



**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL  
WAS HELD ON MONDAY 13<sup>th</sup> JULY 2015 7PM  
AT GLOBE HOUSE, PRIORY ROAD, ALCESTER (Seggs Lane entrance)**

**Present**

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

**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. Apologies**

Apologies were received from Cllrs C Brannigan (Deputy Mayor), Y Morrison, M Gittus.

**2. Declarations of Interest**

None

**3. Minutes of Last Meeting**

*The minutes of the last Planning Committee meeting having been approved by the Committee were signed by the Chairman at the Full Council Meeting on the 7<sup>th</sup> July.*

**4. Strategic Matters**

a) Alcester Neighbourhood Development Plan

The results from the questionnaire were circulated and a date provisionally booked for a meeting next Monday, 20<sup>th</sup> July at 7pm

b) Alcester Innovation Centre

Cllr C Neal-Sturgess gave an update on the current position of the project, the notes of the last meeting will be made available.

c) Land off Stratford Road

The Chairman explained the position with the piece of land for the benefit of new Cllrs, the Committee will be asked to consider its future use at the appropriate time.

d) Alcester Housing needs

The Chairman noted a potential affordable passive homes scheme in Wootton Wawen for Cllrs to keep an eye on for the future.

e) Issues from other ATC Committees

There were no issues brought to the Committee, however it was mentioned that more Cllrs are needed for the Town Plan action committee.

**5. Planning Applications**

a) **15/02062/FUL** - Proposed: Demolition of existing single storey lean to store and erection of new-build single storey rear extension At: 44 Ten Acres, Alcester, Warwickshire, B49 6PZ For: Ms Eloise Thomas. Comments due by: **17 July 2015**. Case Officer: Richard Bergmann

**NO OBJECTION** – ATC Cllrs did not have any objections to the proposed considering it an improvement on the existing, they did not anticipate there to be any objections from neighbours.

b) **15/02065/FUL** - Proposed: Replacement of existing window frames to the front of the building. At: 51 High Street, Alcester, Warwickshire, B49 5AF For: Lloyds Pharmacy - Mrs Gilda Owen. Comments due by: **22 July 2015**. Case Officer: Eleanor Bass

**NO OBJECTION** – ATC Cllrs did not have any objections to the proposed noting that it is within the conservation area which will impact on the materials used, they did not anticipate there to be any objections from neighbours.

c) **15/02066/LBC** - Proposed: Replacement of existing window frames to the front of the building. At: 51 High Street, Alcester, Warwickshire, B49 5AF For: Lloyds Pharmacy - Mrs Gilda Owen. Comments due by: **22 July 2015**. Case Officer: Eleanor Bass

**[as above]**

d) **15/02156/FUL** - Proposed: Change of use from a hair and beauty salon (Class A1) to a mixed use consisting of a hair and beauty salon (A1) and a dwelling (Class C3) and associated parking (resubmission of application 15/00164/FUL) At: Former Garage Building, Priory Road, Alcester, Warwickshire B49 5DY For: Mr M Stockley. Comments due by: **23 July 2015**. Case Officer: Alice Cosnett

**OBJECTION** – ATC Cllrs are keen for something to be done to improve the appearance of the back of this property, however having visited the site and knowing its history, have some serious concerns regarding wellbeing of potential future residents with the proposed plans of this building, such as:



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**Effect on visual quality and general amenity** – Cllrs were pleased to see this had now been included however questioned how it would be made secure, private and with an appropriate effect on the streetscene in the area without too much of this area being lost and would like this clarified in the conditions should this application be granted.

**Vehicular access, highway safety and Parking provision** – Cllrs noted the moved parking space onto the commercial side of the property however have questioned the agreed parking layout of this area as specified in application 13/01126/FUL which is still awaiting to be formally resolved with WCC and the markings for which have therefore not been completed. It was also noted by Cllrs that residents are not happy with the parking for the current commercial side of the property, contrary to the statements made by the applicant in this documentation. Any loss of parking space from the commercial site of the property could potentially result in an increased amount of on-street parking around the property detrimentally affecting the surrounding residents. Therefore consider this proposal for the residential parking to be inappropriate and in need of relocation before they could agree with the application.

**Sustainability and effect on the environment** – Cllrs noted that this building was built as a commercial property and never intended as a residential space and it is their opinion that it will be poorly insulated resulting in unsustainable living conditions for the future occupants. Added to this they were most concerned about the asbestos roof over part of the proposed and the adjoining commercial side of the building and the potential health risks this could bring for future occupants.

**Alcester Town Council will attend a meeting of SDC's Planning Committee if necessary.**

- e) **15/02134/FUL** - Proposed: Proposed replacement of garden room to side At: The Old Manse , Bulls Head Yard, Alcester, Warwickshire B49 5BX For: Mr & Mrs McCabe. Comments due by: **23 July 2015**. Case Officer: Lindsey Young  
**NO OBJECTION** – ATC Cllrs had no objections to the proposed replacement of the conservatory with something they considered to be visually better, they did also note that the property is within the Conservation area and therefore should comply with the regulations for such. They do not anticipate there to be any objections from neighbours.
- f) **15/02163/FUL** - Proposed: Proposed first floor side extension. At: 5 Alcocks Road, Alcester, B49 6RE, For: Mr Tim Cronin. Comments due by: **23 July 2015**. Case Officer: Lindsey Young  
**NO OBJECTION** – ATC Cllrs had no objections to the proposed and feel it is similar to other extensions around the town, they also do not anticipate there to be any objections from neighbours.

## **6. Notice of Decision**

- a) **15/01475/LDP – CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT** – Installation of external wall insulation at 14 Ropewalk, Alcester. *Noted*
- b) **15/01726/FUL PERMISSION WITH CONDITIONS** – Replacement of existing carport with timber double garage at The Grindles, Birmingham Road, Kings Coughton. *Noted*

## **7. Stratford District Council (Planning and Licencing) - None**

## **8. Market applications**

- a) **Alcester Artisan Market**, Cllr L Cumberbatch, 10am-4pm 19<sup>th</sup> July 2015, High Street/Church Street/Henley Street, Commercial Category 3. *Granted*
- b) **Alcester and Forest of Arden Food Festival**, Ms Dianne Williams, 9am-5pm 17<sup>th</sup> October 2015, High Street/Church Street/Henley Street, Commercial Category 4. *Granted*

## **9. Correspondence**

- a) Response from WCC Flood risk and Water management officer regarding the planning application to form 27 sheltered apartments at 2-6 Priory Road, Alcester (circulated)

## **10. Propositions to Full Council**

To receive any propositions

## **11. Date and time of next meeting**

Monday 20<sup>th</sup> July 6:30pm – Cllr Forum re: Responding to Planning Applications

Monday 20<sup>th</sup> July 7pm Alcester Neighbourhood Development Plan group meeting

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

**Monday 27<sup>th</sup> July 7pm Planning (not strategic), Globe House**