

**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD  
7.00PM MONDAY 3 FEBRUARY 2014 AT GLOBE HOUSE, PRIORY ROAD,  
ALCESTER**

**Present**

Cllrs C Gough (Chair), C Neal-Sturgess, M Cargill (Mayor), Y Hine (Deputy Mayor), C Brannigan, J Styles, 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 J Bunting, N Knapman, Y Morrison

**2. Declarations of Interest**

None.

**3. Minutes of Last Meeting**

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

**4. Strategic matters**

**a) Town Neighbourhood Plan**

- i. Terms of Reference for the Strategic Committee (having been considered by Presidium) are to be agreed by Full Council, the Planning Committee made some minor adjustments
- ii. It was suggested that the Neighbourhood Plan should cover the term of a Council and should be reviewed and altered at each change of Council depending on the current situation, Certain Policies within the Plan will also need to be review annually, creating a rolling program of actions with a 5 year horizon.
- iii. Designated Area – clarification is being sought as SDC has questioned it being a business area as it is not wholly a business area.
- iv. SDC Draft Core Strategy consultation – in the most recent consultation there are 3 options, Option A is most likely to be chosen which involves the housing being shared over the main settlements in the district (with Alcester likely to get 400+ more houses). The NHP will identify where the town would prefer these to go, working on a 25-30 dwellings/hectare to identify number of dwellings for each identified site. Once this option has been adopted then the town can then request funding towards infrastructure development such as schools and community facilities.
- v. Draft NHP should be ready to circulate to councillors shortly then after that it will go to a consultation group made up of various organisations in the town which can input on different sections of the NHP:
  - Chamber of Trade and Commerce – to be given a list of names.
  - Minerva Mill – meeting to be arranged.
  - Alcester Academy – meeting of all Heads to be arranged.
  - Civic Society – draft NHP will be taken to a future meeting.
  - SECO/Ind. Estate – Cllr L Cumberbatch meeting with SECO, also other contact name to be approached
  - Neighbourhood watch – Organiser to be approached for safety issues
- vi. Local Enterprise Committee which involves a lot of powerful figures in the planning sector are looking for volunteers to join their panel. Cllr C Neal-Sturgess is looking into this, and obtaining the necessary sponsorship, with a view to joining which would give ATC a view of potential planning issues for the area and hopefully give Alcester a voice and influence.

**b) Market Town**

The Town Clerk had had meetings with ACTC, WCC & SDC regarding markets. SDC went through the paperwork involved what ATC need to do, such as licensing notification. Street trading licensing and road closure are still SDC control. Any market or 'concourse of buyers and sellers' needs to apply to ATC first. WCC had set up the market in Nuneaton which was shown as an example of how it would work in Alcester. There are 3 options for market types:

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- Market operator – A company pay a fee and they will set up their stalls, clear away after and be in control of the selling of stalls.
  - Stall hire – stalls are hired from a company (who will also set them up and take them down) who will also control the selling of the stalls, the fee from each stall is split between the company and ATC.
  - Owned stalls – ATC purchase market stalls, ATC will then have to set them up and clear away after but all profit will go back to ATC. ATC could then also hire them out to other companies but would also have to find storage for them.
- There are also monthly markets being held now in Henley, Southam and Shipston so it was also suggested that between the 4 market towns we could purchase a set of stalls and use them on a rota basis.

There was concern from the planning committee that existing businesses in the town would not like there to be a regular market however it was felt that the majority would welcome it and the potential to bring in more customers to the town.

It was suggested that ATC and ACTC could work together to produce a questionnaire/presentation to gather information of what type of market was wanted by the residents and businesses in Alcester.

**c) High Street Development program**

Cllr M Gittus will be contacted to circulate an update on development along the High Street

**d) Housing Needs**

The Town Clerk gave a report on recent developments from WRCC/WCC/SDC regarding the specialist housing needed in the town, and also mentioned the possibility of the Alne Bank house land being relocated elsewhere on the Hopkins Precinct land in possible re-development of that area.

**5. Planning Applications**

- a) **14/00196/TREE** – Proposed: - G1: Conifer: reduce crowns by one-third - G2: Conifer: fell - T1: Eucalyptus: pollard. At: Gunnings Bridge House, School Road, Alcester, B49 5DE For: Mark Newell (Mark Newell Tree Care). (Comments by 19 February)

**SUPPORT** – ATC have no objections to this application although do have concerns regarding the Pollarding of the Eucalyptus. However they do not anticipate any material planning objections and therefore do not consider it necessary to attend an SDC Planning Committee meeting.

**6. Notice of Decision**

- a) **13/03083/FUL – PERMISSION WITH CONDITIONS** – Demolition of existing rear extensions and the construction of single storey rear extension at Rose Cottage, Kings Coughton, Alcester. Noted
- b) **13/03085/LBC – CONSENT GRANTED WITH CONDITIONS** – Demolition of existing rear extensions and the construction of single storey rear extension at Rose Cottage, Kings Coughton, Alcester. Noted

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

- a) Licensing Committee hearing will be held on the 14<sup>th</sup> February, Cllr M Cargill will be attending to present the objections from ATC. Cllrs L Cumberbatch and M Gittus will also be speaking.
- b) Churchill Retirement Living's application appeal will now be heard at a public inquiry (date yet to be set) and SDC will be defending their decision to reject the application. Cllr C Neal-Sturgess has redrafted the ATC Objection and will circulate, this will be the comments from ATC to be submitted to the inspectorate before 12<sup>th</sup> March. The objection will have to focus on the same points as SDC identified as the issues relating to flooding and need were not thought to be strong enough evidence.

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**8. Correspondence**

- a) WALC – Amend the NPPF! - This had previously been circulated by the Town Clerk and Cllrs had signed.
- b) Kings Coughton Rugby Club Car wash – further complaints from neighbours – This was noted by Cllrs (Cllr C Neal-Sturgess will liaise further with residents if needed)

**9. Propositions to full Council**

There were no propositions (ToR for SPC will appear as a full item on FC agenda)

**10. Date and time of next meeting**

Tuesday 18<sup>th</sup> February at 7pm