date*

9. Propositions to full Council

To receive any propositions

10. Date and time of next meeting

Tuesday 21st January at 7pm

**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD
7.00PM MONDAY 6 January 2014 AT GLOBE HOUSE, PRIORY ROAD,
ALCESTER**

Appendix 1

Licensing team
Stratford-on Avon District Council
Elizabeth House
Church Street
Stratford-on-Avon
CV37 6HX
09/01/2014

Dear Sirs,

On behalf of the residents of the Parish of Alcester, Alcester Town Council would like to submit a representation of objection to the application of a new licensed premises on Hopkins Precinct in Alcester. We do not want to appear to be objecting to independent retailers however this particular application we feel will potentially have such a negative impact in this area of the town that it was felt by our Councillors that in the best interests of Alcester to request that Stratford-on-Avon District Council reject this application.

In 2008 the Town Plan identified Hopkins precinct as the area of the town where people felt least safe, at this time the Police were being called there an average of 2 times a day due to anti-social behaviour. Through work carried out by Alcester Town Council and the police, this has reduced to a level which we consider still not ideal but is much more bearable with the police being called out there due to antisocial behaviour an average of once a month.

The Tesco Express store next door to this proposed site already is an outlet for alcohol, opening until 11pm, and problems have been observed in the area with young people congregating around the store, some with alcohol. There is also the members club within a few metres of the site which serves alcohol during the day and evenings until closing hours. The betting shop on the same site has not helped the situation in the area since opening either.

The site is located on the edge of a housing estate which has a high level of deprivation, there are also two elderly resident's complexes nearby and a secondary school opposite. These groups of vulnerable people should be protected from potential situations which could bring harm and Alcester Town Council is working hard to address these issues. With so many proven links between alcohol abuse and health issues, domestic violence and adding to existing deprivation, we feel it would be inappropriate of a District Council to not take steps to avoid adding to existing problems. The only useful aspect of this location to this application for Alcester is the new Health Centre opposite!

Therefore we hope the Licensing Team will support Alcester Town Council's work in improving the area for the health and welfare of its residents. Enclosed with the letter is the Licensing Act 2003 Representation Form and this letter contains the details of our Representation for Section 4.

Yours Sincerely

Chris Wright
Clerk to Alcester Town Council