



**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS  
HELD ON MONDAY 30<sup>th</sup> NOVEMBER 2015 7:10pm  
AT DEPOT CLUB ROOM, JUBILEE CENTRE, OFF ST FAITHS ROAD, ALCESTER**

**Present:** Cllrs C Brannigan (Deputy Mayor) (Chairman), C Neal-Sturgess (Mayor), J Kenyon, J Bunting, A Foster, Y Morrison

Also present was Cllr E Payne, as the district ward member for Alcester Town.

**PUBLIC PARTICIPATION AT DISCRETION OF CHAIR**

There were no members of the public.

Cllr E Payne was present to observe the opinions of the Committee on item 4a.

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

**1. Apologies**

Apologies were received from Cllrs M Cargill, M Gittus, M Nash.

**2. Declarations of Interest**

*None*

**3. Minutes of Last Meeting**

The approved minutes of the last Planning Committee meeting will be signed by the Chairman at the next Full Council meeting (1<sup>st</sup> Dec).

**4. Planning Applications**

- a) **15/03909/FUL** - Proposed: Proposed external staircase and landing, and two box dormers to the front and rear elevation At: Polkadot Day Nursery, Kinwarton Road, Alcester, B49 6PX For: Mr M Trevor. Comments due by: **4 December 2015**. Case Officer: Holika Passi

**OBJECTION** – Cllrs had considered the objections submitted by the neighbours and felt that the potential harm to the very close neighbouring properties and their occupants, outweighed the benefit of the proposed scheme:

- The external staircase will be a large and dominant feature extending some distance from the boundary of the existing building. Cllrs could understand the decision to cover the staircase and landing area with the vertical boarding as an attempt to screen the users of the staircase, however felt this then added to the overpowering appearance of the structure and does not wholly prevent any overlooking aspects that may occur to the neighbouring property.
- The two dormer extensions on the other side of the building are on an elevation which is set back from the front of the neighbouring property, therefore as the neighbour has pointed out could create an overlooking issue with the existing window. The proposed windows are particularly large and considering the nature of the business at this location, Cllrs would like to see frosted windows included as part of such an application in the future, overlooking could occur both ways.

Cllrs were concerned that the development by this company will result in a very crowded site as it continues to expand and this would not be in keeping with what is a residential area therefore would hope the neighbouring homes are considered when looking at this and future applications for this location. It would be essential for district officers and Cllrs to visit the site before an assessment can be made concerning the impact onto the surrounding residents.

- b) **15/04077/TPO** - Proposed: - T1: Norway Spruce: cut to height of hedge. - T2 and T3: False Acacia: remove dead branches. - T4: Crack Willow: re-pollard back to main trunk. - T5: Alder Tree: pollard to stabilise. - T6: Ash: reduce crown by 30%. - T7: Ash: remove overgrown stem. - T8: Ash sapling: remove. At: Riverside, 42 Malt Mill Lane, Alcester, Warwickshire B49 5QR For: Mr Andrew Matheson. Comments due by: **9 December 2015**. Case Officer: Ruth Rose

**NO OBJECTIONS:** ATC Cllrs noted that there are a large number of trees on the site and this application is good management to maintain healthy trees, however would like it noted that where possible a tree which has to be removed should be replaced by another more suitable tree, which is hoped will be the case here.

- c) **15/04144/TPO** - Proposed: - T1: Ash: fell. - T2: Ash: fell. At: Ashdene House, Oversley Green, Alcester, B49 6PH For: Mr Richard Rogers. Comments due by: **15 December 2015**. Case Officer: Assistant Planner (Ruth Rose)

**NO OBJECTIONS** – ATC Cllrs had no objections to the proposed, taking into account the current condition of the trees, however would encourage the applicant to replant, as



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suggested within the application, with a more appropriate species of tree and perhaps a more appropriate location.

**5. Notice of Decision**

- a) **15/03543/TREE – CONSENT WITH CONDITIONS** - Proposed: - T1: Magnolia: 15% crown reduction. - T2: Pear: 5% crown reduction. - T3: May: 30% crown reduction. - T4: Acer: 15% crown thinning. - T5: Maple: 15% crown reduction. - T6: Acer: 20% crown reduction. - T7: Purple Plum: 20% crown reduction. - T8: Cherry Blossom: 20% crown reduction. At: 4 Old Rectory Garden, Alcester. *Noted*
- b) **15/03258/LBC – CONSENT REFUSED** – Installation of a cash machine installed with tough glass anti bandit glazing, incorporating the ATM fascia with black bezel surround and white non-illuminated free cash withdrawals out of black background. At: 5 High Street, Alcester. *Noted*
- c) **15/03214/FUL - PERMISSION WITH CONDITIONS** – Change of use from shop (use class A1) to 1 no. dwelling (use class C3). At: 11 Church Street, Alcester. *Noted*
- d) **15/03478/ADV - APPLICATION WITHDRAWN** – Relocate and repaint projection sign and bracket, sign write fascia text to front elevation and replace existing flood lights with new LED lights. At: Holly Bush Hotel, Henley Street, Alcester. *Noted*
- e) **15/03503/FUL - PERMISSION WITH CONDITIONS** – Single storey rear extension to form a kitchen. At: 10 High Street, Alcester. *Noted*
- f) **15/03504/LBC CONSENT GRANTED WITH CONDITIONS** - Single storey rear extension to form a kitchen. At: 10 High Street, Alcester. *Noted*

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

None

**7. Market applications**

- a) St Nicholas Night Market – 6<sup>th</sup> December, High Street, 3:30-7:30pm  
**Granted** (as a named exemption on the 2015 Market Policy document there is no fee to pay)

**8. Correspondence**

- a) None

**9. Propositions to Full Council**

There were no propositions

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

Planning Monday 14<sup>th</sup> December 7:10 pm (Depot Room, Jubilee Centre)