

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

Present

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

2. Declarations of Interest

There were no declarations of interest.

3. Minutes of Last Meeting

The minutes of Planning Committee meeting of 18 February 2014, having been circulated, were approved and signed.

4. Strategic matters

a) Town Neighbourhood Plan

CLLr C Neal-Sturgess with CLLr C Brannigan and the Town Clerk have been continuing work on the draft neighbourhood plan and feel they are nearing a stage where questions could be put together for a survey.

As part of this work they have put together a draft proposed masterplan, this has involved initially drawing a 1km circle from what is generally accepted as the centre of the town (St Nicholas Church) this circle conveniently falls within the A435/A46 bypass, excludes the industrial estate and extends minimally into neighbouring parishes, it is also considered an acceptable walking distance to the centre of the town. The Environmental Agency's Flood Plain was then overlaid as it is accepted that no development would be allowed on these areas which flood (potentially though these areas could form open space facilities for the town). This then left identifiable spaces which ATC would like to identify as the primary potential development sites, subject to relevant environmental and archaeological surveys. This would not mean that no development would be considered outside of this core area in the rest of the parish, but it was considered that the best sustainable development for the town would be to keep the centre of the settlement the same focus, avoiding the creation new towns or satellite developments. The type of development in this core area will not only be housing but also supportive infrastructure, e.g. community, health and education facilities. An additional area has also been identified for the expansion of the existing sewer works.

b) Gypsy & Traveller sites

CLLrs considered the request from SDC for potential sites, CLLrs used the above discussed draft proposed masterplan when considering this request.

CLLrs were given 3 questions they needed to respond on:

- 1. Do you have any comments on what the Gypsy and Traveller Local Plan should contain?:** ATC consider the proposed information to be included in the plan as suggested by SDC is adequate and have nothing further to add.
- 2. Do you think that new Gypsy and Traveller sites should normally be small or large?:** ATC felt that across the whole county there should be a mix of both large and small sites which would meet the preferences of both travellers and local communities.
- 3. Do you have any comments on the suggested criteria for assessing potential Gypsy and Traveller sites?:** ATC considered the list produced by SDC to be too restrictive, suggesting that a site which met all these criteria would be considered prime development land for future housing and that this was considered by Government to be a greater priority. Therefore would suggest some flexibility in these criteria to enable local communities the chance to identify potential sites.

Considering the information produced by SDC, ATC felt that they could not at this stage identify any particular site which would meet all the criteria. ATC would like it recognised that the core area as will be identified in its emerging neighbourhood plan should be retained for future development and therefore not suitable for future Gypsy and Traveller

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sites. Should there be some flexibility allowed in SDC's criteria then ATC could be able to identify possible sites which they would like the community to be given the chance to discuss before a decision is placed upon the parish.

c) Market Town

The Town Clerk informed the committee that the first application had been received for a Market license, but asked the committee under which committee this decision should come under. Cllrs agreed it should come under the Planning Committee, this will be discussed at Full Council.

The Town Clerk also asked for the committee's opinion on charges, and whether they should be in line with Stratford's with a concessionary rate for charity markets, this was agreed by the committee and again will be discussed at Full Council.

d) High Street Development program

Cllrs had been informed that the work on the High Street to install the speed reduction fixtures has been condensed meaning the road will actually only be closed for one day, 16th March.

e) Housing Needs

There was nothing further to report on this item at the moment.

5. Planning Applications

- a) **14/00344/VARY** - Proposed: Variation of Condition 2 of planning permission ref: 13/02346/FUL (list of approved drawings) to allow various fenestration changes to the proposed extension together with the addition of a main entrance canopy and glazed canopy to the rear elevation. At: Arrow Lodge Medical Centre, Kinwarton Road, Alcester, B49 6PX, for: Polkadot Day Nurseries Ltd - M Trevor. (Comments by 11 March)
SUPPORT – *ATC Cllrs noted the changes, however with no change to the footfall of the property they felt that the changes were not significant enough to make a change to their previous support of the scheme. ATC do not anticipate there to be any objections from neighbours therefore do not feel it is necessary to attend a SDC planning committee meeting on this matter.*
- b) **14/00324/FUL** - Proposed: Small single storey rear extensions for kitchen with the existing and above proposed extensions covered with a pitched (lean to) roof to replace the existing flat roof At: 48 Newport Drive, Alcester, B49 5BL For: Mr Philip Tree (Comments by 18 March)
SUPPORT – *ATC Cllrs welcomed the replaced flat roof and considered the proposed extension to be very similar to the neighbouring property, therefore do not anticipate there to be any objections from neighbours so do not feel it is necessary to attend a SDC planning committee meeting on this matter.*
- c) **14/00306/FUL** - Proposed: Change of use of ground floor of No.6 Hopkins Precinct from retail (Use Class A1) to Hot Food Takeaway (Use Class A5) At: 6 Hopkins Precinct, Kinwarton Road, Alcester, B49 6AA For: Alcester Properties Ltd - Peter Thorneycroft (Comments by 18 March)
SUPPORT – *ATC Cllrs considered that the property is currently empty and this has resulted in an increase in anti-social behaviour at the Precinct with reports of balls etc being thrown against the shutters of the empty property. Therefore will support this application for giving the property a renewed use. They also wanted it noted that the conditions of closing at 10pm were welcomed as any effort to decrease anti-social behaviour in the area is welcomed. ATC do not anticipate there to be any Planning consideration objections from neighbours therefore do not feel it is necessary to attend a SDC planning committee meeting on this matter.*

6. Notice of Decision

- a) **13/03083/FUL – PERMISSION WITH CONDITIONS** – Alcester.

7. Stratford District Council (Planning and Licencing)

- a) Super Wines – licensing decision feedback: Cllrs had all been informed of the decision by SDC to allow the licensed premises at 4-5 Hopkins Precinct. Following legal advice it had also been discussed that to appeal the decision through the Magistrates Court would be

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too much of a financial risk for the Town Council. It has been publicised in the local press that the Town Council are not happy with the decision.

- b) Churchill appeal response: Cllr N Knapman, who is also a neighbour to the proposed development circulated a leaflet which she has produced and is delivering to surrounding neighbours reminding them of the deadline to get comments to the Planning Inspectorate by. She also raised the fact that ATC's comment should raise the additional points to SDC objections in regards to the lack of onsite car parking and the lack of illustrative drawings in particular with relations to height of similar buildings, including listed buildings, along Priory Road. The document will be reviewed before sending to the Planning Inspectorate

8. Correspondence

None

9. Propositions to full Council

There were no propositions from the Planning Committee, however a vote may be taken at Full Council regarding the Planning Committee control of Market applications.

10. Date and time of next meeting

Tuesday 18th March at 7pm