



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 21 JANUARY 2019 AT 7PM
GLOBE HOUSE, PRIORY ROAD, ALCESTER**

Present

Cllrs C Neal-Sturgess, M Cargill, K Cargill, J Bunting, J Kenyon, C Brannigan and A Brown

In attendance

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

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Mr R Laidler, Mr M Drinkwater, Mrs N Carrington and Mr & Mrs J Bate attended the meeting to outline their continued objection to the **17/03089/FUL - SIG**

Roofspace application. Grave concerns centred around the impact of the proposed increase in hours on noise levels, lighting, car parking, lack of a Traffic Management Plan and the inadequate landscaping/screening. Lorries continue to be stacked in the entrance causing an obstruction on the A435. In the event of the application being approved, they would like to seek conditions and an effective monitoring system. Their view is that SIG breach planning conditions, apply for retrospective planning approval which results in a significant lack of trust in the local community and concerns about planning creep.

1. Apologies

Cllrs T Forman and Y Morrison

2. Declarations of Interest

Cllr C Neal-Sturgess- Items 5b and c- **18/03345/VARY & 18/03346/VARY- White Lion Evesham Street**

3. Stratford District Councillor Report

District Cllr S Adams confirmed that the **17/03089/FUL - SIG Roofspace** application would be going to SDC Planning Committee (West) on 30 January 2019 and she intends to object. She understands that the Environmental Protection Officer intends to put a condition on the lighting. She will speak to him ahead of the meeting about noise levels and to the Enforcement Team about the height of the racking stacks. She is also unhappy about the lack of a transport survey.

District Cllr M Cargill had nothing urgent to report.

4. Minutes of last Meeting

Minutes of the previous meeting were approved.

5. Planning Applications

a) 18/03558/LBC - Oversley Castle, The Forge Church Lane Wixford B49 6DH.

Proposed: Installation of first floor gallery to converted barn range (approved for conversion as part of application ref. 13/01141/LBC). For: Ms C Sunderland. The Chair of the Planning Committee, Cllr Neal-Sturgess met with the architect last week. This is a retrospective application. The gallery was not in the original plans and the Conservation Officer considers that cutting through a tie-beam is in breach as the building is Grade II listed. The architect is not in agreement and is challenging the decision. **HOLDING OBJECTION** pending a structural engineers report.

b) Cllr Neal- Sturgess relinquished the Chair to Cllr C Brannigan. Amendment

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. An amendment/additional information has been received for the application as follows: Site plans should be: 3132 / 1011H (Proposed site plan) Which would replace: 3132/011D (Previously approved Site Plan). No further comment- previously offered no objection but to seek clarification on the CIL liability form.

c) Amendment 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. An amendment/additional information has been received for the application as follows: Site plans should be: 3132 / 2338 M (Proposed site plan) Which would replace: 3132/338 D (Previously approved Site plan). No further comment- previously offered no objection but to seek clarification on the CIL liability form.

d) 17/03089/FUL - SIG Roofsace 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 Trading Ltd. Amendment/additional information received by SDC on 30 August 2018 for the application as follows:

Additional lighting information in response to Environmental Health comments dated 30th August 2018. Details include a revised Isolux plan and details of replacement the existing floodlights with new wall and column luminaries. The agent has confirmed the removal of the 2 mobile lighting towers and provision of 2 permanent lighting columns within the centre of the service yard therefore the lighting angle, height and design of the columns can be controlled. The agent has confirmed that the floodlights within the service yard will be operated only between the hours of 7am and 9pm Monday to Friday and 7am to 1pm on Saturday.

The lighting within the staff car park abutting the B4090 Alcester Heath Road will not be operated outside the hours of 7am and 11pm Monday to Friday and 07:00 to 13:00 on Saturdays.

The Chair outlined the criteria that ATC had previously used in objection as follows:

Lighting- Addressed by current amendments which are acceptable to SDC's Environmental Protection Officer

Noise levels- ATC subsequently supported recommendations made in the SDC September 2018 Environmental Protection Officer's report

Flooding- WCC have no objection

Traffic Management Plan- Now submitted and WCC have no objection

Landscaping- Issue still outstanding

The Planning Committee felt that they were in a difficult position. Some issues have been addressed and it would be unwise to go against SDC officer's recommendations. ATC whilst feeling 'boxed in' (concerns remain about a lack of trust and planning creep) would also lose credibility. In conclusion, following much discussion, it was agreed to submit a response of **NO OBJECTION but make representation on the enforcement of the following conditions prior to the start of the proposed increased working hours:**

- External physical indicator to show the height of the racking stack
- All lighting to be timer controlled
- Landscaping/ screening in place
- Traffic Management Plan
- Noise lock- only one door open at any one time and none after 9pm
- Monitoring of noise levels at the boundary to comply with Environmental Protection Officer's recommendations

The Planning Committee wish to register a request to speak at the SDC Planning Committee on 30 January 2019.

Cllr M Cargill left the meeting after this item which was taken out of order at the Chair's discretion, following Item 4.

6. Notice of Decision

- a) 18/02203/LDE - Land Adjacent to Mill House Kings Coughton.** Proposed: Confirmation that land has been used for the storage of caravans for a continuous period of 10 years or more and that construction of a storage building (use Class B8), laying of a hardstanding and the installation of a 2m high palisade fence were substantially completed more than 4 years ago. For: Mr & Mrs T Turner. **LAWFUL DEVELOPMENT CERTIFICATE EXISTING USE PERMITTED**

7. Pending issues for discussion

None

8. Correspondence

None

9 Propositions to Council

None

10 Urgent Business at the discretion of the Chair

11 Date and time of next meeting

Planning Meeting: Monday 4 February 2019 at 7pm Globe House