



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 18 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 and T Forman

In attendance

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

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Mr & Mrs M J Newey, The Corner House, 6 Tibbets Close and Mr D Wade, 7 Tibbets Close attended with respect to Item 5c- **18/03555/FUL- The Corner House-** the retrospective application for the retention of an existing pergola and alternative landscaping layout of front garden. Mr Wade voiced concerns that this new garden was not in keeping with the rest of the Close in terms of an open plan nature, the garden development is on the site of an ancient scheduled monument and road safety issues due to the height of wall/fence at a T junction. Mr & Mrs Newey sought to address Mr Wade's concerns and confirmed that they had imported 55 tonnes of topsoil to raise the garden level by 1m. They felt that the pergola complied with permitted development. It was established that the Heritage Officer has a meeting onsite on Wednesday 20 February 2019.

1. Apologies

Cllr A Brown

2. Declarations of Interest

Cllr J Kenyon- Item 5b

3. Stratford District Councillor Report

District Cllr S Adams reported that the Enforcement team had looked at 9 Roman Way and found that the garage was only 10cm higher than it should have been and therefore the case had been closed.

There had been a recent case of a resident bidding (unsuccessfully) through Homes Choice Plus (Housing register at SDC) for a local property which was older property stock and not protected by a local connection condition. All modern housing stock has this requirement. District Cllrs Adams and Cargill to speak to SDC officers to seek to address this anomaly.

District Cllr Cargill had nothing to report with respect to the Alcester area.

4. Minutes of last Meeting

Minutes of the previous meeting were approved.

5. Planning Applications

- a) 18/03802/FUL- 20 Moorfield Road Alcester B49 5DA.** Proposed: Single storey side and rear extension. For: Mr M Dufficey. Subject to watching brief by Heritage Officer- **NO OBJECTION**
- b) 18/01409/FUL- 33 Augustus Drive Alcester B49 5HH.** Proposed: Erection of detached garage (retrospective). For: Mr R Parker. The Committee would like to register their dissatisfaction at yet another retrospective planning application but otherwise **NO OBJECTION**
- c) 18/03555/FUL- The Corner House 6 Tibbets Close Meeting Lane Alcester B49 5QU.** Proposed: Retention of existing pergola and alternative landscaping layout of front garden (retrospective). For: Mr & Mrs M J Newey. There are concerns as to the lack of an open aspect and the impact on visibility as you now enter the Close in terms of over development of the front garden. Whilst WCC have not objected (the road is unadopted), the Committee does have concerns as to the height of the wall/fence/trellis at this location. Individual Committee members to undertake own site visits and report back to the Committee Clerk. It was questioned whether there are any covenants on the land about landscaping the front garden. Clerk to make enquiries though HM Land Registry. Meanwhile it was agreed to submit a **HOLDING OBJECTION** subject to the Heritage Officer's upcoming visit and subsequent report.

- d) **18/03620/LBC- 4 Malt Mill Lane Alcester B49 5QR.** Proposed: Like for like replacement of one timber door to side elevation with no change to existing openings. For: Orbit Housing. **NO OBJECTION**
- e) **18/03739/LBC- 41 Malt Mill Lane Alcester B49 5QR.** Proposed: Like for like replacement of doors with no change to existing openings. For: Orbit Housing. **NO OBJECTION**
- f) **18/03738/LBC - 10-18 Malt Mill Lane Alcester B49 5QR.** Proposed: Like for like replacement of doors with no change to existing openings. For: Orbit Housing. **NO OBJECTION**
- g) **19/00303/TREE- Dorset House 2 Church Street Alcester B49 5AJ.** Proposed: -G1, cherry x 2 - crown reduction by approximately 2 metres. For: Mr N Smart. **NO OBJECTION**
- h) **18/03049/FUL- 27 Sherwell Drive Alcester B49 5HA.** Proposed: Single storey rear extension, single and two storey side extensions, entrance porch, render to first floor of extension and additional hardstanding to front of dwelling. For: Mr I Back. **NO OBJECTION**
- i) **18/03477/FUL- Jackson Place, Apartment 34 Fields Park Drive Alcester B49 6GR.** Proposed: Rear balcony to second floor apartment. For: Mr R Bruce. The Committee agreed that the proposal would cause overshadowing and loss of amenity to the neighbours, overlooking of Oversley House and would represent a substantial change to the character of a brand new building and to therefore submit a comment of **OBJECTION.**

6. Notice of Decision

- a) **18/03592/LDP- Gunnings Bridge Kinwarton Road Alcester.** Proposed: Lawful Development Certificate for the construction of a permeable hard standing ramp to allow Environment Agency vehicles to travel down the river bank and undertake maintenance and blockage clearance work in the watercourse. For: Mr J Conniff. **CERTIFICATE LAWFUL DEVELOPMENT PERMITTED**
The Environment Agency are in the advanced stages of discussions with the Town Council and WCC to improve the flood defences in Alcester and a consultation will follow.

7. Pending issues for discussion

The Committee Clerk reported that the Submission version of the Alcester NDP was in the process of being amended prior to being sent, together with the Consultation Response documents, to the Planning Consultant who will draft the Basic Conditions Statement ahead of submission to SDC.

8. Correspondence

- a) **SDC- Development Requirements Supplementary Planning Document: Re-Consultation - Friday 1 February to 5.00 pm Friday 15 March 2019.**

Stratford-on-Avon District Council has prepared a draft Development Requirements Supplementary Planning Document (SPD). In response to the previous consultation in March/April 2018, the Council has revised three existing sections, namely Part H. Shopfronts and Retail, Part O. Parking and Travel and Part R. Air Quality. It has also produced two new sections, Part I. Non- Residential Buildings and Part K. Holiday Lets and Caravan Parks.

The Development Requirements SPD is one of a number of SPDs that accompanies the Core Strategy, and it provides detailed advice and guidance to applicants when submitting planning applications. When finished (adopted), it will be used by Stratford-on-Avon District Council to help reach decisions on whether to approve or refuse planning applications. It is possible to comment on each of the five parts and cllrs were encouraged to review the consultation document ahead of the next Planning Committee meeting.

- b) **SDC- Site Allocations Plan - Further Focused Consultation (Deadline 18 March 2019).**

Stratford-on-Avon District Council is holding a six-week public consultation on additional specific proposals which the Council thinks appropriate to include in its Site Allocations Plan. The Site Allocations Plan will sit alongside the Core Strategy, the emerging Gypsy and Traveller Plan and Neighbourhood Plans prepared by Parish Councils. When adopted, it will be used by the Council to help make

decisions on planning applications across Stratford-on-Avon District. It will also enable communities to know where new development may happen in the future. Before taking these proposals forward, it is important that the Council seeks the views of stakeholders and the community, hence the public consultation.

The consultation document is divided into four parts which can be commented on by responding to specific questions relating to the topics covered. Responses can be made to any or all of the questions. The topics are:

- Part 1 Birthplace/Gateway Cultural Quarter, Stratford-upon-Avon
- Part 2 Quinton Rail Technology Centre
- Part 3 A46 Safeguarding
- Part 4 Employment Exception Sites

c) Notification only- 19/00097/TEL28- PCP005 Side Of 1 Station Road Cross Road Alcester. Proposed: Installation of 1x DSLAM equipment cabinet olive green. For: BT PLC. Comments to the applicant by 11 February. Case Officer: Sarah Chadwick

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 4 March 2019 at 7pm Globe House