



**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS
HELD ON MONDAY 2 OCTOBER 2017 at 7pm
AT GLOBE HOUSE, PRIORY ROAD, ALCESTER**

Present

Cllrs C Neal- Sturgess (Chairman), J Kenyon and T Forman

In attendance

District Cllrs S Adams and E Payne
Sarah Duran, Assistant Town Clerk

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Mr D Plim attended the meeting as property owner with respect to planning application **17/02294/FUL Rosehill 4 Priory Road**. Mr Plim wanted to ensure that the Planning Committee were aware of the new plans that had been submitted to Stratford on Avon District Council (SDC) showing that the balconies at the rear had been removed- as recommended by the Case Officer. Mr Plim apologised again for aggravating local people and confirmed that there had been no further works outside and no further parking near the tree with the TPO. There will still be adequate parking provision even with the conversion of the garage to living accommodation. Mr Plim wanted to reassure the Planning Committee that he was now observing due planning process.

The Chair expressed his dissatisfaction at the level of archaeological study undertaken (desk top) at this site which he still felt to be inadequate. Whilst Mr Plim had indicated that he had not changed the design of the frontage, the roof line is 900mm higher!

1. Apologies

Cllrs M & K Cargill, A Brown, C Brannigan, Y Morrison, and J Bunting

2. Declarations of Interest

None

3. Stratford District Councillor Report

District Cllr S Adams will continue to request that **17/02294/FUL Rosehill 4 Priory Road** should go before Planning Committee and would like to see a full archaeological study- she does not accept the Case Officer's view.

District Cllr E Payne still has concerns with the **Amendment Application 17/01133/FUL Alcester Members Club- Alcester Members Club St Faiths Road Alcester B49 6AQ**. He is aware that the Alcester Town Council (ATC) have removed their objection and has had an email from the agent at Lone Star Land Ltd suggesting that he remove his! However, Cllr E Payne intends to let his objection stand as a matter of principle and wants the application to be heard before Planning Committee.

4. Minutes of Last Meeting

Minutes of the previous meeting were approved.

5. Planning Applications

- a) **17/02834/TREE- Moorfield Court Moorfield Road Alcester**. Proposed: T1 Silver Birch: Fell. For: Mr Kevin Ross. **NO OBJECTION**
- b) **17/02817/TREE- 6 Tibbets Close Meeting Lane Alcester B49 5QU**. Proposed: T1 Cherry: Fell. For: Mr & Mrs M J Newey. **NO OBJECTION**
- c) **Amendment Application 17/02294/FUL- Rosehill Priory Road Alcester B49 5DY**. Proposed: Part retrospective application for the construction of 2no ground floor rear extensions and single balcony above; conversion and extension of single integral garage to habitable accommodation, raising of roof and construction of 3no dormer windows to rear elevation and single rooflight to front elevation; refacing the dwelling in render/natural applied timber and replacement of all doors and fenestration. For: Mr D Plim. Cllrs were disappointed at the allowance of the increased roof height without planning permission and still had concerns about overlooking from the two large extensions at the rear, the potential for use as unfenced balconies plus the associated full-length windows upstairs. They would like to see typical bedroom windows in keeping with the rest of the structure. Cllrs do

not agree with the Case Officer about the archaeological study and strongly believe that a fresh investigation is required given that the extensions to the rear of the property are on an entirely new footprint. **OBJECTION**

- d) **17/02661/FUL- 18 Moorfield Road Alcester B49 5DA.** Proposed: Proposed part 2 storey, part single storey rear extension. For: Mr J Bate. Cllrs were disappointed with the poor quality of the plans, lack of dimensions which consequently did not show sufficient detail. The extension was still felt to be overbearing- impacting on the neighbouring property. Cllrs request that SDC undertake a BRE No Sky Line Assessment with respect to the downstairs window of the adjacent property. **OBJECTION**

6. Report on pending applications

- a) **17/01386/FUL- The Stone House 42 High Street Alcester B49 5AB.** Proposed: Replacement outbuilding. For: Mr P.W. Barker. Comments due by: 2 October 2017. Case Officer: Alison Young. Holding objection submitted pending site visit 3 October 2017. Cllrs C Neal-Sturgess and District Cllr E Payne to attend. Other cllrs hoped to attend subject to work and civic engagements. Clerk to advise Mr Barker.
- b) **Appeal-** Planning Inspectorate Reference Number: **APP/J3720/W/17/3176379.** Mr & Mrs Thatcher- Land to the rear of Dorset House, Church Street, Alcester re proposed new dwelling (**16/04004/FUL**). The appeal is being dealt with by way of written representation and comments are due before 5 October 2017. Previous comments from ATC (objection) will be submitted as part of the Appeal process- no further action required.
- c) **Amendment Application 17/01133/FUL Alcester Members Club- Alcester Members Club St Faiths Road Alcester B49 6AQ.** Proposed: Change of use of Members Club to a mixed use as Members Club with Bed & Breakfast and external works to facilitate the change. For: Westbourne Leisure. Supplementary information with respect to landscaping (No objection previously submitted)

7. Notice of Decision

- a) **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 T Turner. **Permission with conditions**
- b) **17/01330/FUL- 5 Station Road Alcester B49 5ET.** Proposed: Alterations to the front elevation to include change to size of windows; additional sash window; removal of tiled canopy to front and construction of side facing pitched roof dormer window. For: Mr C Keyte. **Permission with conditions**
- c) **17/01973/LDP- 30 Sherwell Drive Alcester B49 5HA.** Proposed: Single storey side and rear extension. For: Mr T Harman. **Lawful Development Certificate- Permitted**
- d) **17/02372/FUL- 3 Butter Street, Alcester, B49 5AL.** Proposed: Construction of single story extension (alterations to previously approved permissions). For: Mr Chris Moore. **Permission with conditions**
- e) **17/02374/LBC- 3 Butter Street, Alcester, B49 5AL.** Proposed: Construction of single story extension (alterations to previously approved permissions). For: Mr Chris Moore. **Consent granted with conditions**

8. Pending issues for discussion

Alcester Neighbourhood Plan update. The Chair reported the following:

- Community Right Programme grant awarded of just over £6,000
- Following interviews a consultant has been appointed to assist with the process- Mr N Pearce of Avon Planning Services Ltd
- At the recommendation of the consultant- the idea of a wider steering group is being explored
- The date has closed for the return of completed Emerging Policy responses forms and analysis is now required
- A meeting in October scheduled for the current steering group has been postponed until the consultant has had the opportunity to engage with SDC.

9. Correspondence

Letter from Mr S Mumford, The Angel House, Church Street- copy for information-written representation against Planning Appeal reference number **APP/J3720/W/17/3176379**- Land to the rear of Dorset House, Church Street, Alcester.

10. Propositions to Council

To receive any propositions

11. Date and time of next meeting

Planning Meeting: Monday 16 October 2017 at 7pm Globe House.