

**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD
7.00PM MONDAY 31 MARCH 2014 AT GLOBE HOUSE, PRIORY ROAD,
ALCESTER**

Present

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

2. Declarations of Interest

There were no declarations of interest.

3. Minutes of Last Meeting

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

4. Strategic matters

Cllr C Neal-Sturgess put it to the Committee that the Strategic Planning should remain under the Planning Committee instead of becoming a separate committee. A working group, with varying membership depending on specific tasks, would be working on the Neighbourhood Plan and Town Plan as a 'task and finish group' with strict deadlines, Cllr J Styles to be Project Manager. Strategic matters would therefore remain as the first item on the Planning Committee agenda once a month, for progress to be reported back.

a) Town Neighbourhood Plan

Cllr C Neal-Sturgess brought the draft framework document he has been working on to the Committee. Once this draft is finalised it will remain on the ATC system for the clerk to alter as and when the task group bring forward changes to be made. The Neighbourhood Plan will cover 16 years, therefore it was suggested that the development plan also be phased in 4 year blocks, which will also coincide with Council terms, therefore a Council term will have the objective of managing that phase of the Neighbourhood Plan.

The Green Belt boundaries have yet to be specifically defined, SDC to confirm, this will have an impact on where development can take place as Green Belt land cannot be included. The 2011 Census data will need to be clarified as to whether it includes Kinwarton and the rest of the Parish, and what impact this will have on the data to be used in the Neighbourhood Plan. The future Allimore development will have an impact on the current demographics of the parish therefore this has to be considered as well.

b) Town Plan

The Neighbourhood Plan will specifically cover Land use, the Town Plan also needs to be regularly reviewed to ensure that the needs of the town are identified. This will provide the evidence for any infrastructure needs in relation to possible funding from CIL/Sec 106 from future developments, but also identifies how the land identified in the Neighbourhood plan is best used. Work for the Town Plan will be inter-dependant on the work done for the Neighbourhood plan however the consultation will be a good opportunity for both.

Parking is an example of how the two plans will work, a current audit of the parking situation at the moment will have to be done first, then the Town Plan will identify a (likely) need for more parking (and the type of parking required) and the Neighbourhood Plan will identify a suggested location for this increase in parking facilities. However as the Population in the Parish increases with future developments taking place the parking requirements for the town will also change, therefore the process will have to be repeated again.

c) Market Town

It was reported that there was a lot of negative feeling towards more road closures on the High Street, particularly from Business owners, this is contrary to the research that shows that regular markets will bring in more trade for the businesses in the vicinity. Therefore consultation is needed with those that would be affected

**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD
7.00PM MONDAY 31 MARCH 2014 AT GLOBE HOUSE, PRIORY ROAD,
ALCESTER**

d) High Street Development

There had been a number of concerns previously raised by Cllrs (and the public) regarding the development along the High Street, these were brought to the attention of Cllr M Gittus who had responded to the Committee.

The Speed hump by Gunnings Bridge appears to be higher than the rest, Cllr Mike Gittus is aware of this and has requested WCC to inspect it.

A cyclist had been observed going over one of the speed humps in the High Street, they "wobbled" due to the incline and the concern was raised that this was a potential hazard. The Priority at the Town Hall was also discussed as there were concerns over the speed of the vehicles coming into the High Street and the possible delays for traffic moving out of the High Street.

These additional concerns will be forwarded to WCC (via Cllr Mike Gittus).

e) Housing Needs

The Town Clerk informed the Committee that the land at Hopkins is still being considered as a site for affordable homes, SDC are to give a date of when this is to be discussed and a forum will be organised for the local community.

f) Cllr requested items

- i. Complaints regarding disability access raised by Cllr N Knapman at the last planning meeting had been received in full by the Town Clerk who had forwarded them onto the relevant authorities, there was nothing within the designated powers of the Planning Committee of ATC.

Another Disability issue raised by Cllr C Gough was that there was a drop curb from the Bulls Head Yard footpath into the High Street but no matching drop curb on the other side of the road, meaning disabled users would find themselves in the road and in potential danger. This will be brought to the attention of WCC Highways.

- ii. The Complaint regarding street furniture at the end of Malt Mill Lane appeared to have improved recently, therefore was no longer considered a hazard. The situation will be monitored and SDC Enforcement will be contacted if this problem rises again.

- iii. The 'safe routes to schools' will be investigated further with the ATC Recreation and Open Spaces Committee and included in their 'Recreation Ground Masterplan' which will be the document referred to in order to seek funding from Sec 106 or CIL.

- iv. The Birch Abbey one-way drop curb was to be investigated further [*it would appear that there is a drop curb on the other side of the road though so is not considered a problem*]

5. Planning Applications

- a) **14/00302/FUL** - proposed: Demolition of existing domestic garage and erection of new dwelling. At: 24 Alauna Avenue, Alcester, B49 6AN, For: Mr James Caton. (Comments by 7 April)

SUPPORT – ATC have no material planning objections to this application and do not feel that it would impact detrimentally to any neighbouring properties so therefore do not anticipate there to be any objections from residents in the area and do not consider it is necessary to attend a SDC Planning Committee meeting on this matter.

- b) **14/00571/FUL** - Proposed: Proposed first floor side extension above garage. At: 1 Abbey Close, Alcester, B49 5QW, for: Mr D Hall (Comments by 7 April)

SUPPORT – ATC have no material planning objections to this application and do not feel that it would impact detrimentally to any neighbouring properties so therefore do not anticipate there to be any objections from residents in the area and do not consider it is necessary to attend a SDC Planning Committee meeting on this matter.

- c) **14/00518/FUL** - Proposed: Retention of mobile double classroom unit to north east of school campus. At: St Benedicts R C High School, Kinwarton Road, Alcester, B49 6PX for: St Benedicts High School (Comments by 8 April)

The Committee requested to find out how long the temporary building would be retained for as there was no mention in the documentation. Assuming it is 5 years or less the Committee had no material planning objections to the application and do not feel that it would impact detrimentally to any neighbouring properties so therefore do not anticipate

**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD
7.00PM MONDAY 31 MARCH 2014 AT GLOBE HOUSE, PRIORY ROAD,
ALCESTER**

there to be any objections from residents in the area and would not consider it necessary to attend a SDC Planning Committee meeting on this matter. However we would like to be notified if the conditions to be placed on this application are any different to the assumed as this may change how the Committee and the local people feel about the application.

[Case Officer responded saying it would likely be for a period of 3 years]

- d) **14/00470/FUL** Proposed: First floor side extension with single and 1.5 storey rear extension An amendment has been made to the above application as follows: Requested amendments due to obtrusive rear gable on original proposal. At: 1 Moorfield Road, Alcester, B49 5DA, For: Mr and Mrs Matt Hempell. (Additional Comments to the Case Officer)

The Committee had no further comments to make, previous support still stands.

6. Notice of Decision

- a) **14/00277/TREE - CONSENT WITH CONDITIONS** – T1 Oak: reduce back by 30% lowest laterals extending towards and over the conservatory/roof area, minor reduction and reshape of the laterals above these on this side only, 10-15% overall crown thin of end growth. At 57 Priory Road, Alcester - *Noted*

7. Stratford District Council (Planning and Licencing)

- a) There was nothing further to report, still no confirmed date for the Appeal.

8. Correspondence

- a) None

9. Propositions to full Council

It was proposed by the Planning Committee that the Strategic Planning remained under the Planning Committee as a task and finish working group involving only those directly involved with the creation of the Neighbourhood Plan and the new Town Plan. This was proposed by Cllr Y Hine and seconded by Cllr J Styles.

10. Date and time of next meeting

Tuesday 15th April at 7pm