

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

Present

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

Also: Cllrs L Cumberbatch, E Payne, S Adams

K Wright (Clerk to the Planning Committee), C Wright (Town Clerk)

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None

1. Apologies

Cllr J Styles,

2. Declarations of Interest

None

3. Minutes of Last Meeting

The minutes of the Planning Committee meeting of 24 November 2014, having been circulated, were approved and signed.

4. Strategic matters

a) Our Alcester (AHDP/TP/ACP) Working Group

Approval of Terms of Reference deferred

b) ATC Innovation Centre Task Group

Approval of Terms of reference deferred

c) Housing needs

The Town Clerk reported he and Cllr L Cumberbatch had met with WCC regarding the Alne Bank House re-development and also the transformation of the old Moorfields School site into an extra care facility. With relation to the latter Dutch experts have been consulted regarding the flood risk assessment and future design of the building, which is hoped to be a 48 unit facility. The site has currently been removed from the market, although the Town Clerk is keeping the pressure on to get this through as quickly as possible.

d) Stratford Road Land

The Town Clerk reported that the architects who had approached ATC regarding the site will be invited to attend meetings in the new year and Cllrs to decide how best to proceed with the development of the site with regards to planning before bringing it to Full Council.

e) Planning Policies

There were no proposals at this stage

5. Planning Applications

a) **14/02929/FUL** - Proposed: Erection of 39 Retirement Living dwellings for the elderly including communal facilities, landscaping, car parking and associated infrastructure. At: Alcester Primary Care Centre, Fields Park Drive, Alcester, B49 6QR For: McCarthy And Stone Retirement Lifestyles Limited. Comments due by: **16 December** 2014 Case Officer: Jay Singh

OBJECTION – ATC Cllrs have examined the lengthy documentation for this application and decided that although they agree with the application in principle, have to object to it at the time of their meeting due to the following reasons:

Flooding, surface water and fowl water drainage: Missing documentation, in particular STW have not consulted. The Drainage report conducted by a company working for the applicant identified a number of recommendations which should have been addressed in the Design and Access statement, however these have not been addressed, leaving just a blank page. The Foul water system in the area has suffered several problems this year and this development will increase the load, Cllrs were concerned that not enough consideration has been taken by the developers to ensure that there will be no further problems or impact on the system for the rest of the town. The connection to the foul water sewer is further along Fairwater Crescent which has very limited access, especially for large vehicles, again this does not appear to have been considered. The

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Primary Care Centre, which replaced the old hospital building required an attenuation pond due to the surface water drainage in the area, Cllrs were concerned that there has not been enough investigation into this issue. Flooding is a serious concern for the residents of Alcester and it is the opinion of local Cllrs that this application, building on what is open space with several trees on the site, would potentially increase the surface water flooding risk without suitable mitigating measures.

Vehicular access, highway safety and congestion: Missing documentation again and no consultation with WCC highways department. At the time of the development of the old hospital building into the Primary Care Centre Alcester residents and Cllrs were concerned that the access into the site along Fields Park Drive as it exists, with a very tight turn off Kinwarton Road and then back onto itself before turning the corner down to the site, would become dangerous with the increase in traffic. Large vehicles also cannot manoeuvre around the bends, and marks on the road and verges can be seen when it has been attempted by delivery lorries, which has not been considered for the actual proposed building work. It is the opinion of the town that the amount of traffic to the Primary Care Centre has been significantly underestimated and that access is now dangerous, many of the residents who have driven to the Primary Care Centre have reported a near miss with oncoming traffic at that turn. The statement by the applicant that this application would have less traffic than the previous hospital is a void argument as the Primary Care Centre replaced the hospital but they have also not considered the current load of traffic on Fields Park Drive, and in particular at what will be a shared driveway. The road is also in between two secondary schools and is very busy at either ends of the school day with buses, cars and pedestrians. ATC Cllrs would like to see WCC investigate the reports of this access being currently dangerous and consider the future layout of the road before any further development takes place, and would not be able to support any application in the area until this is addressed.

Effect on listed buildings in the area: ATC Cllrs noted that this application is next to a site with a Grade II listed building, Oversley House, which is of significant visual importance to the area and were concerned that the proposed may detract from the character of the 19th Century building. Cllrs also noted the lack of landscaping along the boundary with the Oversley House site, which is also retirement apartments, and this is a concern for the residents who currently live there.

Conclusion: ATC Cllrs consider this application to be premature with insufficient detail and incomplete consultation. Alcester Town Council would like the opportunity to consider the application again once all the relevant information has been supplied and would therefore like to have an extension to the current application or for the application to be withdrawn until the information can be collected and addressed by the applicant.

However due to the time constraints of commenting on an application ATC have had to submit this objection at this time. As it stands we would insist that the application go before the elected representatives of the SDC Planning Committee who it is hoped will also see the seriousness of the missing consultations.

- b) **14/03253/TREE** - Proposed: - G1: Leylandii (approx 6): remove. At: Alcester Methodist Church, Priory Road, Alcester, Warwickshire B49 5DX For: Rev Steve Levett. Comments due by: **19 December** 2014 Case Officer: Ruth Rose

SUPPORT – ATC Cllrs can see the need to remove particularly large laylandii trees, however the reason for their removal was not stated in the application and therefore has to be questioned. This line of laylandii trees along the edge of the property are a prominent feature in the Conservation area, their loss will result in a significant impact on the visual appearance of the immediate area, exposing a lot more brick work. Therefore Alcester Town Council would prefer a condition of this application be that a replacement tree be planted on the corner of the property to once again soften the appearance of the buildings in this section of the conservation area or at least some good landscaping to the side of the property. If necessary a representative of the ATC Planning committee will

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attend a SDC Committee meeting to ensure the impact to the conservation area is considered.

- c) **14/02742/FUL** - Proposed: Permanent change of use from B2 to D2 (gymnasium), following original two-year temporary permission granted under 12/01812/FUL At: Strong Arms Gym, Arden Road, Alcester, B49 6HW For: Mr Thomas Gold - Armstrong And Gold Ltd. Comments due by: **22 December** 2014 Case Officer: David Addison
SUPPORT – ATC Cllrs were aware that the car parking for this property had been questioned at the original temporary application two years ago, however all Cllrs have noted that there has never been an issue with parking since it opened, the site is managed well and ATC are keen to see it continue. The Gymnasium also does a lot of good work with young people in the town and this should be supported at every opportunity. ATC Cllrs did not think it would be necessary to take this item to an SDC Committee meeting, however would attend to support this application if needed.
- d) **14/03004/FUL** - Proposed: Removal of existing telecommunications monopole and installation of a 22.5m dual user monopole housing six antennas together on head frame support poles at the top of the structure and 1no. 300mm diameter dish. Installation of 2no. equipment cabinets together with ancillary works. At: The Greig, Kinwarton Road, Alcester, B49 6AD For: Vodafone Limited. Comments due by: **22 December** 2014 Case Officer: Stuart Castle
Cllr N Knapman Objected to this application due to its location next to the school.
SUPPORT – ATC Cllrs had been approached a couple of times by the consultants for this application, each time the proposed was bigger. Although ATC fully supports the need to improve telecommunications for the town, the fact that the proposed is now above the line of the trees, it is the opinion of the local Cllrs that it will have an impact on the appearance of the surrounding area. Although not directly in the conservation area, the town of Alcester is very much a rural town and the visual impact of such a large mast with six antenna and a dish will have a significant impact. Mobile phone operators are under a statutory duty to minimise the impact of their equipment on the visual amenity, therefore ATC would like to see a condition on this application that the visual appearance of the top of the mast be softened with appropriate measures suitable for a rural location. A representative from ATC will attend an SDC Committee meeting on this item if necessary to ensure the impact on the town is kept to a minimum.

6. Notice of Decision

- a) **14/02617/ADV – CONSENT REFUSED** – Temporary double sided 'land acquired' advertisement boards (retrospective) for Churchill retirement Living at 4 Priory Road, Alcester. *Noted (SDC enforcement to be contacted regarding the removal of the sign which has not been taken down yet)*
- b) **14/02707/TPO – CONSENT FOR ARBORICULTURAL WORK** – T1 – silver birch: reduce crown back to previous pruning points (approximately 20% crown reduction). Leaving a natural shaped crown wherever possible. T2 – Silver birch: section fell to the ground. At Back Of Beyond, 14B High Street, Alcester. *Noted*

7. Stratford District Council (Planning and Licencing)

None

8. Market applications

None

9. Correspondence

None.

10. Propositions to Full Council

There were no propositions

11. Date and time of next meeting

Friday 19th or Monday 22nd December at 7pm depending on availability and agenda items

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Minutes responses:

YM: Well Done Kate as always, just one comment, I think there is a word missing from 5d, 14/03004 you may want to just re read this section Kind Regards Yvette Morrison

CNS: Hi Kate, I have added a couple of minor suggestions. Regards, Clive.

NK: With Clive's small tweaks, I am happy with the minutes. Thank you Kate. Cheers, Nina

MC: OK with me Kate Best regards Mark Cargill

YH: Happy with these thank you Kate

CB: Fine, thanks Kate. Chris

JB: The minutes are a true record but no mention of traffic by children to schools. Got the email. John Bunting.

11/12/14: Quorum responses received, comments submitted