

A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD 7.00PM WEDNESDAY 14 2014 AT GLOBE HOUSE, PRIORY ROAD, ALCESTER

Present

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

2. Declarations of Interest

There were no declarations of interest.

3. Election of Chairman for the Planning Committee

Cllr Y Morrison proposed that the previous Chair, Cllr C Gough, to continue in the position this was seconded by Cllr C Neal-Sturgess and approved by the Committee. Cllr C Gough accepted the position.

4. Review of terms of reference

To take into consideration the forming of the Strategic Working Group running under the Planning Committee there were minor alterations to be made to the Terms of reference for the Planning Committee, the Committee agreed them and they will be circulated.

5. Minutes of Last Meeting

The minutes of the last Planning Committee meeting having been circulated were approved by the committee and signed.

6. Strategic matters

a) Town Neighbourhood Plan

Cllr C Neal-Sturgess gave a report on how things are progressing with the Alcester Neighbourhood Plan, SDC have approved the latest submission of the Core Strategy. There have been no changes in the section relating to Alcester, therefore the proposed development sites for housing have already received their applications. One useful addition was the inclusion of a timing diagram which shows the phasing of the development, Allimore will be phased over 7 years to 2021 (approximately 50 homes per year) and beyond that there is a figure of 0 in each of the boxes (2022-2031 there will be no new developments of housing in the Alcester area).

Cllr C Neal-Sturgess is now a member of the Planning & Business group of Coventry and Warwick LEP body, this is a body which can apply for substantial amounts of money from the Government to stimulate business, the Alcester Chamber of Trade and Commerce have also be approached and offered help. This monthly meeting has several benefits of information and links formed. Pre-applications are a scheme which is being encouraged by the Government and supported by the group, however there are concerned about the amount of time and resources it takes to go through a pre-application and also about when Councillors are informed about any future development.

Cllr C Neal-Sturgess, Cllr C Brannigan and Mr Chris Wright attended a "Planning Camp" in Oxford about neighbourhood planning, the key factor raised at this event was how important Community involvement was, and not just in the form of questionnaires, it was emphasised physical involvement to enable the necessary 51% support in the referendum. It also pressed the importance of involving young people, after all this is a plan for the future so will affect them more, but also young people can influence their parents, who will be the ones voting.

Cllr C Neal-Sturgess, Cllr C Brannigan and Mr C Wright also attended the first of meetings organised with the neighbouring parishes. They felt their meeting with Kinwarton Parish Council was positive and are awaiting their response. It is necessary to show evidence that we have involved the surrounding Parishes, especially as we are a market town and surrounding areas rely on the services provided in Alcester. Kinwarton and Alcester are considered as one by SDC and the 1km circle suggested by ATC shows that the development in Kinwarton has already extended out of that distance to the centre of the town, therefore the Alcester Neighbourhood Plan will state that areas within that circle should be the priority for future development in the area. Without a Neighbourhood Plan it leaves it open to developers to dictate where they want to put development, the

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Neighbourhood Plan will enable the community to dictate to the developers where they would support future development.

Cllr C Neal-Sturgess and Cllr C Brannigan attended a meeting with the Alcester Chamber of Trade and Commerce, who will be discussing their "wish list" for the Neighbourhood Plan to present to the Cllrs at another meeting. The Industrial Estate expansion is a key part of the ACTC's interest who would prefer the area to be developed for industrial use. Mr C Wright mentioned the Alcester Neighbourhood Plan website, which is currently attached to the ATC website and put it to the committee whether this needed to be separated like Stratford have done with theirs. Cllr Y Morrison, head of Communication will take this issue up and investigate further.

b) Market Town

The Town Clerk stated there was nothing further at the moment with this issue.

Market applications: *none*

c) High Street Development program

Cllr M Gittus had reported to Full Council how upset he was over the incompetence of the contractors regarding the hump height at Gunnings Bridge, this should hopefully be rectified soon. The priority at the Town Hall was now in place with a few concerns by residents being raised but the committee still felt this was a positive feature.

d) Housing Needs

Cllrs had noted that the Hopkins Precinct had now been identified in the Core Strategy as an area for re-development, hopefully providing the homes for people with learning difficulties and people with disabilities as identified in the Alcester Housing Needs Survey.

7. Planning Applications

- a) **14/00769/FUL** – Proposed: Insertion of four conservation style rooflights. At: 31A High Street, Alcester, B49 5AF, for: Mrs Helen Parkinson. Comments due by: 15 May 2014
Case Officer: Rebecca Lock

SUPPORT – ATC Cllrs welcomed the use of conservation style rooflights and considered the application a good use of the building in providing new windows. Cllrs felt the application would not result in any overlooking issues for the neighbours therefore do not anticipate there to be any objections from residents. ATC do not consider it necessary to attend a SDC Planning Committee meeting on this matter.

- b) **14/00771/LBC** - Proposed: Insertion of four conservation style rooflights and repairs to roof. At: 31A High Street, Alcester, B49 5AF, for: Mrs Helen Parkinson. Comments due by: 15 May 2014
Case Officer: Rebecca Lock

SUPPORT – ATC Cllrs welcomed the use of conservation style rooflights and considered the application a good use of the building in providing new windows. Cllrs felt the application would not result in any overlooking issues for the neighbours therefore do not anticipate there to be any objections from residents. ATC do not consider it necessary to attend a SDC Planning Committee meeting on this matter.

- c) **14/00850/FUL** - Proposed: Change of use of pasture land to residential garden (retrospective), erection of boundary fence (part retrospective) and creation of new access to field (retrospective). At: Treenagh, 55 Coughton Lane, Coughton, Alcester B49 5HP, for: Mr Paul Bott. Comments due by: 20 May 2014
Case Officer: Stuart Castle

SUPPORT – Notwithstanding the provisions within NPPF Chapter 9, ATC Cllrs did not have any practical objections to the extension of the garden, the boundary of which is particularly close to the back of the property considering its size. ATC do not anticipate there to be any objections from neighbours therefore do not consider it necessary to attend a SDC Planning Committee meeting on this matter.

8. Notice of Decision

- a) **14/00571/FUL - PERMISSION WITH CONDITIONS** - Proposed: Proposed first floor side extension above garage. At: 1 Abbey Close, Alcester - *Noted*

- b) **14/00302/FUL - PERMISSION WITH CONDITIONS** - Proposed: Demolition of existing domestic garage and erection of new dwelling. At: 24 Alauna Avenue, Alcester - *Noted*

- c) **14/00390/FUL – APPLICATION WITHDRAWN** - Proposed: Change of use of existing workshop/store building to single storey dwelling (no external changes), change of use of

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land for domestic use, parking and access. At: Sweet Acre, Exhall, Alcester (in neighbouring Parish) - *Noted*

9. Stratford District Council (Planning and Licencing)

- a) Churchill Retirement Living Planning Appeal 1 July 2014 – MC Still to speak however other Cllrs will also be attending

10. Correspondence

Correspondence had been received by the clerk on this day which was relevant to bring to the committee:

- a) CC planning application to provide 2 single storey extensions to St Nicholas CE Primary School to form a classroom and a swimming pool changing area.
Chris stated this is an acceptance by WCC that before the school changed to an academy the building was not large enough/suitable enough for the current size of the school and we should welcome the application by WCC to do this for the school. This application will give the school back its library which is currently being used as a classroom and also provide necessary changing facilities for their swimming pool.
The Committee were not obliged to make any comment regarding the application but the letter stated "it would be helpful to receive your observations". The deadline is the 30th May so this item will be put on the agenda for the next meeting. Details of the application can be found on the WCC website: www.warwickshire.gov.uk/wccplanning
- b) Notification from SDC of a "Discharge of Conditions" for Alcester Grammar School following their application last year, occupation of their new building was not allowed until their "Green Travel Plan" was submitted. This document has now been submitted, see attached. County Highways have been asked to confirm whether the information in the document was considered acceptable for the purpose of discharging the conditions placed on the permission. Therefore the document was just for Cllrs information.

11. Propositions to full Council

There were no propositions

12. Date and time of next meeting

Wednesday 28th May at 7pm

(There will also be a pre-application consultation by a developer at this meeting)