



**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS
HELD ON MONDAY 14th DECEMBER 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, J Kenyon, A Foster.

Also C Wright (Town Clerk) and K Wright (Deputy Clerk)

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

There were no members 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 M Nash, M Gittus and Y Morrison

2. Declarations of Interest

There were no declarations of interest.

3. Minutes of Last Meeting

The minutes of the Planning Committee on the 30th November meeting having been circulated and approved were signed by the Chairman.

4. Strategic Matters

a) Alcester Town Council responses to Planning

The Committee agreed to arrange a meeting with the Planning Officer for 6pm on a Tuesday during February, this would be an open forum for all Cllrs to attend if they wish. This meeting would be to discuss with ATC the manner in which decisions of consultative committees are dealt with by SDC Planners, what advice is useful and what will be listened to. Some information on how ATC operate compared to other local councils would be interesting.

However prior to this meeting Cllr M Cargill will be doing a presentation for the Committee on the planning process, this will be 6pm on a Tuesday during January. The Committee are also encouraged to attend a Planning training session run by SDC in Studley on March 24th 2016.

b) Alcester Neighbourhood Development Plan

There was nothing further to report at this moment, the position of the Core Strategy was discussed and by January it is hoped the situation with housing numbers would be resolved so that Alcester can be more confident in its future. Cllr C Neal-Sturgess also informed Cllrs that the NPPF has recently been modified so they should make themselves aware of the changes and the possible implications of these.

c) Alcester Innovation Centre

Cllr M Cargill reported that the group had met with the SDC Portfolio holder in a very positive meeting and are awaiting a response from SDC. A Plan is the next stage however this may be in the hands of the agents for the site who have received a lot of interest from potential buyers.

d) Alcester Housing needs

Following from the discussions last month, it was reported that SDC had received half of the £1M from Redrow for affordable homes, however SDC had spent this money elsewhere and there would therefore be no benefit for Alcester. SDC Cllrs connected with Alcester are not happy in the manner this was decided and will be ensuring the rest of the money does benefit Alcester.

The scheme to develop the land behind the Hopkins Precinct has moved forward slightly when SDC received a visit from the agents of the site who wanted to present a plan, however this plan was not acceptable to SDC (which had included the Alne Bank house site, a development that is already going through the planning process to provide independent living facilities). SDC had been hoping to redevelop the existing buildings too in order to improve the appearance of the area however the agents informed SDC that the first floor flats had just been sold 125yr leases, therefore complete redevelopment would be impossible.

There was some concern that ATC had been cut out of decisions on the site despite being heavily involved two years ago, the site had been promised to provide the 40+ affordable homes which Alcester was short of at that time, however there is now no guarantee that that would be the case, and now Alcester is missing even more affordable homes with no

funds coming back in from developers. The Strategic Planning Committee will be writing a formal letter to SDC with these concerns and to request a meeting with Tony Perks who is heading this project.

e) **Issues from other ATC Committees**

The Community Facilities Committee are moving forward with the concrete Skatepark, the SDC Planning department will be approached to check the necessary planning requirements.

f) **Alcester and its Parking**

Cllr J Bunting had produced a document regarding the current state of parking in the town and suggestions for how to improve the situation. There was some discussion between the committee over whether there was a problem, however the evidence from the town questionnaire would suggest that there are many in the town who do feel the parking situation needs improvements. The Committee agreed it will be a difficult situation to resolve with many different parties being involved and many different views on what is the best solution. A small working group, consisting of Cllrs Bunting, Brannigan and Foster, will work on formulating a plan before bringing it to a consultation forum with various interested people, including representatives from WCC Highways and the Police, for discussion. This will also be included within the ANDP.

5. Planning Applications

- a) **15/03993/FUL** - Proposed: Demolition of single storey lean to extension and construction of a two storey extension. At: 10 Moorfield Road, Alcester, Warwickshire, B49 5DA. For: Mr Richard Farmer. Comments due by: **22 December 2015**. Case Officer: Sian Gardner

NO OBJECTIONS – ATC Cllrs had no objections to the proposed which it is hoped will be an improvement over the existing, however did note that as this elevation can be seen from the road the style should be in-keeping with the existing building and the surrounding area which is within the Conservation Area of Alcester.

- b) **15/04201/FUL** – Proposed: Proposed first floor extension above the existing garage. At: 31 Alne Bank Road, Alcester, B49 6QU, For: Mrs Charlotte Williams. Comments due by: **23 December 2015**. Case Officer: Amy Flute

NO OBJECTIONS – ATC Cllrs had no objections to the proposed accepting that the extension will improve the existing building and were pleased that the garage will be retained. However they understand that there may be concerns over the effect it will have on the streetscene, creating a terrace effect by closing up a gap between the buildings.

- c) **15/03025/LBC & 15/03024/FUL** - 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:

Amended plans have been received which correct discrepancies in the previously submitted plans.

This is for information only however if you have any queries on the proposal/amendment please contact the Case Officer Alice Cosnett Tel: 01789 260344.

ATC Cllrs had no further comments.

- d) **15/04255/TEL28** - Proposal: Installation of 1x DSLAM cabinet, olive green Location: PCP012 Birmingham Road R/O 14 Abbey Close Alcester B49 5QW 408338 25430. In accordance with Part 24 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, the above Notification has been received on 30 November 2015.

If you wish to make any comments regarding the above notification of works, please address you correspondence to the Applicant by 28 December 2015. This notification is for information only, Case Officer: Ian Guffick

NO OBJECTIONS – ATC Cllrs had no objections to the proposed, noting only that as the box was located on the edge of a footpath they hoped there would be no inconvenience caused.

6. Notice of Decision

- a) **15/03723/FUL - PERMISSION WITH CONDITIONS** – Proposed erection of porch to the side at 5 Plover Close, Alcester. *Noted*
- b) **15/03477/FUL – PERMISSION WITH CONDITIONS** – Erection of four dwellings (revisions to exact planning permission 13/01606/FUL) AT: Bridge Garage Services, Stratford Road, Alcester. *Noted*

7. Stratford District Council (Planning and Licencing)

None

8. Market applications

- a) Artisan Market 20th December High Street

9. Correspondence

- a) None

10. Propositions to Full Council

There were no propositions

11. Date and time of next meeting

Planning Monday 4th January 7:10 pm (Depot Room, Jubilee Centre)

An emergency meeting may be held on the 21st December if necessary.