



**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS  
HELD ON MONDAY 24<sup>th</sup> July 2017 7:00pm  
AT GLOBE HOUSE, SEGGS LANE, ALCESTER**

**Present**

Cllrs C Neal-Sturgess (Chairman), M Cargill, K Cargill, J Kenyon, T Forman, E Payne, J Bunting and A Brown.

**In attendance**

Sarah Duran, Assistant Town Clerk

**PUBLIC PARTICIPATION**

Mr A Wilkins, Lone Star Land Ltd gave a presentation with respect to **17/01133/FUL Alcester Members Club**. Mr P Owens, owner, also attended. Mr Wilkins outlined his involvement with this application- focusing mainly on stakeholder consultation. Apologies were offered for lack of dialogue with ATC. All work has now stopped until determination of the application. Business model outlined. Query as to type of licence required. Agreed Clerk would take up offer for cllrs to visit other premises operated on a similar basis at Weoley Castle and to comment to the Case Officer that Council would expect a new application with more detailed supporting documentation to be submitted.

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

**1. Apologies**

Apologies were received and accepted from District Councillor S Adams

**2. Declarations of Interest**

Cllr J Bunting- 5d) First Floor, 5-7 High Street B49 5AE

**3. Stratford District Councillor Report**

District Cllr Mr E Payne- Thanked cllrs for attending site visits last week

District Cllr Mr Cargill- Commented on submission of Neighbourhood Plans

**4. Minutes of Last Meeting**

The minutes of the previous meeting were approved and signed.

**5. Planning Applications**

**a) 17/01780/VARY – 27 Kings Coughton Lane, Kings Coughton B49 5QE.**

Proposed: Variation of condition 2 (approved plans) and 5 (development in accordance with Tree Report) of planning permission 16/03767/FUL (erection of new dwelling and creation of access drive (following outline permission 15/00382/OUT) to allow for refenestration and roof eaves changes and a new Tree Report. For: Mr & Mrs Bahlmann. **NO OBJECTION**- considered to be a very thorough application.

**b) 17/01882/FUL - 8 Boteler Close, Alcester, B49 5BS.** Proposed: First floor rear extension For: Mrs Jacqueline Evans. Clerk to arrange site visit for cllrs- re impact on neighbouring properties (NB Comments due: 7 August 2017)

**c) 17/01960/LBC - Olivers Sandwich Bar, 30 High Street B49 5AB.** Proposed: Removal of modern surface fittings and specified sections of historic fabric in main building and outbuilding to allow for detailed inspection by a Structural Engineer. For: Mr Simon Sutor. **SUPPORT**- Conservation Officer's recommendation.

**d) 17/01899/LBC & 17/02067/FUL – First Floor, 5-7 High Street B49 5AE.**

Proposed: Roof mounted Fire Escape route balustrade/ and associated lighting. For: Richard Lomas Co-op. **NO OBJECTION**- Recommendation that motion sensed lighting used- to lessen impact on neighbouring properties.

**6. Notice of Decision**

**a) 16/02615/OUT Land North of Arden Forest Industrial Estate, Arden Road**

**Alcester**- Outline application for mixed employment development (Use Classes B1, B2 & B8), open space, structural landscaping and surface water attenuation pond with all matters reserved except for means of access and internal road layout including cycle and pedestrian route/emergency access - **Outline permission**

**b) 17/01343/LBC The Stone House 42 High Street** - Re-roof single storey annex including repair of roof structure, replacement of felt for breathable membrane;

remove two rooflights and replace one existing rooflight on annex; repaint shopfront- **Consent granted with conditions**

- c) **17/01437/TREE Laurel House Evesham Street** - Application for tree felling in CA - **Consent with conditions**
- d) **17/01420/TREE Perrymill Evesham Street** - Application for tree felling in CA - **Consent with conditions**

#### **7. Pending issues for discussion**

The Planning Committee made site visits to the following properties on 18th July 2017:

- a) **17/00936/FUL - 18 Moorfield Road** (Part 2 storey, part single storey rear extension). Confirmed **OBJECTION**- Concerns re overbearing nature, overlooking neighbouring property, loss of light. Clerk to comment to Case Officer, Louise Casey, that the applicant pointed out that the plans were incorrect and that they would be submitting a further application.
- b) **17/01383/FUL - 1 Weatheroak Road – Amendment.** (Demolition of existing conservatory and erection of single storey extension- Reduction in depth of proposed extension). **OBJECTION WITHDRAWN**- Concerns with respect to the 45 Degree Rule (Right to light) have been addressed. In addition, an employee of the Town Council staff lives in the neighbouring property (objector) and as such there is a conflict of interest- decision, therefore, to be deferred to the Case Officer, Gemma Smith.

**Neighbourhood Plan**- Tender letter from Mr N Pearce, Avon Planning Services Ltd & Housing Needs Surveys delivered (70 responses to date).

#### **8. Correspondence**

**White Lion, Evesham Street**- Informal notice that Stansgate Planning have submitted a planning application and receipt of CD with application documentation.

#### **9. Propositions to Council**

There were no propositions to Full Council

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

Planning Meeting: Monday 7<sup>th</sup> August 7pm Globe House.