



**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS
HELD ON MONDAY 4th JANUARY 2016 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), Y Morrison, J Kenyon, A Foster

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

The committee may take presentations from the public at the discretion of the chair, maximum 5 presentations at 3 minutes each.

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 Bunting.

2. Declarations of Interest

There were no declarations.

3. Minutes of Last Meeting

The minutes of the Planning Committee meeting on the 14th December, as circulated and approved, were signed by the Chairman.

4. Planning Applications

- a) **15/04402/TREE** - Proposed: - T1: Yew: reduce to height of hedge. At: 42 School Road, Alcester, B49 5DF, For: Dr Richard Jones. Comments due by: **14 January 2016** Case Officer: Assistant Planner

NO OBJECTION – ATC Cllrs had no objections to the proposed work, notwithstanding the opinion of the Arboriculture officer.

- b) **15/04043/FUL** - Proposed: Demolition of existing building and erection of no.4, 1 bed townhouses and no.2, 1 bed bungalows for adults with learning disabilities. At: Grove House, Gunnings Road, Alcester, Warwickshire B49 6AH For: Mr Arthur McCabe.

Comments due by: **14 January 2016**. Case Officer: Eleanor Bass

SUPPORT – ATC Cllrs, and residents, had had an opportunity to see the proposed plans at a consultation with the applicants prior to submission, and were pleased with the proposed development for those with a cognitive impairment; addressing a need which has been identified in the town. However should the application be granted ATC would like to see the following included as part of the conditions:

1 Local need – ATC Cllrs would like to see that local people or those with a local connection are given the first opportunities to acquire one of these properties. ATC would welcome advertising of this development in the immediate vicinity to allow local people to learn about the facility first.

2 Safety – As raised by ATC Cllrs at the consultation, there are concerns regarding ASB occurrences in the immediate area (as can be verified by the Police) and therefore rather than waiting for a need to arise Cllrs would like to see the installation of adequate lighting around the facility and CCTV to ensure the safety of future residents.

- c) **15/03909/FUL** - Proposed: Proposed external staircase and new steps to rear in garden, and two dormers to the front and rear elevation. At: Polkadot Day Nursery, Kinwarton Road, Alcester, B49 6PX For: Mr M Trevor. An amendment/additional information has been received for the application shown above as follows:

Description change from: 'Proposed external staircase and new steps to rear in garden, and two dormers to the front and rear elevation' to: Redesign of front dormer to pitched dormer incorporate pitched dormer to front instead of 2 box dormers, and Repositioning and decrease in height of rear staircase loss of landing to staircase and new steps in garden added.

More detailed site plan to show the relationship between the nursery and the 2 adjacent properties (not a change to scheme, further information provided only)

If you have any further observations you wish to make on the amendment please write to the Case Officer Holika Passi by: **18 January 2016**

OBJECTION – ATC Cllrs had raised an objection to the previous plans submitted, however having reviewed the alterations to the plans and visited the site do not feel that the alterations now submitted are significant enough to change their objections or those of the immediate residential neighbours. Therefore once again ATC are Objecting to the proposed on the grounds of it being overbearing, an overlooking aspect for the

neighbouring properties and an overdevelopment of the site, beyond what it was originally intended for. ATC will attend a SDC Planning Committee meeting regarding this application should it be necessary and would encourage SDC Officers and Cllrs to visit the site prior to a decision being made.

- d) **15/04338/FUL** - Proposed: Building of pillar at end of wall near highway At: 26 Moorfield Road, Alcester, B49 5DA, For: Mr Martin Baylis. Comments due by: **19 January 2016**. Case Officer: Ian Guffick

NO OBJECTION – ATC Cllrs had no objections to the proposed, the increase in height was not felt to have a detrimental effect on the streetscene or neighbouring properties.

- e) **15/04460/TREE** - Proposed: - T1: Norway Maple: Repollard 30% - T2: Ash: Fell At: Red Horse House, Henley Street, Alcester, B49 5QX For: Mr Paul Gray. Comments due by: **20 January 2016**. Case Officer: Assistant Planner

NO OBJECTION – ATC Cllrs had no objections to the proposed notwithstanding the opinion of the Arboriculture officer.

5. Notice of Decision

- a) **15/03746/FUL - PERMISSION WITH CONDITIONS** – Fenestration alterations to the Birmingham Road frontage of former industrial unit at Minerva Mill Innovation Centre, Station Road, Alcester. *Noted*

- b) **15/03747/LBC - CONSENT GRANTED WITH CONDITIONS** - Fenestration alterations to the Birmingham Road frontage of former industrial unit at Minerva Mill Innovation Centre, Station Road, Alcester. *Noted*

- c) **15/03461/FUL – PERMISSION WITH CONDITIONS** – single storey rear extension and 2 storey side extension alteration to front porch at 1 Sherwell drive, Alcester. *Noted*

- d) **15/03906/FUL – PERMISSION WITH CONDITIONS** – Demolition of existing garage and erection of new dwelling at 53 Evesham Street, Alcester. *Noted*

- e) **15/03579/FUL – PERMISSION WITH CONDITIONS** – Construction of a garden room to the rear of property at 23 Bleachfield Street, Alcester. *Noted*

- f) **15/03024/FUL – PERMISSION WITH CONDITIONS** – Change of use and subdivision of guest house to 2 no. dwellings at Dorset House, Church Street, Alcester. *Noted*

- g) **15/03025/LBC – CONSENT GRANTED WITH CONDITIONS** – Alterations to allow for the change of use and subdivision of guest house to 2 no. dwellings at Dorset House, Church Street, Alcester. *Noted*

6. Stratford District Council (Planning and Licencing)

Cllr M Cargill reminded Cllrs that the public inspection of the SDC CS started on the 12th January. Also that the SDC 5yr land supply was now in place and being used in current appeal cases.

7. Market applications

- a) None

8. Correspondence

- a) None

9. Propositions to Full Council

There were no propositions

10. Date and time of next meeting

Strategic Planning Monday 18th January 7:10 pm (Depot Room, Jubilee Centre)