



**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS
HELD ON MONDAY 1ST FEBRUARY 2016 7pm
AT THE COUNCIL BOARD ROOM, GLOBE HOUSE, SEGGS LANE, ALCESTER**

Present

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

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 Cargill, M Gittus, J Kenyon, J Bunting.

2. Declarations of Interest

There were no declarations.

3. Minutes of Last Meeting

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

4. Strategic Matters

a) Alcester Housing needs

Cllrs to discussed the 2012 Housing needs survey's identified deficit of 47 affordable homes plus the allocation from other developments such as the monetary alternative from the Redrow development in Kinwarton. There was concern that with the continuing development in the area that should this not be addressed soon it would create an imbalance and detrimentally impact the town. The Town Clerk reported that there were two schemes which had been identified by ATC: Hopkins precinct (a scheme developed 7 years ago with the police to address the high level of ASB seen in the area) and The remaining land north of Allimore Lane (which according to Bloor Homes could take another 50 homes, and is an area removed from the greenbelt by SDC for the purpose of development). As SDC are aware that both these schemes were to address the affordable homes deficit in the town, it seemed that more needed to be done to present these to SDC in such a way that they will be seriously considered in their assessments of need. The Committee felt it was best to approach the two ward members for Alcester and also Kinwarton's ward member to initially ask their advice on how to present this report to SDC with a view to taking it forward to their Cabinet to secure funds. It would also serve to ensure that the SDC ward members are onside with pushing this forward with SDC.

5. Planning Applications

a) 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.

NO OBJECTION- ATC Cllrs carefully considered the concerns of the neighbour in relation to this application however felt that the height was not excessive for this type of building and assuming the Case Officer would be carrying out the relevant assessments in relation to the footfall etc. felt that they had no grounds to object to the scheme as it stands. ATC may reconsider their position should further information come to light.

b) 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 to 'Proposed external staircase and new steps to rear in garden, and two dormers to the front and rear elevation' to incorporate pitched dormer to front instead of 2 box dormers, and loss of landing to staircase and new steps in garden added.

Redesign of front dormer to pitched dormer

Repositioning and decrease in height of rear staircase, and new steps in garden.

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)

Obscure glazing added to dormer windows

25-degree angle plotted from Arrow Bank's side facing bedroom window to test loss of light

Flood risk assessment corrected to refer to staircase instead of balcony from previous submission

If you have any queries on the proposal/amendment, please contact the Case Officer Holika Passi Tel: 01789 260388. Case Officers are available to take your calls up to 1.00pm each working day. Application to be heard **3 February 2016**

The Committee discussed the amendments in great depth and felt that the applicant had worked hard to address many of the issues raised by both residents and the Town Council. Committee members voted 4 to 1 to withdraw the Objections submitted in favour for now having No objections to the proposed (notwithstanding the correct assessments by the Case Officer).

- c) **16/00076/FUL** - Proposed: Demolition of single storey extension and construction of new single storey extension to the rear elevation. At: 38 Henley Street, Alcester, Warwickshire, B49 5QY For: Mr & Mrs Taylor. Comments due by: **8 February 2016**. Case Officer: Assistant Planner
NO OBJECTIONS – ATC Cllrs felt that the proposed would not have any detrimental effect on the neighbouring properties or conservation area therefore did not have any objections to the proposed.
- d) **16/00077/LBC** - Proposed: Demolition of single storey extension and construction of new single storey extension to the rear elevation At: 38 Henley Street, Alcester, Warwickshire, B49 5QY For: Mr And Mrs Taylor. Comments due by: **8 February 2016**. Case Officer: Michelle Hill
[as above]
- e) **16/00075/FUL** - Proposed: First floor side extension over garage and single storey rear extension At: Marchmead, Mill Lane, Oversley Green, Alcester B49 6LQ For: Mr N Busby. Comments due by: **8 February 2016**. Case Officer: Assistant Planner
NO OBJECTIONS – ATC Cllrs felt that this was an attractive scheme and would not impact on the neighbours or streetscene in the area, therefore they had no objections to the proposed.
- f) **16/00048/FUL** - Proposed: Proposed extension. At: Dorset House, Church Street, Alcester, Warwickshire B49 5AH For: Mr & Mrs Thatcher. Comments due by: **12 February 2016**. Case Officer: Michelle Hill
[site visit requested – ATC Cllrs would have liked to have seen more detail regarding how the site now works following the division of the building in a previous application therefore felt they were not in a position to determine the possible impact of this application on the streetscene or neighbouring properties.]
- g) **16/00049/LBC** - Proposed: Proposed extension. At: Dorset House, Church Street, Alcester, Warwickshire B49 5AH For: Mr And Mrs Thatcher. Comments due by: **12 February 2016**. Case Officer: Michelle Hill
[as above]

6. Notice of Decision

- a) **15/04077/TPO - CONSENT FOR ARBORICULTURAL WORK** - T1: Norway Spruce: cut to height of hedge. - T2 and T3: False Acacia: remove dead branches. - T4: Crack Willow: re-pollard back to main trunk. - T5: Alder Tree: pollard to stabilise. - T6: Ash: reduce crown by 30%. - T7: Ash: remove overgrown stem. - T8: Ash sapling: remove. At: Riverside, 42 Malt Mill Lane, Alcester. *Noted*
- b) **15/04201/FUL - PERMISSION WITH CONDITIONS** – Proposed first floor extension above existing garage at 31 Alne Bank Road, Alcester. *Noted*
- c) **15/03993/FUL - PERMISSION WITH CONDITIONS** – Demolition of single storey lean to extension and construction of a two storey extension at 10 Moorfield Road, Alcester. *Noted*
- d) **15/04144/TPO - CONSENT FOR ARBORICULTURAL WORK** – T1 ash: fell, T2 ash: fell at Ashdene House, Oversley Green, Alcester. *Noted*
- e) **15/04460/TREE - CONSENT WITH CONDITIONS** – T1:Norway Maple: Repollard 30% - T2: Ash: Fell. At Red Horse House, Henley Street, Alcester. *Noted*
- f) **15/04402/TREE - CONSENT WITH CONDITIONS** – T1: Yew: Reduce to height of hedge. At: 42 School Road, Alcester. *Noted*
- g) **15/03811/FUL - PERMISSION WITH CONDITIONS** – Erection of new industrial unit (1212 square metre) for manufacturing, research and development, with alterations to

parking and turning areas, and other associated works. At: The Mill Industrial Park, Kings Coughton, Alcester. *Noted*

7. Stratford District Council (Planning and Licencing)

a) **15/03909/FUL** – SDC West Area Planning Committee on the 3rd February – To agree a comment

As discussed in item 4b – The Committee agreed to withdraw their objections and therefore felt it was unnecessary to attend the SDC Planning meeting, leaving it to the judgement of the Committee members.

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 15th February 7pm Council Board Room at Globe House