

**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD
7.00PM MONDAY 13 OCTOBER 2014 AT GLOBE HOUSE, PRIORY ROAD, ALCESTER**

Present

Cllrs C Gough (Chair), C Brannigan, Y Morrison, N Knapman
K Wright (Clerk to the Planning Committee), C Wright (Town Clerk)

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

- a. Mr James Bowld attended the meeting regarding item 5a, for which he is the applicant. He explained his proposed use for the building and the steps he had taken to ensure there was no negative impact on the health of workers and surrounding residents. The application is for a flue to remove and filter harmful gases from the building, however he also explained to the committee other steps he was taking to ensure the contaminated water, hazardous waste disposal and fire risk hazards were also being addressed.
- b. Cllr N Knapman then spoke to the committee as a resident of Priory Road in relation to item 5b, she like other residents are against the signage, especially as the report back from the inspector is not expected until the 6th November and is appalled that it has been submitted retrospectively. She considers the boards to be far too huge for the area and especially in the conservation area.

1. Apologies

Cllrs Y Hine (Mayor), C Neal-Sturgess (Deputy Mayor), M Cargill, J Bunting, J Styles

2. Declarations of Interest

Cllr N Knapman declared a none pecuniary interest in item 5b as a local resident

Cllr Y Morrison declared a none pecuniary interest in item 7b as a local resident

3. Minutes of Last Meeting

The minutes of the Planning Committee meeting of 16 September 2014, having been circulated, were approved and signed.

4. Strategic matters

- a. Town Neighbourhood Plan

The ANHP Working Group reported to the committee

- b. "Our Alcester" Community engagement

The roadshows are progressing well, and questionnaires will be going to the schools

- c. Housing needs

The Town Clerk reported that there were plans for Alne Bank House

5. Planning Applications

- a. **14/02386/FUL** - Proposed: Installation of 2 no. 630mm diameter galvanised steel extraction ducts to roof (to serve internal paint spraying booth) At: G A Valeting, Arden Road, Alcester, B49 6HW For: Mr James Bowld. Comments due by: 20 October 2014
Case Officer: Lydia Hall

SUPPORT – ATC Cllrs welcomed the amount of detail that the applicant had included in this application and his visit to the meeting to discuss the application with the Cllrs and answer their questions. The proposed use of the building sounds like a unique opportunity for the town and the applicant has gone to every opportunity to ensure that the building will be safe for those working inside and with minimal effect on neighbouring properties and passers-by. ATC do not anticipate there to be any material objections therefore do not feel it is necessary to attend a SDC Planning Committee meeting on this matter.

- b. **14/02617/ADV** - Proposed: Temporary double sided 'land acquired' advertisement boards (retrospective) At: 4 Priory Road, Alcester, For: Churchill Retirement Living. Comments due by: 24 October 2014 Case Officer: Hazel Bailey

OBJECTION – ATC Cllrs had raised this as an issue with SDC and have received a number of complaints from residents who have been confused by the content advertised on the boards. The material planning objection to this retrospective application is that the size and location of the boards are completely inappropriate for the Conservation

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area of Alcester, we call upon SDC as the Planning authority to stand by their guidelines agreed upon in their 2008 Conservation area document for Alcester and demand the immediate removal of the boards. If necessary ATC will attend a Planning Committee meeting on this matter to ensure that Cllrs are aware of the issue however hope that it could be amicably sorted out before that date can be arranged.

Planning matters aside Cllrs would also like it noted that the content advertised upon the boards is misleading information, with the key information being in a scale far too small to be seen by passers-by.

- c. **14/02710/TREE** - Proposed: - T3: Ash: Section fell to ground level. At: Back Of Beyond, 14B High Street, Alcester, B49 5AD for: Mrs Linda Jennings. Comments due by: 27 October 2014 Case Officer: Ruth Rose
SITE VISIT REQUESTED – This tree is growing inside the car port of the property, however Cllrs agreed they would like to see the site in relation to the below application as well before making a decision at their next meeting.
- d. **14/02707/TPO** - Proposed: - T1: Silver Birch: 30% crown reduction - T2: Silver Birch: section fell to ground level. At: Back Of Beyond, 14B High Street, Alcester, B49 5AD For: Mrs Linda Jennings. Comments due by: 27 October 2014 Case Officer: Ruth Rose
SITE VISIT REQUESTED – Cllrs were concerned at the necessity to fell the second birch to the ground, therefore would like to see the site to consider any implications which are not obvious from the application. A comment from the Case Officer was also requested. The committee will make a decision at their next meeting.

6. Notice of Decision

- a. **14/01972/FUL – PERMISSION WITH CONDITIONS** - Extra 9 sq.m of solar panels in addition to existing 9sq.m. At Grafton House, School Road, Alcester. *Noted*
- b. **14/01597/LDP - CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT** – Conversion of garage to form additional living accommodation at Gunnings Bridge House School Road, Alcester. *Noted*
- c. **14/01468/FUL - PERMISSION WITH CONDITIONS** – Single storey rear extension at 16 Evesham Street, Alcester. *Noted*
- d. **14/02143/FUL - PERMISSION WITH CONDITIONS** – Single storey extension to front_side; Canopy over front door; convert existing conservatory to living room at 89 Hertford road, Alcester. *Noted*
- e. **14/02337/TREE - CONSENT WITH CONDITIONS** – T1 balsam poplar: reduce crown by 3.0 metres vertically and 1.5 metres horizontally. Removal of poplar root sucker at Barkside Cottage, 18 Bleachfield Street, Alcester. *Noted*
- f. **14/01562/OUT – APPLICATION WITHDRAWN** – Demolition of existing glass house and erection of a replacement dwelling (outline permission with some matters reserved. At Summerhill House, Oversley Green, Alcester. *Noted*

7. Stratford District Council (Planning and Licencing)

- a. Feedback from SDC Planning Committee meeting regarding the new development in the grounds of Acorn House
Cllr M Cargill had circulated his report back from the SDC Meeting at which he spoke as a Town Cllr, although the Committee listened fairly to the comments made by both him and Cllr S Adams objecting to this application, the decision to allow it had already been made by the Officer under their delegated powers and therefore rendered the item on the committee meeting agenda as pointless. He is investigating how this was allowed to happen.
- b. Eclipse Road/Jephcott Close parking restrictions, committee to comment by 23rd October.

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Cllrs were concerned by the proposals put forward by WCC, as have a number of residents, however considered all sides to the argument. It was noted that the road is difficult to access when cars are parked down both sides of the street so could understand that to ensure access for the large vehicles which are expected with the future development behind Eclipse Road it was necessary to prevent this. However this tends to occur with students from AGS parking their vehicles there during school time, by removing this facility more students will be forced to park elsewhere as there is no parking available on the AGS site. Cllrs were therefore concerned that it would force the problem of parked cars onto other smaller roads and in particular Ragley Mill Lane, where there already have been incidents where emergency vehicles have been unable to access the road, a concern for the number of residents living in sheltered accommodation there.

The question was also raised by Cllrs whether the proposed parking restrictions needed to be at any time or could just be for during the day when the large vehicles are expected to be using the road, allowing residents (in particular those from Birmingham Road) to continue parking along Eclipse road overnight.

Cllrs felt that had to reply with a letter of objection to WCC with regard to these proposals outlining the above to bring it to their attention the potential for problems and of the issues being caused primarily by the school.

8. Market applications

- a. None

9. Correspondence

- a. Re: Variation to the proposed Vodafone mast on the Greig site, from 'Mono Consultants' ATC Cllrs noted the further increase in height and would like to request that the company take steps to conceal the appearance of the mast and make it less obtrusive on the local streetscene. The Town Clerk to reply direct to the consultants.
- b. Re: 14/02386/FUL letter from applicant. *Noted*

10. Propositions to Full Council

To receive any propositions

11. Date and time of next meeting

Monday 27 October at 7pm