

A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD 7.00PM TUESDAY 8 JULY 2014 AT GLOBE HOUSE, PRIORY ROAD, ALCESTER

Present

Cllrs C Neal-Sturgess (Deputy Mayor) (Chair), M Cargill, J Bunting, Y Morrison, J Styles, C Brannigan, N Knapman C Wright (Town Clerk), K Wright (Clerk to the Planning Committee)

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Mr Bob Mace, with family members (including Mr David Mace, the applicant for application 14/01185/OUT) and the architect for their project, Barry Harding, came to address the committee in response to the submitted objection from the Town Council to their application for permission for a single dwelling unit and garage to replace the steel frame barn on the Land off Ragley Mill Lane. His Architect had produced a document replying to each of the points raised by the committee (see appendix 1) and added additional site plans showing an access to the field through the site as well as more precise archaeological and flood maps. With relation to the access concerns the architect pointed out the applicant had added an access point into the site which had previously only been accessible through the Ragley Mill property, therefore had improved access. Mr B. Mace denied that they had any plans to sell the land beyond the development site saying they had not decided what to do with it but mentioned that he would like the ancient monument to be utilised for the benefit of Alcester, however it was pointed out that this is private property and therefore there is, and will be, no public right of way, and so should not be considered as part of this application.

With respect to the flooding issues, the architect confirmed that a corner of the building is within the 1/100yr flood plain but they will be creating an area to compensate this by removing a section of the bank on the South-West corner of the site so that there will be no additional displacement of flood water. The Foundations of the dwelling will also on piled foundations which will reduce any further displacement compared to the current building. The storm water outlet is not near the proposed development and they do not anticipate there to be any issues with future upgrades as it will be stipulated within the conditions of any planning permission. They also noted that the Environment Agency have submitted a consultation of no objection to the application.

With respect to the archaeological implications, the architect supplied a map produced by SDC showing the known archaeological sites within Alcester, dated 2008, these excluded the site outlined in the planning application. However Mr Mace stated he would welcome an additional condition to ensure the site has an archaeological evaluation during the build. Mr B. Mace ended with a request to the Planning Committee to withdraw their Objection to the planning application.

1. Apologies

Cllrs Y Hine (Mayor), C Gough

2. Declarations of Interest

There were no declarations of interest.

3. Minutes of Last Meeting

The minutes of Planning Committee meeting of 23 June 2014, having been circulated, were approved and signed.

4. Strategic matters

a) Town Neighbourhood Plan

- i. To receive feedback from the Parish meetings attended
Kinwarton, Coughton, Arrow Parishes done and have been very positive
Great Alne scheduled for next week
Haselor still to be organised.
- ii. To evaluate the responses from the stage one questionnaire
Initial analysis (having been circulated) showed 68% had not heard about the neighbourhood plan, which was the most concerning statistic. Other areas of concern were as expected, and there were a few useful idea for future community engagement. Further analysis by age range is being done
- iii. To discuss next stage of Community Engagement via the "Alcester Roadshow"
List of 16 locations in Alcester have been identified to take the next stage of questionnaire to. These will be organised to start in September with hopefully 2 events a

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week. A "stage 2" questionnaire will be produced for these. All Councillors will be requested to assist.

iv. To report on the Logo

Request for a logo launched on social media and website, but no responses yet, was agreed to offer a prize as an incentive and letters will be sent out via schools and businesses.

v. To report on "ouralcester.org.uk" website

Website is live and links added to leaflets and presentation, needs more work on the content with additional documents and information to be added.

The addition of a "hit counter" will be investigated further.

vi. To discuss finances

A Community rights grant will be applied for, this is a maximum of £7500 to spend on community engagement and consultation processes, but must be spent before the end of December 2014. Hopefully there will be a similar scheme run next year as well.

SDC have offered their help with surveys and analysis, but this will cost so funding needs to be secured at this stage.

b) Market Town

- i. Market applications: none (the Food Festival have approached the Town Clerk to organise their application for October)

c) Housing Needs

The Town Clerk reported there was nothing further until SDC have clarified their intentions for the Core Strategy

5. Planning Applications

- a) **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. *To be re-considered following more information from the applicant.*

Following the above presentation, the Committee decided to conduct a site visit and in particular speak to the local resident who had also submitted a comment of objection.

- b) **14/01367/FUL** - Proposed: Proposed two storey and single storey rear extensions At: 20 Moorfield Road, Alcester, B49 5DA, For: Mr Michael Dufficey. Comments due by: 15 July 2014 Case Officer: Lindsey Young

SUPPORT – ATC Cllrs had no objections to this application but welcomed the depth of the information included. We do not anticipate there to be any material planning objections from neighbours therefore to not think it is necessary to attend a SDC planning committee meeting on this matter.

- c) **14/01450/ADV** - Proposed: New illuminated signage: Main elevation Signage, 2 No. information boards and overhanging sign. At: The Royal Oak, 44 High Street, Alcester, B49 5AB For: Heineken Ltd. Comments due by: 15 July 2014 Case Officer: Nigel Wright [Comment as submitted for the LBC application]

- d) **14/01641/COUNTY** - Proposed: New lay-by to accommodate operational vehicles visiting the sewage pumping station. At: Land Adjacent To Sewage Pumping Station Birmingham Road, Kings Coughton. For: Warwickshire County Council. Comments due by: 16 July 2014 Case Officer: Stuart Castle
Cllrs had no objection to this application

- e) **14/01659/VARY** - Proposed: Variation of condition 2 (list of approved plans) of permission 13/00665/FUL (Proposed new dwelling and associated works) to allow substitution of amended plans for an additional bedroom to be erected above the garage, including additional windows. At: Acorn House, Evesham Street, Alcester, B49 5DS For: Mr Andrew Miles. Comments due by: 22 July 2014 Case Officer: Joanne Long
The Committee requested to defer their comment until the next ATC Planning Committee meeting.

- f) **14/01661/FUL** - Proposed: Change of use of building from Use Class B8 (Storage and Distribution) to Use Class B2 (General Industry), with ancillary office accommodation/storage and external storage and external alterations including widening

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of loading-bay door on North elevation At: Abbey Mills, Alcester Heath, Alcester, For: SIG Trading Limited. Comments due by: 23 July 2014 Case Officer: Rob Forrester

SUPPORT – ATC Cllrs support this application and the proposed change of use for the site. The Current site is in need of refurbishment and has been empty for some time so Cllrs were pleased to see the site given a new use which should not conflict with other businesses within the Parish. ATC would however like to see a condition included to limit the effect of any retail use on the site which was felt would have a negative impact on the area. We do not anticipate there to be any material planning objections from neighbours therefore to not think it is necessary to attend a SDC planning committee meeting on this matter.

- g) **14/COUNTY** – Tree pruning work along the Birmingham Road, Alcester. Comments requested by Cllr E Payne to be submitted by the ATC Planning Committee.
Cllr requested to visit the site in question to make a decision whether just essential H&S work was needed or a further makeover as part of the Minerva Mill plans were better.

6. Notice of Decision

- a) **COUNTY** – GRANTED – Proposed provision of two single storey extensions to the main school building to form a classroom and swimming pool changing area, at St Nicholas CE Primary School (Academy), St Faiths Road, Alcester. *Noted*

7. Stratford District Council (Planning and Licencing)

- a) Churchill Retirement Living Planning Appeal – 1-3 July 2014
To receive feedback: Thanks was voiced to Cllr Cargill for speaking on behalf of the Town Council and also to other Cllrs who attended over the 3 days. The SDC Officer felt it went well however others commented that the SDC supporting evidence was not as strong as it could have been. The inspector conducted a thorough visit to the site and the surrounding area and local residents assisted in this in particular with a visualisation of the position of the proposed to demonstrate the impact it would have.

8. Correspondence

- a) Licencing response to the PayPoint in Super wines – a Licence application is not needed for these PayPoint's therefore there is nothing to regulate where they can be placed.
b) Proposed upgrade of Existing Vodafone mast at the Greig Centre, Alcester. For Scott Bracken, Mono Consultants Ltd. Comments by 14 July
Cllr N Knapman raised the concerns as recommended by the Government that Mobile communication companies should be cautious of placing masts near to areas where children are as the long term effects of such technology have not been fully determined, and as such she would object to any application for a mast in this location.
Cllr J Styles noted that the old style masts as is currently there has a much higher risk associated with it than the newer styles, noting that this is just an upgrade to the existing, not a new application and these are allowed under permitted development. Therefore would support the request to upgrade the existing, she also noted that the newer upgrade would generate more income than the existing older style.
The Documents are to be circulated and the Town Clerk to reply.

9. Propositions to full Council

There were no propositions

10. Date and time of next meeting

Tuesday 22 July at 7pm