

**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS HELD ON
MONDAY 15th JUNE 2015 7PM AT GLOBE HOUSE, PRIORY ROAD, ALCESTER**

Present

Cllrs M Cargill (Chairman), C Neal-Sturgess (Mayor), J Bunting, Y Morrison, A Foster, M Gittus.

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

There was no public present.

A G E N D A (Standing Orders apply only Committee members to take part)

1. To approve Terms of Reference

There were a couple of suggested alterations to the Terms of Reference these will be circulated to the Committee for approval.

2. Apologies

Cllrs C Brannigan (Deputy Mayor), J Kenyon, M Nash

3. Declarations of Interest

Cllr J Bunting declared an interest in item 10a whilst discussing conditions for markets in the High Street as he owns a commercial property there.

4. Minutes of Last Meeting

The minutes of the last Planning Committee meeting had been approved by the Committee and were signed by the Chairman.

5. Strategic Matters

a) Alcester Neighbourhood Development Plan

To bring the Committee up to speed the position of the SDC Core Strategy was explained by Cllr M Cargill, although 80% of the document has been adopted by the Council, it is the housing numbers and specifically the housing in relation to employment land which have not been finalised, and it is this part which is key to the Neighbourhood development plan. SDC have requested that ATC submit a first draft, with the information collected from the past community engagement program this will be re-drafted from the previous version by Cllr C Neal-Sturgess, and it was also suggested that the SDC Officer could be invited to attend a meeting at Globe House to check that it is in a suitable format prior to submission. A working group will be put together to get this document completed.

b) Alcester Innovation Centre

The work for this project, which will form part of the ANDP but will also extend further to address the employment/training needs of the town, has already been started by a small working team, it was proposed that this group, who are already up to speed with the current position should continue.

c) Land off Stratford Road

The Town Clerk explained the position of the land off Stratford Road, a brownfield site which is owned by ATC, that several interested parties have been in contact, however at the moment it is a project on the back burner until it is necessary for ATC to do something with the land, at which point a working group will be put together.

d) Alcester Housing needs

The Town Clerk explained that despite the Housing Needs Survey identifying the need for approx. 50 affordable homes needed in the town at the moment, it has still not been identified where these will be and with other developments contributing a financial settlement rather than providing affordable homes on site there is even more of a shortfall in the town. Cllr M Gittus added that there have been several projects discussed with the other authorities involved such as an extra care facility at Moorfields school site, Alne Bank House site redevelopment to provide assisted living accommodation which may also be part of a larger scheme covering the redevelopment of the whole of the Hopkins site to provide affordable home and also improve the appearance of the site and the entrance to the Conway estate. As this is a project involving other authorities it was agreed to let them take their course and perhaps set up an ATC working group at a later stage.

e) Issues from other ATC Committees

There were no other issues brought forward yet however it is expected that there will be more interaction between the other Committees in the future.

The Town Plan had been pushed by the Planning Committee as the updated information collected would form an associated document with the Neighbourhood Plan, however as it was not solely Planning issues in this document it was proposed that ATC form a cross-

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committee working group involving members from all committees to take ownership of the data collected and formulate a new action plan which would then be brought forward to each committee. This will be taken to Full Council

6. To indicate subcommittee membership

- a) Alcester Neighbourhood Development Plan
Cllrs C Neal-Sturgess, M Cargill, C Brannigan, J Bunting and also Mr C Wright.
- b) Alcester Innovation Centre
Cllrs C Neal-Sturgess, M Cargill, C Brannigan and also Mr C Wright and Mr M Gough as existing and Cllr Y Morrison will join the team.

7. Planning Applications

- a) **14/02968/VARY** - *The description of development has been amended to include:*
Variation of condition 2 (list of approved drawings) of planning permission 13/01140/FUL dated 8 August 2014 to provide revised biomass building design indicated on amended drawing number GA303-02 received by the District Planning Authority on the 26 January 2015 and changes to the Pool House (dwelling) received by the District Planning Authority on the 28 May 2015. At Oversley Castle, Wixford, Alcester, for Mr P Harvey.
If you have any further observations you wish to make on the amendment please write to the case officer, Jay Singh, by: **19 June 2015**
No Further Comment – ATC Cllrs had no further comments to make to the amendments in this VARY application, leaving it to the Case Officer to make the appropriate assessments.
- b) **15/01726/FUL** - Proposed: Replacement of existing carport with timber double garage At: The Grindles, Birmingham Road, Kings Coughton, Warwickshire B49 5QD For: Mr Gary Taylor. Comments due by: **30 June 2015**. Case Officer: Michelle Hill
No Objection – ATC Cllrs had no objections to the proposed as they did not see that it would have any significant impact on the existing, especially in relation to the access. They did not anticipate there to be any objections from neighbours.
- c) **15/01477/FUL** - proposed: Install External Wall Insulation on Rear Elevation At: 13 School Road, Alcester, Warwickshire, B49 5DF For: Mr James Baker - Orbit. Comments due by: **30 June 2015**. Case Officer: Claire Gilbert
No Objection – ATC Cllrs were happy with the proposed having seen similar uses elsewhere and that it was only to be applied to the rear of the property, it would therefore have no impact on the streetscene or influence on the conservation area of Alcester. They did not anticipate there to be any objections from neighbours.

8. Notice of Decision

- a) **15/01019/FUL - PERMISSION WITH CONDITIONS** – Demolition of conservatory and external wall of kitchen and construction of enlarged kitchen/dining room and storage area at Barkside Cottage, 18 Bleachfield Street, Alcester. *Noted*
- b) **15/00922/FUL - PERMISSION WITH CONDITIONS** – Repair of Brick Wall at entrance to car park at 5-7 High Street, Alcester. *Noted*
- c) **15/00863/FUL - PERMISSION WITH CONDITIONS** – Conservatory rear extension to kitchen at 6 Bleachfield Street, Alcester. *Noted*

9. Stratford District Council (Planning and Licencing)

- a) There were no issues to bring to the Committee

10. Market applications

- a) The Committee reviewed the current application procedure and have suggested some additional conditions to be attached to the Licence, including that Road Closures should not be given until a Licence to hold a market has been given first, the condition regarding tidying up after an event needs tightening up, especially in relation to private land such as Waitrose car park, recommendations regarding businesses on the High Street should be considered by the market organisers and where possible given priority over their own frontages. The application process needs to be clarified and a timescale put in place to allow the committee time to review the application before the date and an invoice system introduced to request the appropriate fee.
- b) No applications had been received from either the Alcester Court Leet Street Market or the Alcester Community Trust Artisan Market, however Cllrs had no objections to the

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markets in principal so a Notice of Decision was signed for each and an invoice will be sent.

11. Correspondence

a) None

12. Propositions to Full Council

It was proposed that ATC form a cross-committee working group to take ownership of the 2015 Alcester Town Plan data and formulate the action plan.

13. Date and time of next meeting

Monday 29th June 7pm, Globe House