



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 4 MARCH 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

None

1. Apologies

Cllr A Brown

2. Declarations of Interest

None

3. Stratford District Councillor Report

Cllr S Adams reported that she had followed up the enquiry about the use of local connection criteria with respect to older property stock on the Homes Choice Register. Unfortunately it is not possible to apply the criteria retrospectively- local connection criteria are usually included within a Section 106 Agreement drafted nearer the beginning of new development negotiations. In addition it should be noted that different rules apply to major developments such as Allimore Lane.

District Cllr Cargill had nothing to report with respect to the Alcester area, except to say that there is an upcoming Gypsy and Traveller Plan consultation.

4. Minutes of last Meeting

Minutes of the previous meeting were approved.

5. Planning Applications

a) 19/00273/FUL- 44 Fairwater Crescent Alcester B49 6RB. Proposed: Single storey side extension. For: Ms S Hateley. **NO OBJECTION**

b) Amendment- 19/00116/FUL- 33 Castle Road Alcester B49 6BQ. Proposed: Two storey side extension. Amendments to proposed two storey side extension- change in layout- Playroom now at front and Utility at rear. For: Mr & Mrs C A Hopkins. No further comments required. (No Objection previously submitted)

c) 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. The Committee had great difficulty understanding the complex plans and it was agreed to submit a HOLDING OBJECTION subject to an escorted site visit to facilitate a better understanding.

6. Report on Pending Applications

a) 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. The Heritage Officer, Historic England has determined that the garden landscaping has and will not cause harm to the scheduled monument but that scheduled monument consent should be sought for ongoing works. Mr & Mrs Newey have sought to address neighbour's concerns in part and omit the proposed fencing along the southern boundary. The Committee therefore agreed to remove the holding objection.

Cllrs S Adams and M Cargill left the meeting to attend meetings elsewhere.

7. Notice of Decision

a) 17/03089/FUL- SIG Roofspace 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,(Originally granted planning permission under 14/01661/FUL for a change of use into Use ClassB2 (General Industry)). For: SIG Trading Ltd. **PERMISSION WITH CONDITIONS**

- b) 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. **PERMISSION WITH CONDITIONS**

8. Pending issues for discussion

NDP update- There have been some technical issues with drafting the Submission version but it should be with the Planning Consultant by the end of the month.

9. Correspondence

- a)** SDC- Development Requirements Supplementary Planning Document: Re-Consultation - Friday 1 February to 5.00 pm Friday 15 March 2019.
- b)** Department for Transport, National Transport Casework Team- Town and Country Planning Act 1990- Section 247. Proposed stopping up of highway at Garage Court 78 St Faiths Road, Alcester, B49 5AG. Draft Order and plans (with respect to planning application 18/00009/FUL).
- c)** The Planning Inspectorate c/o SDC- Planning Inspectorate APP/J3720/C/18/3206282: 9 Beauchamp Road, B49 6BD - 18/00029/FUL & 17/00336/HHENF (Retrospective installation of a patio door and staircase to act as a fire escape). Appeal A- Appeal dismissed and enforcement notice upheld and Appeal B- dismissed.
- d)** Orbit Group- Confirmation of agreement to relocate the bench from the old Post Office to outside Henley Court subject to the Town Council relocating, installing the bench and meeting ongoing maintenance costs.

9 Propositions to Council

None

10 Urgent Business at the discretion of the Chair

The Chair advised that the new Council year may see Planning Committee meetings moved to a three-weekly cycle of meetings.

11 Date and time of next meeting

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