

**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD
7.00PM MONDAY 4 AUGUST 2014 AT GLOBE HOUSE, PRIORY ROAD,
ALCESTER**

Present

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

2. Declarations of Interest

Cllr C Gough declared an interest on item 5b.

3. Minutes of Last Meeting

The minutes of Planning Committee meeting of 22 July 2014, having been circulated, were approved and signed.

4. Strategic matters

a) Town Neighbourhood Plan

Cllr C Neal-Sturgess reported back to the committee following a meeting of the core group. Cllr C Neal-Sturgess will be giving a presentation to Full Council about the neighbourhood Plan and the Town Clerk, Chris Wright, will also be giving a presentation on the Alcester Community Partnership and how the two link into the "Our Alcester" Plan. There will be a number of policies written by the core group for the Alcester neighbourhood plan, these will be brought to the Planning committee to agree and bring to full Council for adoption. Cllr M Cargill offered his assistance with this.

b) "Our Alcester" Community engagement

The Community engagement will collect evidence for the new Town Plan, the Neighbourhood Plan and the Community Partnership Plan, all of which will form the "Our Alcester" Plan.

A list of dates for the "Our Alcester" Roadshow (beginning the 6th September) was circulated and will be brought to Full Council, every Councillor is asked to sign themselves up for a minimum of 3 dates.

c) Housing needs

Nothing further to report at this time.

d) Planning Policies

Under the Localism Act pre-application consultation is encouraged with the local community, including parish councils, so that the end result is more in keeping with what the local community want and costly appeals can be avoided. Cllrs are understandably nervous about this move as it could often be seen as accepting the development and developers in the past have often promised additional features which suddenly disappeared in the final application stage. However the government move towards pre-application consultation is likely to continue regardless of any change in government, therefore it was agreed that there ought to be guidelines in place for ATC. Cllr M Cargill reported that SDC Cllrs had all been given guidelines on this and he will circulate his information, the advice from SDC will be brought to the next strategic planning meeting for consideration by Cllrs.

5. Planning Applications

a) **14/01793/TPO** - Proposed: - T1: Ash: remove single low branch overhanging property. At: Copse Area between Kinwarton Road and Fenwick close, Alcester, For: Mr Alistair Shadlock. Comments due by: 5 August 2014 Case Officer: Ruth Rose.

SUPPORT - An Alcester Town Council Councillor visited the site and reported back to the committee the situation with the tree. The branch in question divides in two and extends over the garden of the neighbouring property there is potential for damage if the limb was to fall. We do not anticipate there to be any material planning objections regarding this application from neighbours and have no objections to the proposed, however as this is a tree with a TPO we would support any conditions the SDC tree officer may place upon

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the application. We do not feel it is necessary to attend an SDC planning committee meeting on this matter.

- b) **14/01579/LBC** - Proposed: Proposed internal alterations including removal and installation of staircase, new rooflights and replacement windows required to convert to a single dwelling. At: 8 High Street, Alcester, B49 5AD, For: Mr Andrew Richards. Comments due by: 13 August 2014 Case Officer: Joanne Manning
SUPPORT – ATC Cllrs had no objections to the proposed, this application is very similar to a previous application and restores the building back to how it was originally and welcomed to use of conservation style windows. We do not anticipate there to be any material planning objections from neighbours however would support any conditions the SDC Conservation officer may place upon the application. We do not feel it is necessary to attend a SDC Planning Committee meeting on this matter.
- c) **14/01891/FUL** - Proposed: Two storey side and single storey rear extensions to part form annex accommodation. At: 14 Fields Park Drive, Alcester, B49 6QR, For: Naomi Fletcher. Comments due by: 18 August 2014 Case Officer: Nigel Wright
SUPPORT – ATC Cllrs considered this application to be of a good design and an acceptable extension, however did have concerns with the closeness of the neighbour's boundary with the proposed. Providing there are no material planning objections from neighbours we are happy to leave the conditions to the case officers. We do not feel it is necessary to attend a SDC Planning Committee meeting on this matter.
- d) **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
This item was deferred to the next planning meeting – conditions on the previous application to be checked and the complaint from a neighbour followed up.

6. Notice of Decision

- a) **14/01185/OUT – APPLICATION WITHDRAWN** - 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. Noted
- b) **14/01641/COUNTY – SUPPORT WITH CONDITIONS** - 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.
- c) **13/00386/FUL - PERMISSION WITH CONDITIONS** - Proposed restoration and conversion of coach house to form a detached dwelling, including new door opening to utility room, rendering of side wall, replacement roof turret and colour coded flue. (Amendment to 12/00970/FUL). (Part retrospective). Noted.
- d) **13/00388/LBC – LISTED BUILDING CONSENT APPROVED** - Proposed restoration and conversion of coach house to form a detached dwelling, including new door opening to utility room, rendering of side wall, strengthening details to internal timber beams, replacement roof turret and colour coded flue. (Amendment to 12/00971/LBC) part retrospective. Noted.

7. Stratford District Council (Planning and Licencing)

- a) Acknowledgement 12/02756/FUL – Allegation approved car wash service is not compliant with planning conditions, Alcester Rugby Football club, King Coughton – Case Officer determined there was no breach of conditions. Noted.
- b) 45 High Street – Enforcement requested to investigate the replacement windows on the Grade II listed building. Awaiting response.
- c) Henley Street – Enforcement officer requested to investigate the yellow paintwork issues. Awaiting response.

8. Market applications

none

9. Correspondence

none

10. Propositions to Full Council

To receive any propositions

11. Date and time of next meeting

Tuesday 19 August at 7pm