



**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL IS TO BE
HELD ON MONDAY 15th FEBRUARY 2016 7:00pm
AT COUNCIL BOARD ROOM, GLOBE HOUSE, SEGGS LANE, ALCESTER**

Present

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

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Mr R Mace, Mr Fairbairn and Mr and Mrs Freke attended the meeting all wishing to speak regarding item 5f.

Mr Mace, the applicant, had attended a meeting previously as a pre-application consultation with the Committee, attending now to answer any questions which may have arisen since. He reiterated that he felt this application would be of benefit to the town by ensuring the adjacent monument site was looked after. After 2 years of working with the various bodies involved Mr Mace was confident that the application met the requirements needed. A question raised by Cllrs regarding access to the monument site was clarified by Mr Mace who stated that the access as part of this application would be private (except for the necessary agencies who would need access to the monument site, for mowing etc.) although he would be open to work with the town in the future to discuss accessibility to the Abbey site. When asked about other requirements, such as an ecology or Bat Survey, Mr Mace stated that the only requirements had been regarding the impact onto the ancient monument site and flood plain. Mr Fairbairn, a neighbour to the proposed at Alne Mill, commented that in principle he was comfortable with the proposed dwelling, however was concerned about the design which in his opinion should have been more in keeping with the surrounding buildings, such as a slate roof and matching brick, although he now understood that the design had been imposed by English Heritage.

Mr and Mrs Freke, neighbours to the proposed at Priory Cottage, had a number of concerns. They too had been unaware of the design being imposed by English Heritage, they felt the design had an industrial feel to it which was not in keeping with the area, noting that the application states the decision on materials had still not been agreed so hoped this could be taken into consideration.

They were also very concerned about the BioDisc, which is located at the edge of the property and will be very visible from their home as it has a 2m diameter and sits above the ground. The BioDisc would require periodic emptying so Mr Freke questioned how this would be done and by who. They were also concerned about any potential contamination from the device, which due to the porous material surrounding the proposed would mean that spillages could not be washed into a drain but instead into the ground, with animals and children on the other side of the fence they had to question the safety measures.

As long term residents of the area they knew the history of flooding of the site and although noted that certain measures had been taken, were concerned that it would not be enough to offset the impact on the ground water. It was also noted that the ditch across the site had been very high recently and had required pumping.

Finally Mrs Freke commented on the disruption that the actual building work will have on her property, children and animals.

Due to the members of the public present regarding item 5f this item was moved up the agenda to be considered first.

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

1. Apologies

Apologies were received from Cllrs M Gittus, Y Morrison, J Kenyon, J Bunting

2. Declarations of Interest

There were no declarations

3. Minutes of Last Meeting

The minutes of the Planning Committee meeting on the 1st February having been circulated and approved were signed by Cllr C Brannigan, Chairman at that meeting.

4. Strategic Matters

a) Alcester Town Council responses to Planning

A date has yet to be set due to the staffing problems at SDC.

b) Alcester Neighbourhood Development Plan

Another Task & Finish group will be organising (inviting members from across the whole Council) with the task of identifying other individuals/groups which may be of benefit to the other aspects of the plan, such as Housing needs, Extra Care needs, Industry, etc.

c) **Alcester Innovation Centre**

The group are investigating partnerships with Colleges to provide an education link for developing skills at the site.

d) **Alcester Housing needs**

Members are meeting with WCC this week to discuss extra care housing needs, following a report which was done identifying that Alcester needed 75 additional units. Schemes such as Moorfields (which could provide 35 units) are to be considered, although due to the size of these smaller sites the commercial viability will have to be taken into consideration.

e) **Issues from other ATC Committees**

Although there are no current projects by the Committees, it was suggested that the Strategic Planning Committee begin to look at Public/Civic buildings with a view to meeting the needs of services in the town, which may be services the other Committees identify that the town needs, such as day care.

5. Planning Applications

- a) **16/00225/TREE** - Proposed: - T1: Ash: remove large limb on South East side and smaller limb on North West side. Lift remainder of crown to 6m. Deadwood. Reduce tips of branch on West side over flats 24/26 by 3m to alleviate weight stress on junction and balance crown. Thin out crown on East leader by 30% to reduce weight stress on junction. Reduce lower branch on North side by 3m to balance crown. At: Malt Mill Lane Complex, Malt Mill Lane, Alcester, For: Mr Gerry Byers (Orbit Housing). Comments due by: **17 February 2016**. Case Officer: Assistant Planner

NO OBJECTIONS – ATC Cllrs had no objections to the proposed notwithstanding the assessment by the arboriculture officer.

- b) **15/04374/FUL** - Proposed: Single storey front extension At: 2 Newport Drive, Alcester, B49 5BL, For: Mr R Tonks. Comments due by: **17 February 2016**. Case Officer: Amy Flute.

NO OBJECTIONS – ATC Cllrs had no objections to the proposed, considering it to be an appropriate infill at the front of the property.

- c) **16/00282/ADV** - Proposed: Replace projection sign, replace existing flood lights with new LED lights and replace chalk board At: Holly Bush Hotel, Henley Street, Alcester, B49 5QX For: Everards Brewery Ltd. Comments due by: **18 February 2016**. Case Officer: Lindsey Young

NO OBJECTIONS – ATC Cllrs had no objections to the replacement of the projection sign and chalk board, however noted that the building is within the Conservation area of Alcester therefore would request that the necessary assessments of the lights and their positioning should be done, as well as a statement from the Conservation Officer regarding the repainting of the building to ensure it is in keeping with the recommendation for a conservation area.

- d) **16/00283/LBC** - Proposed: Replace projection sign, replace existing flood lights with new LED lights and replace chalk board At: Holly Bush Hotel, Henley Street, Alcester, B49 5QX For: Everards Brewery Ltd. Comments due by: **18 February 2016**. Case Officer: Lindsey Young

[as above]

- e) **16/00250/TEL28** - Proposal: 1x DSLAM equipment cabinet olive green H: 1600mm, L: 1200mm, D:450mm, 1x PCP equipment cabinet olive green H:1210mm, L: 1410mm, D: 370mm. Location: PCP021 DSLAM Location Gas House Lane S/O The Cross Keys 14 Stratford Road Alcester B49 5AR 408970 257276, PCP021 PCP Location OS Alcester Exchange Gas House Lane Alcester B49 5QP 409021 257295. 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 21 January 2016. If you wish to make any comments regarding the above notification of works, please address your correspondence to the Applicant by **18 February 2016**. This notification is for information only. Case Officer: Emma Southerill-Smith

NO OBJECTIONS – ATC Cllrs had no objections to the proposed nor wished to make any comments to the applicant.

- f) **16/00042/FUL** - Proposed: New single detached dwelling to replace redundant steel frame barn, to include access drive. At: Vacant Barn, Ragley Mill Lane, Alcester, Warwickshire B49 5DU For: Mr Robert Mace. Comments due by: **2 March 2016**. Case Officer: Eleanor Bass

Following detailed discussions, the following decision was agreed by a unanimous vote:

NO OBJECTIONS (with conditions) – ATC Cllrs were aware of the concerns raised by the neighbours, however felt that these could be addressed with careful conditions and assessment by the relevant bodies to such a degree that they could find no grounds for objection to the proposed plan. Such conditions ATC would like to see placed on this application would include:

Flooding – Assessment by the relevant bodies to ensure that future use/development on the site does not impact on the flood plain and flooding in the immediate area. Also ensuring the outlet pipe is kept clear to prevent flooding in other parts of the town.

Landscaping – Ensuring that the visual impact on the surrounding residential area is not detrimentally impacted by the development of the barn to the design approved by English Heritage, the impact on the streetscene should be equally as important as the impact on the monument site to the other side. Also to ensure that features surrounding the building, such as the BioDisc, to not cause any discomfort or loss of amenity space for neighbouring properties.

Access – Although it is understood that there will be no public right of way it must be included that any necessary bodies who may need to access the river, nature reserve or the monument site should have access via the property gates with permission of the landowner. ATC would also like it noted that the monument site has a significant importance to the town and therefore it is hoped this will be retained for the benefit of the town.

Building work – Due to the location of the proposed ATC would like to see conditions in place regarding appropriate working times, access etc. to avoid any disruption to the neighbouring properties.

6. Notice of Decision

- a) **15/02924/LBC - CONSENT GRANTED WITH CONDITIONS** – Replacement of rear window and internal refurbishment works at Holly Bush Hotel, Henley Street, Alcester. Noted.
- b) **15/02923/FUL - PERMISSION WITH CONDITIONS** – Replacement of rear window at Holly Bush Hotel, Henley Street, Alcester. Noted.

7. Stratford District Council (Planning and Licencing)

- a) **15/03909/FUL - PERMISSION WITH CONDITIONS**– Following the SDC West Area Planning Committee meeting where the members voted to grant the application, the above Notice of Decision had been received and was noted.

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 29th February 7pm Council Board Room at Globe House