



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 10 DECEMBER AT 7PM
GLOBE HOUSE, PRIORY ROAD, ALCESTER**

Present

Cllrs C Neal-Sturgess, T Forman, M Cargill, K Cargill, J Bunting, Y Morrison and J Kenyon

In attendance

Ms S Duran, Assistant Town Clerk and District Cllrs S Adams and M Gittus

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Sarah Brooke-Taylor, Rural Housing Enabler, Warwickshire Rural Community Council, Neil Gilliver, Warwickshire Rural Housing Association and Claire Linfoot McLean, Managing Director, Linfoot Country Homes Ltd, attended the meeting with respect to the potential development of a triangle of land on Allimore Lane. The land owners had approached WRCC as they were keen to see the land offered for affordable housing for people with a local connection. The current situation is that there is in principle support from the landowner and they are also looking for this from the Town Council.

Claire Linfoot McLean gave some background to local needs housing schemes and other locations where Linfoot Country Homes Ltd have been involved with community led schemes.

This 1.73ha site is just outside Alcester's Built Up Area Boundary but is not in the Green Belt or flood plain. The proposal is to build a low-density scheme of 30 local needs homes in a cul-de-sac with a large central amenity space to be compliant with Government's 'Shared Spaces' guidance. The scheme would provide 13 affordable homes (bungalows) and 17 local market homes (including 7 bungalows) reflecting the demand from the 2017 Housing Needs Survey. Access, traffic, archaeology and housing mix considerations were all outlined. This scheme could be delivered under SDC's Core Strategy, but it would be helpful if the Town Council could consider a specific policy in its NDP to support this scheme in this particular location.

Members of the Planning Committee were concerned about the weight limit on the Allimore Lane railway bridge, lack of pedestrian access and street lighting, and flooding at the top end of the site. It was agreed that the proposal be added to the agenda for Monday 7 January 2019 and that Claire Linfoot McLean would attend to answer any queries.

1. Apologies

Cllrs C Brannigan and A Brown

2. Declarations of Interest

None

3. Stratford District Councillor Report

District Cllr S Adams had nothing to report and Cllr M Gittus advised that having taken on the late Mr Eric Payne's portfolio, that there was currently nothing contentious. District Cllr M Cargill reported that Reserved Matters for 400 homes at Long Marston had been approved but that work on the South Western Relief Road needs to start before any development.

4. Minutes of last Meeting

Minutes of the previous meeting were approved at Full Council.

5. Planning Applications

- a) 18/03254/LBC- 16 Oversley House Kinwarton Road Alcester B49 6PX.** Proposed: Replacement of ten windows and two doors, changing from timber to uPVC frames. For: Mr J Nicklin. Based on SDC's current conservation policies, the Planning Committee is left with no alternative but to submit a comment of **OBJECTION.**

6. Notice of Decision

- a) 18/02665/TPO- Copse Area Between Kinwarton Road and Beacon Close Alcester.** Proposed: -T1 ash - Pollard the tree at 10 metres and reduce remaining branch spread. Remove deadwood. For: Mr A Shadlock. **REFUSAL**

b) 18/01417/LBC- Lloyds Bank TSB Plc Stratford Road Alcester B49 5AX.
Proposed: Proposed external slopes to pavement outside, plus guard rails, to create inclusive access into the bank. For: Mr M Lickley Lloyds Banking Group. **CONSENT REFUSED**

c) 18/01416/FUL- Lloyds Bank TSB Plc Stratford Road Alcester B49 5AX.
Proposed: Proposed external slopes to pavement outside, plus guard rails, to create inclusive access into the bank. For: Mr M Lickley Lloyds Banking Group. **REFUSAL**

7. Pending issues for discussion

NDP update- The Town Clerk had had sight of SDC's draft comments on the Alcester NDP and as such was able to submit an email to the portfolio holder to address some concerns ahead of SDC's endorsement of their comments today at Cabinet. The Town Clerk, Assistant Town Clerk, Chairs of Planning Committee and NDP Steering Group Committee are meeting to discuss these comments tomorrow. However, it is considered that the comments are manageable. An action plan will be brought to the Steering Group meeting on Tuesday 18 December and a Submission draft of the NDP prepared for ideally 24 January 2019.

8. Correspondence

a) SDC- Planning & Enforcement Appeals- 9 Beauchamp Road Alcester (Mr G Lewis- Retrospective installation of a patio door and staircase to act as a fire escape). Written appeal- representations due by 28 December 2018. No further action required.

9 Propositions to Council

None

10 Urgent Business at the discretion of the Chair

17/01084/REM- Land North of Allimore Lane Alcester. Proposed: Submission of details of the appearance, landscaping, layout and scale (Reserved Matters) relating to outline planning permission APP/J3720/A/13/2202101 (11/02767/OUT) for the erection of 160 dwellings with associated car parking, access, infrastructure provision and open space on land north of Allimore Lane, Alcester (northern site). This application was received today, initially with an unreasonable time frame to respond given its size and the Christmas holiday period. This has been extended to 8 January 2019 which was still felt to be too soon given that the public should have an opportunity to view the documentation. District Cllr M Cargill to speak to the Case Officer.

It is acknowledged that in the amended designs, all houses are now 2/2.5 storey and reduced in number from 180 to 160.

11 Date and time of next meeting

Planning Meeting: Monday 7 January 2019 at 7pm Globe House