

**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD  
7.00PM MONDAY 19 AUGUST 2014 AT GLOBE HOUSE, PRIORY ROAD,  
ALCESTER**

**Present**

Cllrs C Gough (Chair), C Neal-Sturgess (Deputy Mayor), M Cargill, J Bunting, J Styles, 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 present

**1. Apologies**

Cllrs Y Hine (Mayor), N Knapman

**2. Declarations of Interest**

Cllr C Neal Sturgess declared a non-pecuniary interest on items 4c and 4d

**3. Minutes of Last Meeting**

The minutes of Planning Committee meeting of 4 August 2014, having been circulated, were approved and signed.

**4. Planning Applications**

- a) **14/01581/FUL** - Proposed: Installation of single storey 6m x 2.5m modular building to provide customer waiting area and staff welfare facilities as ancillary accommodation to existing hand car wash. At: Alcester Rugby Football Club, Kings Coughton, Alcester, B49 5QF For: Mr Besar Gecaj (Alcester Car Wash). Comments due by: 20 August 2014 Case Officer: Stuart Castle

**OBJECTION** – ATC Cllrs having considered the application and sought clarification from the case officer agreed to object to the application primarily as an inappropriate development of the Green belt. Whilst sympathetic to the needs of the employees Cllrs feel this application is inappropriate for the location. The proposed is on the site of the Alcester Rugby Football Club and Cllrs wish to safeguard the site as a sports facility without creeping development into light industrial use. Cllrs were also concerned with the design of the proposed, the application was not for a temporary structure yet the proposed seems to be of a temporary type building, and not at all attractive or in keeping with the surrounding area. As a major route into the town Cllrs feel it is important to avoid the industrialisation of the entrances into the town and maintain the rural feel of the hamlet of Kings Coughton. The application stated that the proposed building would be no higher than the existing hedge however ATC Cllrs have viewed the hedge and feel what little hedge is there will be unable to screen the proposed and even if the applicant was to plant more hedgerow it would take a considerable amount of time to be able to screen the building and still be inadequate to screen the unsightly building from the neighbours. ATC therefore wish to see this application as it stands rejected and will attend a SDC Planning Committee meeting on this matter if necessary.

- b) **14/01693/FUL** - Proposed: Additional Car Parking Areas At: Cherry Trees Care Home, Stratford Road, Oversley Green, Alcester B49 6LN. For: Barchester Healthcare. Comments due by: 22 August 2014 Case Officer: Stuart Castle

**SUPPORT** – The current lack of car parking facilities at the Cherry Trees Care Home has been a concern to ATC for some time, the road outside has a 60mph speed limit therefore making it extremely dangerous when cars are parked along the road and the grass verge or delivery lorries are unable to access the site. However Cllrs noted the large number of trees which will be lost with the proposed and wish to have the condition attached to ensure that replacement trees of a similar or original type for the site and to the same number as are being lost are included in the development. The trees on the site have always been a feature and one of the reasons it is so pleasant there, therefore Cllrs wish that this is not a feature it will lose. ATC Cllrs will attend a SDC Planning meeting on this matter if necessary.

- c) **14/01468/FUL** - Proposed: Single Storey Rear Extension. Date of Amendment: 14 July 2014. At: 16 Evesham Street, Alcester, B49 5DN, For: Mr Andrew Miles  
An amendment/additional information has been received for the application shown above as follows:

- Accurate existing and proposed drawings
- Accurate survey drawings

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**SUPPORT** – ATC Cllrs welcomed the amended accurate drawings of the proposed and the information the case officer supplied. Cllrs still wish to support the application and leave it to the Case Officer's decision whether the increase in height of the boundary wall causes significant additional harm to the neighbour. ATC Cllrs do not feel it is necessary to attend a SDC Planning Committee meeting on this matter.

- d) **14/01889/FUL** - Proposed: Single storey rear extension and new rear dormer At: 42 Birmingham Road, Alcester, B49 5EP, For: Mr Nick Bird. Comments due by: 27 August 2014 Case Officer: Hazel Bailey

**SUPPORT** – ATC Cllrs had no objections to the proposed extension, considering it an improvement to the building and in keeping with neighbouring properties too. ATC Cllrs do not anticipate there to be and material planning objections to the proposed and do not feel it is necessary to attend a SDC Planning Committee meeting on this matter.

- e) **14/02025/FUL** - Proposed: front shower room extension \_ rear porch At: 2 Riverside, Alcester, B49 6RD, for: Mrs D Magnall. Comments due by: 27 August 2014 Case Officer: Hazel Bailey

**SUPPORT** – ATC Cllrs had no objections to the proposed extension, considering it to be tastefully done and can understand the possible need for this design. ATC Cllrs do not anticipate there to be and material planning objections to the proposed and do not feel it is necessary to attend a SDC Planning Committee meeting on this matter.

- f) **14/01980/FUL** - Proposed: Amendment to 13/00386FUL and 13/00388/LBC involving relocation of existing outbuildings and relocation of new woodburner and flue At: The Coach House, Evesham Street, Alcester, B49 5DS For: Susan Beauclair. Comments due by: 28 August 2014 Case Officer: Hazel Bailey

**SUPPORT** – ATC Cllrs had no objections to the proposed and a Cllr did visit the site and spoke to the applicant. The outbuildings are relatively close to the house so their relocation will be an improvement to the site. ATC Cllrs do not anticipate there to be and material planning objections to the proposed and do not feel it is necessary to attend a SDC Planning Committee meeting on this matter.

- g) **14/01982/LBC** - Proposed: Amendment to 13/00386FUL and 13/00388/LBC involving relocation of existing outbuildings and relocation of new woodburner and flue At: The Coach House, Evesham Street, Alcester, B49 5DS For: Susan Beauclair. Comments due by: 28 August 2014 Case Officer: Hazel Bailey

**[as above]**

- h) **14/01972/FUL** - Proposed: Extra 9 sq.m of solar panels in addition to existing 9 sq.m At: Grafton House, School Road, Alcester, B49 5DF For: Mr Michael Mutton. Comments due by: 3 September 2014 Case Officer: Hazel Bailey

**SUPPORT** – ATC Cllrs noted that this property faces onto the conservation area of Alcester and therefore providing that the proposed will have no detrimental effect on the visual aspect of the conservation area or on the neighbouring properties Cllrs have no objections to this application. Cllrs do not feel it is necessary to attend a SDC Planning Committee meeting on this matter.

**5. Notice of Decision**

- a) **14/01641/COUNTY – GRANTED BY WCC**- Proposed: New lay-by to accommodate operational vehicles visiting the sewage pumping station. At: Land Adjacent To Sewage Pumping Station Birmingham Road, Kings Coughton. *Noted*

- b) **14/01579/LBC – APPLICATION WITHDRAWN** - Proposed internal alterations including removal and installation of staircase, new rooflights and replacement windows required to convert to a sing dwelling. At: 8 High Street, Alcester. *Noted*

- c) **13/01140/FUL – PERMISSION WITH CONDITIONS** – Restoration, conversion and extension of Oversley Castle and its associated outbuildings (including some rebuilding and extension of the outbuildings) into 14 dwellings, new access and associated road onto road serving Oversley Castle (road off Wixford Road) and blocking up of existing access, associated change of use of agricultural land and associated works. At Oversley Castle, Wixford, Alcester. *Noted*

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**6. Stratford District Council (Planning and Licencing)**

a) Still awaiting officer response regarding previously discussed enforcement issues.

**7. Market applications**

a) The Committee had been forwarded a letter received by the Mayor from the organisers of the Arden Food Festival asking ATC to waver the Market fee. The Planning Committee did not feel that the fee should be wavered although they agreed that the food festival should go ahead. They requested this item be brought to Presidium for Clarification on whose responsibility it is to set the fee and for them to make the final decision and respond to the letter.

**8. Correspondence**

none

**9. Propositions to Full Council**

There were no propositions

**10. Date and time of next meeting**

Monday 1 September at 7pm

(Our Alcester core group meeting 1 Sept. 6pm)