



**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS
HELD ON MONDAY 7th AUGUST 2017 7:00pm
AT GLOBE HOUSE, PRIORY ROAD, ALCESTER**

Present

Cllrs C Neal-Sturgess (Chairman), M Cargill, K Cargill, J Kenyon, T Forman, E Payne, J Bunting, A Brown, Y Morrison (Mayor), A Foster, S Adams and C Brannigan.

In attendance

Sarah Duran, Assistant Town Clerk

PUBLIC PARTICIPATION

Mr Tony Turner gave a presentation with respect to **17/02031/FUL Mill Meadow Birmingham Road Kings Coughton**. He gave the background to the development of the Mill Industrial Estate- thanking the Town Council for their recent support in 2016 for a planning application to enlarge the site. Mr Turner has found that the biggest problem is finding and retaining staff- in large part due to the high cost of accommodation locally. Hence the need for the current planning application for 2x 2 bed lodges for families of employees on land he purchased about 4 years ago.

Questions from the floor included conditions contained in the Section 106 Agreement, potential future expansion, access to the main road and taking part in the Housing Needs Survey (HNS). Mr Turner was given several copies of the HNS.

The Mayor, Cllr Mrs Y Morrison then took the Chair as Councillor Professor Clive Neal-Sturgess spoke as a member of the public re **17/02168/FUL- White Lion, Evesham Street, Alcester, B49 5DS**. Councillor Professor Clive Neal-Sturgess has lodged a strong objection based on the fact that Plot 1 is very close to his property, issues with the Heritage Statement, cottage lower than the ground at the White Lion- having a subservient roof line, low ceilings and low windows and the Plot 1 property windows would look down into his master bedroom. He therefore deemed Plot 1 to be overbearing, overlooking and failing the 'No sky line rule'. Comments from the floor included the buildings that had been referenced in the application- the pub rather than the properties on Seggs Lane and as such Plot 2 would be overbearing for cottages behind, request for a site visit by Stratford on Avon District Council (SDC) Planning Committee.

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

1. Apologies

None

2. Declarations of Interest

Councillor Professor Clive Neal-Sturgess- **5c) 17/02168/FUL- White Lion Evesham Street**

3. Stratford District Councillor Reports

District Cllr Mrs S Adams- Work has continued at 4 Priory Road in spite of involvement by SDC Enforcement Team and she will be contacting them again, Cllr Adams would support Mr Turner's planning application and object to the White Lion application.

District Cllr Mr E Payne- Aware of site visit to Weoley Castle Working Mens Club on 9 August in relation to the Alcester Member's Club application; interested to hear views on 13 Swan Street; any update on 18 Moorfield Road?

County Cllr Mr M Cargill- Recently attended Affordable Housing workshop- useful and would encourage cllrs to attend such events- to send info to Town Clerk for circulation. He has a meeting with Mr Tim Willis, Affordable Extra Care lead at Warwickshire County Council re Moorfields Road site and flood protection issues.

4. Minutes of Last Meeting

Minutes of the previous meeting were signed at Full Council.

5. Planning Applications

a) 17/01733/LBC & 17/01732/FUL- 13 Swan Street, Alcester, B49 5DP.

Proposed: Conversion of first floor of building from offices to 1 bed apartment with change of use (Class A2 to Class C3 Use). Modifications of ground floor to include addition of office partitions (Class A2 Use). (Retrospective). For: Mr Mike Gahan

HCB Solicitors Ltd. **NO OBJECTION-** provided officer's detailed concerns addressed and expectation of car parking provision. Discussion about external door being sealed off?

- b) **17/02031/FUL- Mill Meadow , Birmingham Road, Kings Coughton, B49 5QG.** Proposed: Two lodge type homes to provide affordable rent accommodation for persons employed on the Mill Industrial Estate. For: Mr Tony Turner. **SUPPORT-** NB essential that s106 Agreement ties the accommodation to employees at the Mill Industrial Estate
- c) The Mayor, Cllr Mrs Y Morrison took the Chair as Councillor Professor Clive Neal-Sturgess had declared an interest in the following application and he therefore left the room- **17/02168/FUL- White Lion, Evesham Street, Alcester, B49 5DS.** Proposed: Demolition of rear extension to public house. Change of use to two dwellings, along with the construction of two detached dwellings with all associated works. For: Mr Jon Westwood Prestbury (No.2) Ltd. Clerk to check Town Council's responses to previous applications (SDC refused permission) and circulate to cllrs. The Mayor and the Clerk to collate responses and, with delegated authority, submit a response ASAP. It was felt that the objection as per previous applications should stand- whilst some issues raised by the Town Council had been addressed by the developers- the issue of viability is not valid. The development is inappropriate/overbearing for a courtyard development and the impact on adjacent listed properties causes harm.

6. Report on applications pending a decision by Alcester Town Council

- a) **17/00936/FUL - 18 Moorfield Road.** Amendment to proposed part 2 storey, part single storey rear extension as initial plans and elevations incorrect. For: Mr John Bate. **OBJECTION** sustained following site visit- overbearing nature.
- b) **17/01882/FUL - 8 Boteler Close, Alcester, B49 5BS.** First floor rear extension For: Mrs Jacqueline Evans. Comments due by: 7 August 2017. **NO OBJECTION** following site visit 1 August 2017- but slight concerns over lack of subservient roof line on the extension, and potential overlooking to garden of No7

7. Notice of Decision

- a) **17/01383/FUL- 1 Weatheroak Road-** Amendment- Demolition of existing conservatory and erection of single storey extension- Reduction in depth of proposed extension. **Permission with conditions**

The following planning applications have been **withdrawn**:

- b) **17/01559/FUL- Garages, St Faiths Road-** Demolition of existing garage blocks and erection of 4no dwellings.
- c) **17/01029/FUL- 27 High Street-** Change of use from Retail Shop (A1) to Drinking Establishment (A4) to include some minor external alterations to facilitate the change of use.
- d) **17/01597/FUL- Olivers Sandwich Bar, 30 High Street-** Conversion of rear wing forming part of a shop class A1 use, to a residential dwelling Class C3 use. Removal of poor quality modern lean to structure and repair and infilling of openings.
- e) **17/01889/TREE- Holly Bush Hotel Henley Street-** T1 Yew tree: fell-application for tree felling in Conservation area

8. Pending issues for discussion

Neighbourhood Plan- Meeting scheduled for 23 August. Housing Needs Survey update- WRCC have received over 500 completed surveys.

9. Correspondence

None

10. Propositions to Council

There were no propositions to Full Council

11. Date and time of next meeting

Planning Meeting: Monday 21 August 2017 at 7pm Globe House.