



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 4 FEBRUARY 2019 AT 7PM
GLOBE HOUSE, PRIORY ROAD, ALCESTER**

Present

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

In attendance

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

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Mrs M Rogers, Stansgate Planning and Mr J Hockaday, Graftongate attended to outline proposals for Plots 11 and 12 of Alcester Employment Park. They feel a high quality scheme has been developed which meets the requirements of the outline planning permission and the policies of the Development Plan. Prior to submission of the formal application for reserved matters to Stratford on Avon District Council, the views of the Town Council would be welcomed. The proposal is for two identical buildings (mirror images) each providing 20,000sq ft of industrial floor space. Whilst this submission relates solely to Plots 11 and 12, it is anticipated that the same materials in similar colours will be used on other buildings within the Park.

The site provides car parking in accordance with the District Council's standards, and includes parking for bicycles, motorcycles and charging points for electric vehicles. Provision is made for HGV parking. Strategic landscaping has been agreed with SDC and includes landscaping buffer on the southern side of the site and street trees to the north and west. The layout avoids protected trees.

All but one of the strategic planning conditions have now been discharged (construction format). Traffic Management Plans and HGV routing will be submitted once occupiers/contractors are on board for each unit. It is anticipated that contractors will be onsite late summer at which point the whole site will be 'enabled'.

Detailed drawings and materials were supplied for review. Additional plans to be supplied to the Town Council showing external lighting. Mr Hockaday thanked the Town Council and Cllr Cargill for their recent support in resolving the TPO issue.

1. Apologies

District Cllr M Gittus

2. Declarations of Interest

None

3. Stratford District Councillor Report

District Cllr S Adams attended SDC Planning Committee (West), along with Cllr Neal-Sturgess who both spoke in objection to the **17/03089/FUL - SIG Roofsapce** application on 30 January 2019. The Case Officer was complimented on her handling of the matter and a unanimous decision to grant was agreed following the imposition of 18 planning conditions and a further 3 from an update sheet- many of which were requested by the Town Council. SIG will be employing a further 100 staff.

Continued problems with car parking at Alcester Grammar School were reported and a meeting with the School suggested.

Garages in Alauna Avenue have been sold and it is likely that a planning application will come forward.

District Cllr Cargill reported that there have been several personnel changes at SDC Planning Department with some use of agency staff.

4. Minutes of last Meeting

Minutes of the previous meeting were approved.

5. Planning Applications

- a) 19/00116/FUL- 33 Castle Road Alcester B49 6BQ.** Proposed: Proposed two storey side extension. For: Mr & Mrs C A Hopkins. **NO OBJECTION**
- b) 19/00033/FUL- Alcester Grammar School Birmingham Road Ragley Mill Lane Alcester B49 5ED.** Proposed: 2x new canopy to provided additional outdoor shelter. For: Mr Paul Kelly Alcester Grammar School. **NO OBJECTION**

Cllr Cargill gave his apologies and left the meeting.

- c) For information only 18/03784/LDP- 15 Arden Business Centre Arden Road Alcester B49 6HW.** Proposed: To install new windows to the front elevation to the first floor. For: Mr Ward, Ward Air Systems. (To be assessed against legislation).

6. Notice of Decision

- a) 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. **CONSENT WITH CONDITIONS**

- b) 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. **APPLICATION WITHDRAWN**

7. Pending issues for discussion

- a)** Relocation of bench currently outside 36 High Street (former Post Office). County Cllr Cargill gave his permission for the bench to be relocated in June 2018 following a request from Specsavers. After consideration of various alternative locations, it was agreed this evening that the Town Council would approach Orbit to site the bench outside Henley Court, Henley Street or alternatively at the Community Allotment.

- b) 18/03318/FUL- 36 High Street Alcester B49 5AA. Proposed:** Proposed 1nr New Outdoor AC Condenser Unit to Rear Elevation. The Town Council removed its holding objection following an acceptable Noise Report from SDC's Environmental Officer.

- c)** Alcester Employment Park, Graftongate (Alcester) Ltd. Arden Forest. Following an excellent presentation, apart from the external lighting plans, there were no outstanding issues. It is understood that Traffic Management plans will be available later in the process.

8. Correspondence

- a)** SDC Committee Managers- Planning Committee Notification 17/03089/FUL SIG Roofspace- 30 January 2019. *Cllr Neal-Sturgess spoke in objection (See Item 3).*

- b)** SDC- Planning Appeal 18/03013/FUL (Apple Barn, Old Stratford Road, Oversley Green B49 6PH).

9 Propositions to Council

None

10 Urgent Business at the discretion of the Chair

None

11 Date and time of next meeting

Planning Meeting: Monday 18 February 2019 at 7pm Globe House