

**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD
7.00PM WEDNESDAY 10 JUNE 2014 AT GLOBE HOUSE, PRIORY ROAD,
ALCESTER**

Present

Cllrs C Gough (Chair), C Neal-Sturgess (Deputy Mayor), M Cargill, J Bunting, Y Morrison, J Styles, L Cumberbatch (for strategic matters), C Wright (Town Clerk), K Wright (Clerk to the Planning Committee)

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

There were no attending members of the public.

1. Apologies

Cllrs Y Hine (Mayor), C Brannigan, N Knapman

2. Declarations of Interest

There were no declarations of interest.

3. Minutes of Last Meeting

The minutes of Planning Committee meeting of 28 May 2014, having been circulated, were approved and signed.

4. Strategic matters

a) Town Neighbourhood Plan

i. To receive feedback from the Parish meetings attended
Cllr C Neal-Sturgess, Cllr C Brannigan and the Town Clerk had attended neighbouring Parish meetings to introduce the neighbourhood plan at Kinwarton, Coughton and Arrow. All agreed that "Roadshow" events could take place in their parishes. Coughton had forwarded a letter to ATC which they sent to SDC regarding the enlarged ALC.3 site in the latest version of the Core Strategy as it now means that half the site will be in Coughton Parish with the only access through Alcester. They would like certain planning restrictions to be taken into account such as green roofs and green landscaping.

ii. To discuss method of Community Engagement via the "Alcester Roadshow"
Cllr C Neal-Sturgess, Cllr C Brannigan and the Town Clerk will be going to an OGRA meeting to introduce the roadshow concept to the group, this will be a slightly different style of presentation to the other parishes as it involves the residents of Alcester.

iii. To formulate Community Engagement Questionnaire involving the schools
AGS Sixth form are holding a community day on the 24th June, a group of students will be coming to work with ATC, they will be given an initial clipboard-style questionnaire to take into town and collect responses. The committee discussed possible questions and a draft will be circulated before being sent to AGS for their input too.

The other schools are also willing to get involved and Cllr were concerned that they would feel left out by the AGS students doing the questionnaire. However there are plenty of other ways they will be involved. For example questionnaires specifically for the students as well as others for parents. Other media presentations, such as a video introduction to the plan done by students and to be used on the website or at the roadshows.

iv. To consider a Logo Competition
Involvement with schools had been rather negative before, therefore it was decided to run it across the whole town via social media and possibly involve artists/designers working in the town.

v. To consider content for the "ouralcester.org.uk" website
Stratford have had great success with their "our Stratford" campaign separating it from the town council, therefore it was suggested that a similar concept would work for Alcester. An "Our Alcester" website had already been set up but has no content on it, although there is a lot on the ATC website which could be moved over. Cllrs agreed the suggested "Green" colour scheme, separating it from the ATC colours and suggesting a rural theme. Cllr Y Morrison (Head of Communication) and Kate will be working on the website.

b) Market Town

i. To review the market conditions to include disability access
Cllrs discussed the successes and failings of past markets and agreed that a condition to keep the footpaths clear should be included, they anticipated that the only objections to

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this condition would be the high street shops who "spill out" onto the pavement on market days. The condition to keep the centre of the street accessible to emergency vehicles had also been tested and was successful (despite the ambulance taking the long-route).

It was also agreed that certain existing groups still need to respect the authority is now in the hands of ATC and it shouldn't be taken for granted that charges will be waved. ATC can reject a market application and would therefore inform SDC to deny a road closure for that purpose, ATC could suggest alternative locations for a market but cannot enforce it, and it is up to the group to apply for where they want.

Alterations to the conditions document will be made by the Town Clerk and circulated to the Planning Committee for approval.

ii. Market applications: none

c) Housing Needs

The Town Clerk reported to the committee there had been no recent developments in regard to the Hopkins site development.

5. Planning Applications

- a) **14/01134/FUL** - Proposed: Proposed one and a half storey side extension at: 14 Plover Close, Alcester, B49 6AF, for: Mr Steven Hine. Comments due by: 18 June 2014 Case Officer: Nigel Wright

SUPPORT - Cllrs had no objections to the proposed extension, due to the angle of the properties and the distance between them they felt that the impact on the neighbours would be minimal and therefore do not anticipate there to be any material planning consideration objections. ATC do not feel it is necessary to attend a SDC planning meeting on this matter.

- b) **14/01386/TREE** - Proposed: - T1: Catalpa: remove At: 4 Meeting Lane, Alcester, B49 5QT, For: Mr Peter Moist. Comments due by: 18 June 2014 Case Officer: Ruth Rose

SUPPORT - Cllrs had no objections to this application, they felt that the tree had outgrown its location and its removal would have no impact on the streetscene as it is behind the property. ATC do not anticipate there to be any objections from neighbours and do not feel it is necessary to attend a SDC Planning meeting on this matter.

- c) **14/01185/OUT** - Proposed: Outline planning permission for single dwelling unit and garage to replace redundant steel frame barn, to include access drive (all matters reserved). At: Land Off, Ragley Mill Lane, Alcester, For: Mr David Mace. Comments due by: 25 June 2014 Case Officer: Lydia Hall

Cllrs voted on this application, 5 wished to object to the application and 1 wished to support the application. Cllr J Bunting wanted to support the development as he believed the site had already been removed from the designated archaeological site and did not perceive the access issue to the rest of the land to be a significant issue.

However the statement to be submitted was agreed as:

OBJECT – Cllrs voted to object to this outline planning application for the following reasons:

- 1. Incorrect statement in the application form – the site does involve the change of use as it is not currently residential use, it is an agricultural barn to serve the rest of the land it is attached to.*
- 2. Removal of access – at the moment this site is the only access to the rest of the currently agricultural land, which has for many years been used for grazing livestock, removal of this access point, as proposed by the outline application, would mean the loss of a significant portion of land, leaving it worthless.*
- 3. The site falls within a functional flood plain – the area is a necessary flood plain for the surrounding area, the change of building type with deeper foundations will also mean a loss of the flood plain area which has not been considered in the application. The site is also close to the outlet pipe from the eclipse housing estates and the future Allimore development will increase its use in times of high rainfall.*

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4. *The site is in an area of significant archaeological importance - the change of building type will require special archaeological considerations to preserve the historic content on the site.*
5. *The site is in a special landscape area and the change of building type from agricultural to residential will have a significant impact on the surrounding area.*

6. Notice of Decision

- a) **14/00769/FUL- PERMISSION WITH CONDITIONS** – Proposed: Insertion of four conservation style rooflights. At: 31A High Street, Alcester - *noted*
- b) **14/00771/LBC – CONSENT GRANTED WITH CONDITIONS** - Proposed: Insertion of four conservation style rooflights and repairs to roof. At: 31A High Street, Alcester - *noted*

7. Stratford District Council (Planning and Licencing)

- a) Churchill Retirement Living Planning Appeal – 1 July 2014
The SDC Proof document for the appeal was now online and the Appellants was to be uploaded this week. Cllr M Cargill will represent ATC and speak as an interested party at the appeal, the agreed statement was given to Mark for him to read through in preparation.
- b) Cllrs received notification that the application for 6 Hopkins Precinct was on the agenda for the next SDC planning meeting on the 18th June. ATC had supported the application however Cllr S Adams, ward member, had objected on the basis that there are too many takeaways in the town and another retail space should not be lost. Cllrs agreed that they still stand by their submitted support with no planning considerations to object to it. They therefore agreed not to attend the planning meeting.

8. Correspondence

None to date

9. Propositions to full Council

To receive any propositions

10. Date and time of next meeting

11. Monday 23 June at 7pm

K Wright