



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 7 JANUARY 2019 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, C Brannigan

In attendance

Ms S Duran, Assistant Town Clerk and District Cllr S Adams

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Mrs C Linfoot McLean, Linfoot Country Homes Ltd attended to speak with respect to Item 7- Preliminary Proposals for (triangle of) Land at Allimore Lane Alcester (1.76ha- 30 homes- 17 local market and 13 affordable of which 20 would be bungalows with 0.25ha open space) to respond to queries from the last meeting (see Minutes 10 December 2018) and address any matters arising this evening. Since the last Planning Committee meeting, Mrs Linfoot McLean has had further discussions with highway consultants who have advised that Warwickshire County Council confirmed in June 2016 that the railway bridge on Allimore Lane was structurally assessed in 1997 as being suitable for vehicles up to 40 tonnes which is more than adequate for a residential development and also for construction purposes. Highway consultants have also looked at whether a separate footway (as opposed to a shared vehicular/pedestrian space) can be accommodated along the whole of Allimore Lane (from the site to Seggs Lane) and have confirmed that it can be. There are two possibilities for the narrower section of highway over the bridge, both of which would accommodate a separate footpath. A two-way carriageway could still be retained – it would be only slightly wider than the existing carriageway but would still be compliant with Manual for Streets. Alternatively, a priority system over the bridge could be introduced where traffic from one direction would give way to traffic coming from the other direction.

Assuming in principle support from councillors to the proposed development for the triangle of land on Allimore Lane, the next step would be to make a pre-application submission to County Highways to obtain their formal comments on these proposals. Prior to doing this Linfoot Country Homes Ltd would need to carry out a full survey of Allimore Lane so the highway proposals could be properly drawn up. Flood Risk Assessments and Archaeological Surveys would also need to be undertaken. It was confirmed that street lighting could be provided along Allimore Lane if required by the Town Council.

Questions/concerns from the floor included the speed limit at this location and further discussions as to the suitability of the access/bridge width restrictions (See Item 7).

1. Apologies

Cllr A Brown and District Cllr M Gittus

2. Declarations of Interest

Cllr C Neal-Sturgess- Items 5e & 5f- White Lion Evesham Street Alcester B49 5DS

3. Stratford District Councillor Report

District Cllr S Adams reported that she had expected the SIG Roofspace application (17/03089/FUL) to come to Committee. She is in contact with the Case Officer but was aware that SIG Roofspace has been sold to a French company.

District Cllr M Cargill reported that the Sports Facility Strategy 2016 – 2035 is before Cabinet tomorrow.

4. Minutes of last Meeting

Minutes of the previous meeting were approved.

5. Planning Applications

a) Amendment 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). Additional information to include revised layout, house type design, landscaping and drainage details following discussions with Case Officer and statutory consultees. All revised plans are listed under 'Plans' on the web site. For: J S Bloor (Tamworth) Ltd. A public consultation was held on Thursday 3 January 2019 which at least 30 people attended. The Town Council were embarrassed at the short timeframe they had been able to give residents to make representation. It was agreed to base the current response on previous comments made in May 2017 for both consistency and ease. Whilst various issues had been resolved, there were still many outstanding. The Planning Clerk will make the necessary amendments and circulate the revised comment document to Full Council for endorsement at the meeting. **HOLDING OBJECTION pending resolution of the outstanding issues identified.**

- b) 18/02543/TREE- Broad Cedar Tibbets Close Meeting Lane Alcester B49 5QU.** Proposed: -G1, hazel - Coppice. -T1 copper beech - Reduce height from 12 metres to 10 metres and spread from 6 metres to 4 metres. -T2 blue Atlantic cedar - Prune back from BT wire to allow 1 metre clearance. -T3 English oak - Reduce height from 11 metres to 8 metres and spread from 8 metres to 5 metres. -T4 silver birch - Crown Lift by 3 metres. For: Mrs P Norman. **NO OBJECTION**
 - c) 18/03489/LBC- 71 Priory Road Alcester B49 5EA.** Proposed: Single storey rear extension and internal alterations to facilitate loft conversion; insertion of three rooflights to the rear. For: Mr & Mrs Cox. **NO OBJECTION**
 - d) 18/03488/FUL- 71 Priory Road Alcester B49 5EA.** Proposed: Single storey rear extension, insertion of rooflights to the rear elevation. For: Mr & Mrs Cox. **NO OBJECTION**
 - e) Cllr Neal- Stuegess relinquished the Chair to Cllr M Cargill. 18/03345/VARY- White Lion Evesham Street Alcester B49 5DS.** Proposed: Variation of Condition 2 (approved plans) of application 16/02722/FUL to allow amended parking layout. Original description of development: 'Change of use of Public House to two dwellings. Demolition of rear extension.' For: Mr J Westwood Prestbury No 2. (A wall has been replaced by a fence) **NO OBJECTION**
 - f) 18/03346/VARY- White Lion Evesham Street Alcester B49 5DS.** Proposed: Variation of Condition 2 (approved plans) of application 16/02635/FUL to allow amended parking layout. Original description of development: 'Erection of 2no. three bedroom detached dwellings and associated works, car parking and access'. For: Mr J Westwood Prestbury No 2. **NO OBJECTION**
 - g) 18/03318/FUL- 36 High Street Alcester B49 5AA.** Proposed: Proposed 1nr New Outdoor AC Condenser Unit to Rear Elevation. For: Mr T Wyatt Specsavers Optical Stores UK. Concerns about the amount of noise and impact on neighbouring property. **HOLDING OBJECTION pending Environmental Health comments.**
- 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**
 - d) 18/02514/FUL- 46-48 Alcester Unionist Club High Street Alcester B49 5AB.** Proposed: Retrospective application to retain three ground floor UPVC windows to be set back in their reveals and replace two existing metal windows with the same matching UPVC at ground floor. For: Ms June Barley Alcester Unionist Club. **REFUSAL**
 - e) 18/02515/LBC- 46-48 Alcester Unionist Club High Street Alcester B49 5AB.** Proposed: Retrospective application to retain three ground floor UPVC windows to be set back in their reveals and replace two existing metal windows with the same matching UPVC at ground floor. For: Ms June Barley Alcester Unionist Club. **CONSENT REFUSED**

- f) 18/02353/FUL- Lloyds Bank Tsb Plc Stratford Road Alcester B49 5AX.** Proposed: Alteration and internal concealment of window to rear elevation. For: Mr Harvi Paul. **PERMISSION WITH CONDITIONS**
- g) 18/02354/LBC- Lloyds Bank Tsb Plc Stratford Road Alcester B49 5AX.** Proposed: Alteration and internal concealment of window to rear elevation. For: Mr Harvi Paul. **CONSENT WITH CONDITIONS**
- h) 18/03224/TREE- Alne View School Road Alcester B49 5DE.** Proposed: -T1 ash: fell. For: Mrs A Grant. **CONSENT WITH CONDITIONS**
- i) 18/02442/FUL- Fernecumbe House Birmingham Road Kings Coughton B49 5QD.** Proposed: Change of use of agricultural land to residential to allow proposed new infill dwelling and detached garage on land adjacent to Fernecumbe House; including widening of existing access. For: Miss Turner. **APPLICATION WITHDRAWN**
- j) 18/02468/FUL- 32 Avon Crescent Alcester B49 6BJ.** Proposed: New detached dormer bungalow. For: Mr & Mrs M Tinklin. **APPLICATION WITHDRAWN**
- k) 18/03013/FUL- Apple Barn Old Stratford Road Oversley Green B49 6PH.** Proposed: Proposed conversion of an existing garage as ancillary accommodation. For: Mrs A Poole. **REFUSAL**

7. Pending issues for discussion

- a)** Preliminary Proposals for (triangle of) Land at Allimore Lane Alcester. It was felt that this was an attractive scheme that would benefit the town, particularly as it was low density with a high proportion of bungalows- provided that the Committee was comfortable with the access. The suggestions made by the highway consultant for mitigation are good but a site meeting with WCC Highways is requested. Concerns were also expressed about layout, parking and the open space and ongoing management. In his absence, District Cllr M Gittus had sent a note to say that subject to normal planning procedures he was happy to support the scheme in principle. Approval was given to support the scheme in principle but further assurances from Linfoot Country Homes Ltd about the above matters are requested.
- b)** NDP update- Submission version to be drafted. The Planning Consultant is unable to draft the Basic Conditions Statement until February. Analysis of the household and business questionnaires was very encouraging with most policies receiving between 90-100% support and policy HBE2 (Local Needs Housing) receiving 81%.

8. Correspondence

- a) Information only- 18/03624/DDT- Riverside, 42 Malt Mill Lane, Alcester, B49 5QR.** Proposed: -T1 conifer: Fell. (Dead). A Forestry and Landscape Officer has either visited the site or examined a report with photographic evidence and confirms that the works are necessary. Case Officer: Ruth Rose
- b) 18/02584/FUL- Whitehall Cross Road Alcester B49 5EX.** Proposed: Construction of a bungalow with an improved, shared access. For: J & J Clemmow and Owen. **WITHDRAWN.**
- c) Stratford on Avon District Council- Tree Preservation Order No: SDC 702. Land to the North of Arden Forest Industrial Estate, Arden Road, Alcester Warwickshire: 2018.** Order confirmed but with a modification (removing T1-Oak from the list).

9 Propositions to Council

Comments with respect to Item 5a to be endorsed by Full Council on 8 January 2019.

10 Urgent Business at the discretion of the Chair

None.

11 Date and time of next meeting

Planning Meeting: Monday 21 January 2019 at 7pm Globe House