



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 18 MARCH 2019 AT 7PM
GLOBE HOUSE, PRIORY ROAD, ALCESTER**

Present

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

In attendance

Ms S Duran, Assistant Town Clerk

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None

1. Apologies

Cllrs A Brown, J Kenyon and District Cllrs M Gittus and S Adams

2. Declarations of Interest

None

3. Stratford District Councillor Report

District Cllr M Cargill had nothing to report relating to current planning applications.

4. Minutes of last Meeting

Minutes of the previous meeting were approved.

5. Planning Applications

a) 19/00402/FUL- 6 Boteler Close Alcester B49 5BS. Proposed: Double Storey Side Extension. For: Mr J Hornby. Whilst it was agreed that the design needs to comply with the SDC Planning Advice note- Extending Your Home in terms of the roofline being subservient to the existing property and concerns as to whether there would be sufficient parking for the enlarged property, a decision of **NO OBJECTION** was reached.

b) 19/00441/FUL- 3Sixty Displays 4 - 6 Tything Road West Kinwarton Alcester B49 6EP. Proposed: The proposed increase of roof height to Unit 4 and associated works. For: Mr P Butler 3Sixty Displays. **NO OBJECTION**

6. Report on Pending Applications

a) 18/03188/FUL- The Pool House Oversley Castle Wixford Alcester B49 6DH. Proposed: Conversion, alteration, extension and partial rebuilding of Pool House to form single dwelling (alteration to 14. Pool House of 13/01140/FUL and 14/02968/VARY) to include the change of use of land for revised access/garden land to serve the Pool House. For: Oversley Property Developments Ltd. Following an interesting and informative site visit together with a representative from Wixford Parish Council, it was agreed to remove the holding objection and **SUPPORT** the high quality development proposal.

7. Notice of Decision

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. **CONSENT REFUSED**

b) 19/00116/FUL- 33 Castle Road Alcester B49 6BQ. Proposed: Two storey side extension. For: Mr & Mrs C A Hopkins. **PERMISSION WITH CONDITIONS**

c) 18/01409/FUL- 33 Augustus Drive Alcester B49 5HH. Proposed: Erection of detached garage (retrospective). For: Mr R Parker. **PERMISSION WITH CONDITIONS**

8. Pending issues for discussion

NDP update- The NDP has been sent to the Planning Consultant to draft the Basic Conditions Statement prior to submission of the NDP to SDC.

9. Correspondence

a) SDC- 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)].

Notice of application for consideration at SDC Planning Committee on 13 March 2019 at SDC offices at 6pm. Cllr Neal-Sturgess and District Cllr S Adams attended to speak in objection. Many of the Town Council's areas of concern had been included as conditions by the Case Officer (who was congratulated together with SDC and the developer for the degree of consultation). Whilst not a condition, the matter of children walking safely from the development to Coughton Primary School, the necessity for a crossing point on the Birmingham Road near the Roebuck and provision of a further crossing point across Arden Road is actively supported by SDC. It is likely that the Town Council should also benefit from a CIL payment.

- b)** The Planning Inspectorate- Appeal Decision- Appeal Ref: APP/J3720/D/19/3219623 Apple Barn, Old Stratford Road, Oversley Green B49 6PH. (Re: 18/03013/FUL-Proposed conversion of an existing garage as ancillary accommodation). Appeal dismissed.

9 Propositions to Council

None

10 Urgent Business at the discretion of the Chair

Landowners of the triangle of land on Allimore Lane have asked Linfoot Country Homes Ltd to arrange to clear the scrub, saplings and brambles from the site. Trees and hedges are not being touched. This is being undertaken now and an Ecologist is also onsite carrying out various surveys. Members raised concerns that hedges may be being destroyed and the impact on bird nesting between March- August.

11 Date and time of next meeting

Planning Meeting: Monday 1 April 2019 at 7pm Globe House