



**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS
HELD ON MONDAY 21st SEPTEMBER 2015 7:10pm
AT DEPOT CLUB ROOM, JUBILEE CENTRE, OFF ST FAITHS ROAD, ALCESTER**

Present

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

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

The developer who has bought The Old Bridge Garage site, Oversley Green, attended the meeting to discuss with the Committee his plans to re-submit a planning application for the site this time for 4 dwellings. The site has planning permission for 2 substantial houses which was granted in 2013. The developers who have bought the site also plan to build the houses they hope to get planning permission for. The previous application has required a contamination report to be done, this has now been completed and the new owners have a remedial plan in place to remove the remaining contamination on the site. The proposed 4 new dwellings, between 3-5 bedrooms in size, would be approximately 5% less in footprint compared to the previous granted application and approximately 15% lower in height. With the foot print of the new dwellings being further away from the boundary onto the Old Stratford Road. These were both issues raised by local residents as concerns with the previous application. The access from the Stratford Road would remain the same as the approved application, with two properties sharing an access each, although the increase in traffic will need to be re-assessed by the WCC highways again for this application. The application is likely to be submitted by the developers in the not too distant future.

District Councillor for the Alcester Rural Ward, Cllr Sue Adams, attended the meeting to hear the Committees thoughts on item 4d. There was also one other member of the 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), M Gittus, J Kenyon

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. Planning Applications

- a) **15/02560/REM** - Proposed: Application for approval of reserved matters relating to access, appearance, landscaping, layout and scale for the erection of an agricultural worker's dwelling pursuant to outline planning permission 14/02064/OUT. At: Kings Coughton Farm, Kings Coughton, Alcester, B49 5QQ For: Mr Geoffrey Collett. An amendment/additional information has been received for the application shown above as follows:

Revised plans have been received which reduce the height of the proposed dwelling, include an office within the proposed floor space of the dwelling and introduce a new hedge along the western boundary.

If you have any further observations you wish to make on the amendment please write to the case officer by: **11 September 2015**. Case Officer Erin Weatherstone Tel: 01789 260401.

[Previously circulated to Councillors by email]

NO FURTHER COMMENT

- b) **15/02694/FUL & 15/02695/LBC** - Proposed: Change of use and renovation of existing bank (A2) to shop and associated storage (A1) and change of use/conversion of remainder of building into 3 residential apartments including alterations to facilitate the conversion. At: 55 High Street, Alcester, Warwickshire, B49 5AF For: PMD Magnetics Ltd. An amendment/additional information has been received for the application shown above as follows:

Amended plans have been received reducing the number of flats from 4 to 3 and increasing the size of the shop area at ground floor level. A Flood Risk Assessment has also been submitted. The description of development has been amended to clarify the proposals.



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If you have any further observations you wish to make on the amendment please write to the case officer by: **21 September 2015**. Case Officer Eleanor Bass Tel: 01789 260357.

No Objections – ATC Cllrs had no objections to the proposed, many of the other properties in the High Street have had their upper floors converted to apartments and the proposed appear to have made little visual impact to the exterior of the building and minimal changed to the interior. ATC Cllrs were pleased that the shop aspect had been retained at the front of the site to ensure Alcester's High Street remains a retail heart to the town. Cllrs also noted that there is adequate parking on site for the apartments and don't consider the amount of traffic accessing the site from the High Street to be of a significant difference from its previous use.

With regards to the amendment to reduce the number of apartments Cllrs considered this an improvement to the design.

- c) **15/03285/COUNTY** – Proposal: External alterations to the fire station to allow improvements to the facilities within the building. At: Alcester Fire Station Seggs Lane Alcester B49 5HJ. For: WCC. Comments due by: 23 September. Case Officer: Lucy Hammond
- No Objections** – ATC Cllrs welcomed the improvements being made to the fire station in order to improve the service offered and they had no Planning Objections to the proposed, which they considered to be mainly internal alterations with minimal external changes.
- d) **15/02634/FUL** - Proposed: Extension of dropped kerb to allow new road access to property and removal of front conifer hedge. At: 56 Birmingham Road, Alcester, B49 5EG, For: Mr Robert Le Resche. Comments due by: **29 September 2015**. Case Officer: Mr Dan Charles
- [Further information requested from the case officer, however the draft comment was circulated in the meantime]
- Objection** – ATC Cllrs were uneasy with this application and feel they have to object to the proposed as it has been submitted and with the limited plans associated. The grounds for their objection would be based on the detrimental effect the proposed would have on the streetscene along a road which is one of the main entrances to the town, based on plans which have included no soft boundary treatment to enhance the altered view. It was also noted that the existing driveway is already quite large and set back from the road by the footpath so that the visual splay onto the road would not be significantly altered by the proposed.

5. Notice of Decision

- a) **15/01929/FUL – PERMISSION WITH CONDITIONS** - Proposed two storey side and single storey rear extension At: 46 Newport Drive, Alcester. Noted

6. Stratford District Council (Planning and Licencing)

- a) **15/01530/FUL** – Redevelopment to form 27 sheltered apartments for the elderly, including communal facilities, access, car parking and landscaping. At: 2-6 Priory Road For: Churchill Retirement Living. Appeal now in process, ref: APP/J3720/W/15/3134429 Cllr M Cargill (as Chairman of the SDC West Area Planning Committee) updated Councillors on the situation, although the applicant intends to take the application to appeal, it still needs to pass through the SDC Committee, this will likely be held on the 15th October at Elizabeth House, however the Case Officer has indicated that his recommendation will be to approve the application.

ATC will attend the SDC meeting and put forward their objections to the committee (and other residents may well attend the meeting to present theirs too). Should the committee vote to go with the recommendation the application will be granted, should they vote to refuse the application then the information will be passed onto the appeal inspectors, however at this stage it is unclear what SDC's role in the appeal would be.

7. Market applications

- a) None

8. Correspondence

- a) AR Partners Ltd – Re: future development of identified sites. Noted



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9. Propositions to Full Council

There were no propositions

10. Date and time of next meeting

Monday 5th October 7:10 pm (Depot Room, Jubilee Centre)