



**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS
HELD ON MONDAY 16th NOVEMBER 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), J Bunting, A Foster. Also District Cllr S Adams.

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

There were two members of the public present who had come to listen to the discussions relating to item 5g.

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

1. Apologies

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

2. Declarations of Interest

There were no declarations

3. Minutes of Last Meeting

The minutes of the last Planning Committee meeting as circulated and approved by the Committee were signed by the Chairman.

4. Strategic Matters

a) Alcester Town Council responses to Planning

The Chairman reported that the Planning Manager had agreed to send someone to speak to the Committee, a date to be arranged once a list of issues has been compiled.

b) Alcester Neighbourhood Development Plan

There was nothing further to report at the moment.

c) Alcester Innovation Centre

Cllr C Neal-Sturgess reported that the group had met with WCC which was both informative and positive, a meeting has also been arranged with the SDC Portfolio holders. It was also noted that the MP had been approached regarding apprenticeship schemes.

d) Alcester Housing needs

The Town Clerk reported that the Redrow payment to offset the lack of affordable homes on the Kinwarton Farm Road site should be received by SDC soon. This £1M should be used for a scheme to provide affordable homes elsewhere in Alcester, he asked District Cllrs to ensure this is what SDC will do. It was also reported that a scheme to redevelop the Hopkins Precinct area to improve the appearance and reduce anti-social behaviour had previously been discussed and this should be considered again.

e) Issues from other ATC Committees

There were no issues from the other Committees.

f) SDC – Community Infrastructure Levy (CIL) Consultation

The response to be submitted will be circulated to members.

5. Planning Applications

- a) 15/03811/FUL** - Proposed: Erection of new industrial unit (1212 square metres) for manufacturing, research and development, with alterations to parking and turning areas, and other associated works. At: The Mill Industrial Park, Kings Coughton, For: Mr Tony Turner. Comments due by: **18 November 2015**. Case Officer: Jamie Whitehouse
Following discussions after the last meeting, the Committee agreed to change the comment to be submitted to one of support rather than no objection:

SUPPORT - ATC Cllrs could find no significant objections to the proposed. The applicant owns a successful Alcester company who has a need to expand to meet market requirements and has chosen to do it in a very sensitive way to suit both his needs and those of the other tenants on the site, providing additional employment opportunities for local people. Cllrs also noted that although its location is within an area designated as Greenbelt, it is also on an existing industrial site away from residential properties and the proposed use is not foreseen to have any detrimental environmental issues or increase the traffic load at the junction onto the A435, which it shares with a local hotel and conference centre. Therefore ATC would support the application.

- b) 15/03461/FUL** - Proposed: Single storey rear extension and 2 storey side extension alteration to front porch At: 1 Sherwell Drive, Alcester, B49 5HA, For: Mr Peter Hopkins. Comments due by: **24 November 2015**. Case Officer: Emma Southerill-Smith



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NO OBJECTION – Although ATC Cllrs had no objections to the actual extension, subject to the assessment by the case officer, they did express concerns regarding the indicated land ownership following comments from local residents.

- c) **15/03024/FUL** - Proposed: Subdivide property to form 2 no. dwellings At: Dorset House, Church Street, Alcester, B49 5AJ For: Mr & Mrs THATCHER. An amendment/additional information has been received for the application shown above as follows:

The red outline of the application site has been amended on drawing no.AD02a. In addition, existing and proposed floor plans have been submitted (drawing nos. AD03a and AD04).

If you have any further observations you wish to make on the amendment please write to the Case Officer Alice Cosnett by: **27 November 2015**

NO OBJECTION - ATC Cllrs welcomed the supplied internal drawings for the proposed, and had no objections to the indicated alterations with this part of the application, however the concerns raised before regarding access and parking still stand.

- d) **15/03025/LBC** - Proposed: Alterations to allow for the subdivision of property to form 2 no. dwellings At: Dorset House, Church Street, Alcester, B49 5AJ For: Mr & Mrs THATCHER. An amendment/additional information has been received for the application shown above as follows:

The red outline of the application site has been amended on drawing no.AD02a. In addition, existing and proposed floor plans have been submitted (drawing nos.AD03a and AD04).

If you have any further observations you wish to make on the amendment please write to the Case Officer Alice Cosnett by: **27 November 2015**

[as above]

- e) **15/03579/FUL** - Proposed: Construction of a garden room to the rear of property. At: 23 Bleachfield Street, Alcester, B49 5BB, For: Mr James Broad. Comments due by: **30 November 2015**. Case Officer: Sian Gardner

NO OBJECTIONS – ATC Cllrs had no material planning objections to the proposed, notwithstanding the necessary archaeological assessment for the location which is hoped will be a condition should the application be granted. They also do not anticipate there to be any objections from neighbours.

- f) **15/04028/LBC** - Proposed: Construction of a garden room to the rear of property. At: 23 Bleachfield Street, Alcester, B49 5BB, For: Mr James Broad. Comments due by: **30 November 2015**. Case Officer: Sian Gardner

[as above]

- g) **15/03906/FUL** - Proposed: Demolition of existing garage and erection of new dwelling. At: 53 Evesham Street, Alcester, Warwickshire, B49 5DS, For: Mr A Watson. Comments due by: **2 December 2015**. Case Officer: Eleanor Bass

NO OBJECTIONS – ATC Cllrs had no objections to the proposed, the applicant had attended the meeting and discussed the plans. It is understood that the surrounding neighbours have been consulted with and therefore do not anticipate there to be any objections. Cllrs also noted the archaeological surveys which must be completed prior to any development of the site.

6. Notice of Decision

- a) **15/02695/LBC CONSENT GRANTED WITH CONDITIONS** – Change of use and renovation of existing bank (A2) to shop and associated storage (A1) and changed of use/conversion of remainder of building into 3 residential apartments including alterations to facilitate the conversion. At: 55 High Street, Alcester. Noted

- b) **15/02694/FUL PERMISSION WITH CONDITIONS** - Change of use and renovation of existing bank (A2) to shop and associated storage (A1) and changed of use/conversion of remainder of building into 3 residential apartments including alterations to facilitate the conversion. At: 55 High Street, Alcester. Noted



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7. Stratford District Council (Planning and Licencing)

Cllr M Cargill reported that the Stratford District Core Strategy would be seen by the inspector during a 6 day process starting 12th January 2016, however it would only be to assess certain sections, the other sections already being approved. The Core Strategy should hopefully be in place by June 2016.

8. Market applications

a) None

9. Correspondence

a) None

10. Propositions to Full Council

There were no propositions

11. Date and time of next meeting

Planning Monday 30th November 7:10 pm (Depot Room, Jubilee Centre)

K Wright

Clerk to the Planning Committee