



**A PLANNING COMMITTEE MEETING OF ALCESTER TOWN COUNCIL WAS
HELD ON MONDAY 29 JANUARY 2018 AT 7PM
AT GLOBE HOUSE, PRIORY ROAD, ALCESTER**

Present

Cllrs C Neal-Sturgess (Chairman), Y Morrison (Mayor), J Kenyon, K Cargill, District Cllr M Cargill, J Bunting, T Forman, C Brannigan and District Cllr E Payne.

In attendance

Ms S Duran, Assistant Town Clerk

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None.

1. Apologies

Cllr A Brown and District Cllr S Adams.

2. Declarations of Interest

5b- Cllrs E Payne, Cllrs M & K Cargill and T Forman

5h- Cllr T Forman

3. Stratford District Councillor Report

District Cllr E Payne had nothing to report and District Cllr M Cargill reported that he had attended a very informative training session on Reserved Matters which will give a useful insight into what to look for when at that stage with Planning applications.

4. Minutes of Last Meeting

Minutes of the previous meeting were approved.

5. Planning Applications

- a) **18/00029/FUL- 9 Beauchamp Road Alcester B49 6BD.** Proposed: Retrospective installation of a patio door to act as a fire escape giving access to the garden and alleviate a damp issue. For: Mr G Lewis. From what the Committee could determine, this does not seem to be a fire exit but an access. If it is a fire escape, it is questioned whether it would conform to the necessary standards. There were additional concerns regarding the obtrusive nature of the structure and overlooking. **OBJECTION**
- b) **18/00054/TREE- 4 Old Rectory Garden Alcester B49 5DB.** Proposed: Application for tree felling in Conservation Area -T1 Acer - Fell. -T2 Acer - Fell. -T3 Cherry - Fell. For: Mr & Mrs Mills. **NO OBJECTION**
- c) **18/00009/FUL- Garages St Faiths Road Alcester.** Proposed: Demolition of existing garage blocks and erection of 4no Dwellings (with associated stopping up of highway behind 78- 84 St Faiths Road) For: Mr P Redman St Faith's Ltd. Agreed an improvement on existing site, adequate parking provision and amenity space and in keeping with existing properties. **SUPPORT**
- d) **18/00109/FUL- 58 Evesham Street Alcester B49 5DW.** Proposed: Single storey rear extension. For: Mr T Keam. It is understood that this is a retrospective application. **NO OBJECTION**
- e) **Amendment application 17/03335/LBC- 30A High Street Alcester B49 5AB.** Proposed: Refurbishment to existing retail area and residential accommodation to include structural repairs and erection of new internal partitions at ground floor level; creation of new dwelling within the rear outbuilding formerly ancillary to the shop. An amendment/additional information has been received as follows: Amended existing and proposed floor plans showing external and internal levels as required by the Environment Agency as well as amendments to lining, ceilings, heritage windows, partitioning and stairs as detailed in letter dated 11th January 2018. An amended Heritage Statement and Calsitherm brochure have also been submitted. For: Mr S Sutor. It was agreed that the proposal would improve the building, the harm is less than substantial and the benefits outweigh this. It is acknowledged that this application is likely to go to SDC Planning Committee and ATC will need to speak in support. **SUPPORT**
- f) **Amendment application 17/03335/LBC- 30A High Street Alcester B49 5AB.** Refurbishment to existing retail area and residential accommodation to include structural repairs and erection of new internal partitions at ground floor level; creation of new dwelling within the rear outbuilding formerly ancillary to the shop. An amendment/additional information has been received as follows: Amended existing and proposed floor plans showing external and internal levels as required by the Environment Agency as well as amendments to lining, ceilings, heritage windows, partitioning and stairs as detailed in letter dated 11th January 2018. An amended Heritage Statement and Calsitherm brochure have also been submitted. For: Mr S Sutor. It was agreed that the proposal would improve the

building, the harm is less than substantial and the benefits outweigh this. It is acknowledged that this application is likely to go to SDC Planning Committee and ATC will need to speak in support. **SUPPORT**

- g) **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 J Westwood Prestbury (No .2) Ltd. **APPLICATION WITHDRAWN.** It has been observed that work appears to have started on the pub and the site has been cleared.
- h) **Amendment application 17/03089/FUL- SIG Roofspace Alcester Heath Alcester B49 5JG.** Proposed: New side extension to northern elevation of principal building and variation of condition 2 attached to planning permission reference 17/00756/VARY to state 'The premises hereby approved shall not operate outside the hours: 0700 - 2300 Monday to Friday and 0700-1300 hours Saturday. There shall be no movement of materials within the areas of storage shown on drawing reference RS-F-EXT- Storage-01-RevF, including any movement of materials onto or off racking and storage areas hereby approved outside of the hours 0700-2100 hours Monday to Friday and 0700-1300 hours Saturday. For: SIG Roofspace Ltd. An amendment/additional information has been received as follows: A noise report was submitted in support of the application at the validation stage of the application however due to an admin error was not attached to the current application. The noise report refers to operating hours commencing from 06:00 however in light of the comments from the Council's Environmental Health Officer, the applicant has revised this to 07:00. The description of development has been amended to reflect this. For: SIG Trading Ltd. Following an abortive site visit outside working hours, serious concerns remain with respect to obtrusive lighting, noise, poor landscape screening, an increase in working hours from 55-92 per week and lorry parking on A435. Whilst accepting the proposed noise lock will be an improvement, concerns were raised about noise generated from fork lift trucks working outside late into the evening. **OBJECTION** subject to a traffic management plan, a time restriction on the operation of fork lift trucks externally ie not after 2100hrs, angling any lighting downwards and only operational between 0700 and 2100hrs (excluding security lighting) and an improvement to the screening of the site.

6. Report on pending applications

- a) **17/03675/FUL- 22 Augustus Drive Alcester B49 5HH.** Proposed: Single storey side extension. For: Mr D Cooke. **NO OBJECTION**
- b) **18/11134/LBC- Lloyds Bank TSB Plc Stratford Road Alcester B49 5AX.** Proposed: To install an inner blockwork skin into existing window opening containing ATM. For: Mr A Exley-Green Lloyds Bank plc. **NO OBJECTION**

7. Notice of Decision

- a) **17/02294/FUL- Rosehill Priory Road Alcester B49 5DY.** Proposed: Retrospective application for the construction of 2no ground floor rear extensions; raising of roof by 900mm and re-roofing; construction of 3no dormer windows to rear elevation and single roof light to front elevation; re-facing the dwelling in render/natural applied timber and replacement of all doors and windows. For: Mr D Plim. **PERMISSION WITH CONDITIONS.** Following representation by ATC at SDC Planning Committee, two further conditions were imposed with respect to the upstairs patio windows (Juliet balconies) and the boundary wall (to be reinstated).
- b) **17/02395/OUT- Garages South of Castle Road Alcester.** Proposed: Outline application (with only landscaping reserved) to demolish existing garages and erect a group of 3 terraced dwellings with access. For: Wexham Homes. **OUTLINE PERMISSION GRANTED**
- c) **17/03173/VARY- Alcester Grammar School Birmingham Road Alcester B49 5ED.** Proposed: Variation of condition 14 of planning permission 12/02865/FUL dated 19.04.2013 to allow for extended hours of use of the sports courts. Original description of development: 'Erection of a new 3-storey teaching block (Comprising: 9 classrooms and associated preparation/office accommodation and observatory); relocation of sports courts together with associated works including installation of plant equipment, new car parking (6 spaces) and landscaping works'. For: Alcester Grammar School. **VARIATION PERMITTED WITH CONDITIONS**
- d) **17/03263/VARY- 27 Kings Coughton Lane Kings Coughton B49 5QE.** Proposed: Variation of condition no. 2 and no.4 of planning permission reference 17/01780/VARY to allow for changes to the external staircase, landscaping changes and alterations to external materials. Original description of development (16/03767/FUL) 'Erection of new dwelling and creation of access and drive (following outline permission 15/00382/OUT).' For: Mr & Mrs Bahlmann. **VARIATION PERMITTED WITH CONDITIONS**

8. Pending issues for discussion

Following much discussion, it was agreed to amend the Alcester Neighbourhood Plan Steering Group Draft Terms of Reference and circulate for approval prior to submission to Presidium and then to Full Council with a view to holding an inaugural meeting of the Steering Group, open to the public, as soon as possible at the Jubilee Centre.

9. Correspondence

Planning Inspectorate APP/J3720/W/17/3180369 & 3180367: White Lion, B49 5DS - 16/02635/FUL & 16/02722/FUL. Appeals allowed for i) proposed change of use from public house to two dwellings and demolition of rear extension and ii) the erection of two three bedroomed semi-detached dwellings and one three-bedroom detached dwelling with associated works, car parking and access road. Councillors expressed much disappointment at the outcome.

10 Propositions to Council

Subject to approval at Presidium, amended Alcester Neighbourhood Plan Steering Group Terms of Reference.

11 Date and time of next meeting

Planning Meeting: Monday 12 February 2018 at 7pm Globe House