



**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS
HELD ON MONDAY 19th OCTOBER 2015 7:10pm
AT DEPOT CLUB ROOM, JUBILEE CENTRE, OFF ST FAITHS ROAD, ALCESTER**

Present

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

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

There were three members of the public present, Mr Woolacot, Mr and Mrs Berry, who attended the meeting to talk to the Committee about item 5f. As residents of Oversley Green they are keen to see the unsightly site developed and have no problem with the new design in comparison to the previously granted application for the site. However they did note that they hoped that the Land registry boundaries were used instead of the OS maps as there were some differences. Also they were slightly concerned that the indicated footpath access at the rear of the properties onto Old Stratford Road should remain as a pedestrian access only and not develop later into vehicular access. Finally they noted that with approximately six additional vehicles regularly accessing the site onto the Stratford Road that a speed limit reduction along that stretch of road be reduced to 40mph.

With regards to the reduction in speed limit the Committee agreed to approach WCC highways about this possible action, Cllr J Kenyon adding that the ATFC would add their support to this project too.

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

1. Apologies

Apologies were received from Cllr M Gittus.

2. Declarations of Interest

Cllr M Cargill declared a non-pecuniary interest regarding item 5e, as he knew the applicant. Cllr M Nash also declared an interest regarding 5f, as the applicant had approached her.

3. Minutes of Last Meeting

The minutes of the 5th October, having been circulated were approved and signed by Cllr C Brannigan, who was acting Chairman for that meeting.

4. Strategic Matters

a) Alcester Neighbourhood Development Plan

A meeting of the working group is to be organised for the end of the month once various actions have been completed. Cllr M Cargill gave an update on the current position of the SDC Core Strategy stating that there had been no further change in the housing numbers within the document as it was considered that any shortfall in the Coventry and Birmingham numbers could be accommodated within the current SDC CS figures. Greenbelt development is an issue Alcester will have to watch as other settlements in the district may wish to expand into their surrounding greenbelt areas. The threshold for provision of Affordable homes will be reduced in the SDC CS from 15 to 5, despite the current opinions of Government.

b) Alcester Innovation Centre

A meeting of the working group will be organised following a meeting with other parties and the Minerva Mill Business meeting.

c) Land off Stratford Road

A special meeting for Councillors is to be organised for later this month.

d) Alcester Housing needs

Cllr M Cargill reported that he had visited a local scheme for Warwickshire Rural Housing Association who have worked with WCC in obtaining sites to provide affordable homes (for purchase, shared ownership and Housing Association rented) for the local community where they are built. He put it to the Committee that following the recent and approved development in the area, Alcester should have an updated Housing Assessment. In particular he would like an assessment of sheltered accommodation available. WRHA would carry out this survey, the previous assessment is to be circulated to Cllrs and investigated further.

e) Issues from other ATC Committees

Cllr J Kenyon and the Town Clerk reported to the Committee that the Community Facilities Committee, who are currently obtaining quotes for a new skate park on Jubilee



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Fields, are considering a concrete rather than steel frame project as this would enable them to have a much better scheme for the money, with a much longer life and also be quieter, however as the proposed site on Jubilee Fields is within a flood plain this type of project would require a planning permission. There have been similar successful schemes and the companies will usually make flood alleviation measures as part of the project, various Cllrs will be attending an exhibition to meet several possible companies and gain more information. The Planning Committee had no major concerns with this possible project.

5. Planning Applications

- a) **15/03214/FUL** - Proposed: Change of use from shop (use class A1) to 1 no. dwelling (use class C3) At: 11 Church Street, Alcester, B49 5AH, For: Mrs Margaret D'Elia. Comments due by: **23 October 2015**. Case Officer: Alice Cosnett
NO OBJECTION – ATC Cllrs noted that it was a shame to see the loss of a shop in the town, however were aware that the property had previously been a house and was also surrounded by other houses, therefore not the ideal location for a retail unit. From the Plans there appears to be no alterations to the internal or external structures of the building, which was welcomed by Cllrs as it is a listed building within the Conservation area of Alcester and its key location at the end of one of the most picturesque lanes in the Country.
- b) **15/03478/ADV** - Proposed: 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, B49 5QX For: Everards Brewery Ltd. Comments due by: **30 October 2015**. Case Officer: Claire Gilbert
The Committee were uneasy with this application (5/7 voting to object to the application) and have requested further information from the Case Officer however due to the consultation period deadline the following comment was agreed:
OBJECTION – ATC Cllrs considered this application to be inappropriate for the heritage of the town, in particular its location opposite the Town Hall, its impact on the streetscene within the conservation area of Alcester and not in-keeping with designs in the immediate area. The moved hanging sign may also have a negative impact on the adjacent residential property. The proposed sign, painted directly onto the wall of a listed building, was considered to be too large for the location, of an inappropriate design and will have a detrimental impact on the future appearance of the building, as can be seen elsewhere where painted signs cannot be removed easily.
- c) **15/03503/FUL** - Proposed: Single storey rear extension to form a kitchen At: 10 High Street, Alcester, Warwickshire, B49 5AD For: Mr Gough. Comments due by: **2 November 2015**. Case Officer: Emma Southerill-Smith
NO OBJECTIONS – ATC Cllrs had no material planning objections to this application at the rear of the property and do not anticipate there to be any objections from neighbours.
- d) **15/03504/LBC** - Proposed: Single storey rear extension to form a kitchen At: 10 High Street, Alcester, Warwickshire, B49 5AD For: Mr Gough. Comments due by: **2 November 2015**. Case Officer: Emma Southerill-Smith
[as above]
- e) **15/03543/TREE** - 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, B49 5DB, For: Mr John Mills. Comments due by: **2 November 2015**. Case Officer: Ruth Rose.
NO OBJECTIONS – ATC Cllrs had no objections to the proposed work to the trees, subject to the conditions set by the arboriculture officer.
- f) **15/03477/FUL** - Proposed: Erection of four dwellings (revisions to extant planning permission 13/01606/FUL) At: Bridge Garage Services, Stratford Road, Alcester, Warwickshire B49 6PG For: Redbrick (UK) Limited. Comments due by: **3 November 2015**. Case Officer: Erin Weatherstone.



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ATC Cllrs had previously received a presentation from the applicant regarding this application, the Committee agreed unanimously to support the application.

SUPPORT – ATC Cllrs are keen to see an improvement of this currently derelict site and consider this application to be an attractive scheme, noting in particular the reduction in foot print and height of this application compared to the previously granted application, therefore would support this application.

They also noted the work done by the application regarding the remedial measures to take place in relation to the residual contamination of the site.

They would however like to see it stipulated within the conditions, should the application be granted, that all vehicular access, as agreed by WCC Highways, be onto the Stratford Road with no vehicular access onto the Old Stratford Road. Although they did note and had no objection to the additional pedestrian accesses providing that they do not impact onto the trees along that boundary, which should be retained as part of the streetscene of the location.

Although not a material planning consideration ATC Cllrs would also like it noted that in their opinion the section of the Stratford Road adjacent to this site (and continuing up to the Cherry Trees Care Home) should have a lower speed limit taking into consideration the residential properties in the locality.

6. Notice of Decision

- a) None.

7. Stratford District Council (Planning and Licencing)

- a) **15/01530/FUL** (APP/J3720/W/15/3134429) West Area Planning Committee hearing on 15th October – representatives to report back.

Cllr M Cargill, who had represented ATC, reported back that he was pleased with the outcome of the unanimous refusal of the application by SDC Cllrs, despite the apparent threat from the applicant. The appeal is now in progress although no date has been set yet for the inquiry.

8. Market applications

- a) Alcester Community Trust - Artisan Markets – Future arrangements (and possible impact on the Market Policy)

The Clerk reported that the Chairman of Alcester Community Trust had requested that the Trust be added to the named exemptions on the market licensing Policy document as he stated that everything that the Trust earned would be invested back into projects for the town, therefore an exemption would allow a larger donation to be made. The Committee have requested that they see the accounts for the Trust and also clarification on the objectives of the Trust before they would consider the request.

9. Correspondence

- a) Mr R Le Resche - Letter and more information regarding application 15/02634/FUL
ATC Cllrs considered the new information received, however would like to await the response of WCC Highways.

10. Propositions to Full Council

There were no propositions

11. Date and time of next meeting

Planning Monday 2nd November 7:10 pm (Depot Room, Jubilee Centre)