



**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS
HELD ON MONDAY 7TH SEPTEMBER 2015 7PM
AT DEPOT CLUB ROOM, JUBILEE CENTRE, ALCESTER**

Present

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

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

District Councillor for the Alcester Rural Ward, Cllr Sue Adams, attended the meeting to hear the Committees thoughts on item 5d.

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

1. Apologies

Apologies were received from Cllrs Y Morrison, M Gittus, M Nash.

2. Declarations of Interest

There were no declarations of interest.

3. Minutes of Last Meeting

The minutes of the last Planning Committee meeting, of the 24th August, having been circulated and approved by the Committee were signed by the Chairman at the Full Council meeting on the 1st September.

4. Strategic Matters

a) Alcester Neighbourhood Development Plan

The working group had met and the notes from their meeting will be available for members on the members portal.

b) Alcester Innovation Centre

Members have now formalised the structure of the group and identified partners. Notes will be circulated on the members portal. Another meeting has been arranged.

c) Land off Stratford Road

Nothing further at this stage (a forum meeting for Cllrs will be later this month)

d) Alcester Housing needs

The Town Clerk had circulated to Cllrs an update on the Moorfields School and the positive move forward to this becoming an extra care facility for the town, which will also address the lack of affordable homes.

e) Issues from other ATC Committees

None

5. Planning Applications

a) 15/02923/FUL - Proposed: Replacement of rear window At: Holly Bush Hotel, Henley Street, Alcester, Warwickshire B49 5QX For: Everards Brewery Ltd. Comments due by: **14 September 2015**. Case Officer: Eddie Wrench

SUPPORT – ATC Cllrs supported this application as the proposed replacement window will be much more in keeping with the style of the other windows on the building and an appropriate style for the Conservation area of Alcester.

b) 15/02924/LBC - Proposed: Replacement of rear window and internal refurbishment works At: Holly Bush Hotel , Henley Street, Alcester, Warwickshire B49 5QX For: Everards Brewery Ltd. Comments due by: **14 September 2015**. Case Officer: Eddie Wrench
[as above]

c) 15/03076/LBC - Proposed: Retrospective listed building consent required for erection of TV aerial to rear elevation of chimney stack. At: Curley Vale, Kings Coughton Lane, Kings Coughton, Alcester, B49 5QE For: Mary Gray. Comments due by: **18 September 2015**. Case Officer: Heather Kenny

No Objections – ATC Cllrs had no objections to this application as it is already in place and not within a conservation area however did note that there are more appropriate placements for a TV aerial on a listed building.

d) 15/01530/FUL – Proposed: Redevelopment to form 27 sheltered apartments for the elderly, including communal facilities, access, car parking, and landscaping. At: 2 - 6 Priory Road, Alcester, B49 5DY, For: Churchill Retirement Living. An amendment/ additional information has been received for the application shown above as follows:

If you have any further observations you wish to make on the amendment please write to the Case Officer by: **16 September 2015**. If you have any queries on the



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proposal/amendment please contact the Case Officer Jamie Whitehouse Tel: 01789 260356. Case Officers are available to take your calls up to 1.00pm each working day. *A letter had been circulated to Cllrs from the applicant, outlining the amendments made.*

OBJECTION: In the view of ATC Cllrs, nothing has changed from their previous objections submitted in June. The changes proposed by Churchill Retirement Living are considered insignificant in amelioration of the inspectors conclusions about the disproportionate scale of the building (size, bulk, scale) and the inappropriateness of the building facing into the Conservation area of Alcester.

In relation to the notes of the changes supplied by Churchill, the comments from ATC are as follows:

1 Footprint – These have resulted in internal dimensional changes only and will have no alteration to the external visual aspect and the impact this has on the surrounding area.

2 Ground Floor – These are internal changes only

3 First Floor - These are internal changes only

4 Second floor – These are internal changes only

5 Roof – These are minor changes that do not alter the visual aspect significantly

6 Elevation 1 – This is an alteration to one story reduction in the glazed aspect of the building on the north elevation only and does not change the inappropriate nature of the glazed section as viewed from Priory Road and the Conservation area.

7 Elevation 2 – These are only minor adjustments with no alteration to the general visual impact onto neighbouring residents of Seggs Lane.

8 Street Elevations – the only visual changes are to the reduction in the north facing glazing aspect which is not a significant enough reduction to warrant any change in opinion regarding the negative impact it will have on the Conservation area and local residents.

- e) **15/02690/LBC** - Proposed: Removal of old fascia board and replacement with peg letters. Replacement of current hanging sign. At: 32 High Street, Alcester, Warwickshire, B49 5AB For: Mrs Elizabeth Jarmin. An amendment/additional information has been received for the application shown above as follows:

Individual letters reduced to sit below the 1st floor window, hanging sign measurements corrected.

If you have any queries on the proposal/amendment please contact the Case Officer Emma Southerill-Smith.

ATC Cllrs had no further comments to make having no objections to amendments made, their comments before still stand.

6. Notice of Decision

- a) **15/02066/LBC - CONSENT REFUSED** – Replacement of existing window frames to the front of the building. At 51 High Street, Alcester. Noted
- b) **15/02065/FUL - REFUSAL** – Replacement of existing window frames to the front of the building. At 51 High Street, Alcester. Noted

7. Stratford District Council (Planning and Licencing)

- a) None

8. Market applications

- a) Alcester Community Trust - Artisan Market - 20th September 9am-4pm High Street – Granted by the Committee

9. Correspondence

- a) None

10. Propositions to Full Council

There were no propositions

11. Date and time of next meeting

Monday 21st September 7:10pm (Depot Room, Jubilee Centre)