



**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS  
HELD ON MONDAY 18<sup>th</sup> JANUARY 2016 7:10pm  
AT DEPOT CLUB ROOM, JUBILEE CENTRE, OFF ST FAITHS ROAD, ALCESTER**

**Present**

Cllrs M Cargill (Chairman), C Brannigan (Deputy Mayor), A Foster, M Nash, J Bunting

**PUBLIC PARTICIPATION AT DISCRETION OF CHAIR**

Mr Mace attended the meeting to inform the Committee that he had re-submitted the plans for a dwelling to replace the existing barn off Ragley Mill Lane. Following the submission of an Outline application last year they were asked for more detail from English Heritage (as the site is adjacent to the old Abbey site, which is listed as an ancient monument site. After 6 months of discussions they are now happy that the proposed plans cause a "less than substantial harm" to the monument site (a subjective opinion, but one that it is hoped will carry weight at the decision stage). The alterations by English Heritage included changes to the first floor windows facing the monument site. The position of the air source heat pump has also been moved to an elevation away from the neighbouring houses to reduce any noise impact from that. As before the footprint for the proposed dwelling will be smaller than the existing barn and the edge of the dwelling has been moved 1m away from the boundary, to reduce the impact on the neighbours. The Height of the proposed will be 300mm higher than the existing, however should be mitigated by the moved distance. Most of the neighbours have been approached regarding the proposed and issues raised last year it is hoped have been resolved in this latest plan. Mr Mace has also agreed to maintain the Monument site, which will include careful mowing/grazing of the site in a graduated way from the building so as to be "unobstructive" also to prevent trees from growing which could disturb the artefacts below ground.

The Committee agreed that once the plans have been received they will arrange a site visit so that new members are aware of the site and its important heritage implications.

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

**1. Apologies**

Apologies were received from Cllrs C Neal-Sturgess (Mayor), M Gittus, Y Morrison, J Kenyon

**2. Declarations of Interest**

There were no declarations of interest.

**3. Minutes of Last Meeting**

The minutes of the Planning Committee meeting on the 4<sup>th</sup> January having been circulated and approved were signed by the Chairman.

**4. Strategic Matters**

**a) Alcester Town Council responses to Planning**

A date for a training meeting with Cllr m Cargill was agreed for 6pm on Monday 1<sup>st</sup> February before the Planning Meeting (in the Council Board Room at Globe House).

A meeting with SDC is to be arranged before the next Planning Meeting (either 15<sup>th</sup> or 29<sup>th</sup> February) for an SDC officer to answer the concerns raised by ATC Cllrs.

**b) Alcester Neighbourhood Development Plan**

A meeting is to be arranged in the next few weeks.

**c) Alcester Innovation Centre**

A meeting is to be arranged in the next few weeks and the group are also still waiting for the site layout from the developers.

**d) Alcester Housing needs**

Cllr M Cargill reported that the WRHA had confirmed that the 2012 Alcester Housing Needs Survey was still valid. There was some confusion regarding how the identified figure of 47 additional affordable homes in Alcester will be created, especially as money which had been allocated to Alcester from the Redrow development for affordable homes had been spent by SDC elsewhere. The 35% affordable home aspect on the Allimore development will just cover that development itself therefore cannot be included when looking for sites for additional affordable homes to compensate for the inadequate number the town already has. This is to be discussed in more detail at future meetings.

**e) Issues from other ATC Committees**

No current projects

## **5. Planning Applications**

- a) **15/04213/FUL** - Proposed: Proposed creation of vehicular access and track At: Oversley Hill Farm, Stratford Road, Oversley Green, Alcester B49 6LR For: Mr Christopher Corbett. Comments due by: **25 January 2016**. Case Officer: Lindsey Young.

**NO OBJECTION** – ATC Cllrs had no objections to the creation of a new access for the use by agricultural vehicles. Cllrs were aware that the site currently has access via a track to the barn, however felt that this proposed new location gave a better visibility as it was further from the brow of the hill. Cllrs were also aware that there are several activities taking place run by the applicant, such as a Forest School for the local school children, therefore the proposed new access would ensure that this track was kept safe and accessible for that purpose.

Cllrs were in full agreement with the comments made by the WCC Ecology services with regards to the removal of the section of hedgerow and the guidelines suggested by them regarding the timing of the removal.

In addition, Alcester Town Council would again like to state that with the increased use of the Stratford Road a lower speed limit would be much more appropriate and would look to SDC for their support of this.

- b) **15/04001/FUL** - Proposed: Rear conservatory At: 10 Ropewalk, Alcester, B49 5DD, For: Mr Cole. Comments due by: **2 February 2016**. Case Officer: Sian Gardner

**FURTHER INFORMATION REQUIRED** – Cllrs requested to see the site before a comment is to be submitted. From the initial discussions, Cllrs did not have any objections in principle to the building of a conservatory however having been made aware of the concerns of the neighbours in particular due the height of the proposed felt they had to investigate further, as it is hoped that SDC would also do before a decision was made.

## **6. Notice of Decision**

- a) **15/4285/HPPA - PRIOR PPROVAL NOT REQUIRED** – Single storey flat roof extension to the rear, 3.5m (d) x 5.8m (w) x 2.7m (h) at Ryeclose, Kings Coughton, Alcester. Noted

## **7. Stratford District Council (Planning and Licencing)**

- a) **15/03909/FUL** – SDC West Area Planning Committee will be hearing this application on the 3<sup>rd</sup> March, ATC representative to attend and present the committee's objections. The Committee agreed that Cllrs M Nash and C Brannigan will attend to present the comments from the Committee.

## **8. Market applications**

- a) None

## **9. Correspondence**

- a) L Palmer – Objecting to the proposed 20mph in School Road.

Cllrs were aware that there had been some objections to the proposed, however felt that the overall impact of the scheme outweighed the objections, it was also noted by Cllr A Foster that the Community Safety Committee had also discussed the matter and were in full agreement with the proposals.

## **10. Propositions to Full Council**

There were no propositions

## **11. Date and time of next meeting**

Planning Monday 1<sup>st</sup> February 7pm Council Board Room at Globe House