



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 3 JUNE 2019 AT 7PM
GLOBE HOUSE, PRIORY ROAD, ALCESTER**

Present

Cllrs C Neal-Sturgess, M Cargill, K Cargill, M Bowe and T Forman

In attendance

Ms S Duran, Assistant Town Clerk

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None.

1. Apologies

Cllrs K Forbes, M Hempell and District Cllrs S Juned

2. Declarations of Interest

District Cllr M Cargill- Item 10b

3. Review of Terms of Reference

Reviewed and amendments agreed which included the addition of the annual election of a Deputy Chair, changes to frequency of meetings and quorum. Some deletions had also been made to the objectives and outputs. The Terms of Reference are reviewed annually.

4. Election of Deputy Chair

Cllr M Bowe, proposed by Cllr Forman and seconded by Cllr Neal-Sturgess, was elected as Deputy Chair. All councillors new to the Planning Committee are encouraged to attend training on Planning matters.

5. Stratford District Councillor Report

Following an SDC Cabinet meeting today, District Cllr M Cargill reported with respect to the Community Infrastructure Levy (CIL)- the major development sites at Long Marston and Gaydon/Lighthorne Heath are zero rated. Those parishes with an NDP will benefit from 25% of the CIL payment, but those without will only receive 15%. The remainder of the CIL money is held by SDC (5% retained for admin purposes) and parishes can bid for funds for infrastructure projects. Currently SDC hold £75,000 but it is anticipated this will rise to £750,000 by April 2020 so therefore any bids for CIL money will not be considered until this threshold is met. It is advised that bids are prepared in advance.

Gypsy & Travellers Policy- It has been established that there is a requirement for a further 41 pitches giving 70 by 2031. However, sites are not coming forward and some are becoming problematic. There will be a further call for sites.

Strategic Housing Land Availability Assessment (SHLAA) was passed. This identifies reserve sites which may not actually come forward for development. SDC currently has a 6.5 land supply so is in a reasonably good position (5 years required). This document provides technical evidence and could be used in the future.

Stratford- Honeybourne Rail Link- A rail link from Long Marston to Honeybourne is a possibility but a heavy rail link to Stratford is not economically feasible. A light rail link or guided bus is a more likely outcome.

Cllr M Cargill left the meeting to attend elsewhere- Item 10b had been brought forward by the Chair prior to his departure.

6. Minutes of last Meeting

Minutes of the previous meeting were approved.

7. Planning Applications

- a) **19/01379/TREE- Recreation Ground Moorfield Road Alcester.** Proposed: - T1 ash - Reduce lower limbs overhanging road and to clear telephone line. For: Mrs V Lowe Alcester Town Council. **SUPPORT.**
- b) **19/01193/REM- Land North of Arden Forest Industrial Estate Arden Road Alcester.** Proposed: Reserved matters application for 10a, 11a and 11b. Erection of two industrial units for B1, B2 and B8 use, total footprint 3882 sqm, vehicle parking, landscaping, drainage and all associated works. For: Arden Forest Developments Ltd and Buildrandom Ltd.

Questions were raised about adequate parking provision given that the use class includes B1, also Condition 13 on outline planning includes both a provision for a Puffin crossing and vehicle wheel cleaning. Soft Landscape proposals have been drafted in the name of Arden Forest Technology Park and not Alcester Employment Park and it was queried whether this could cause future problems. However, the general consensus was for **NO OBJECTION**.

- c) **19/01271/FUL- 12 Minerva Mews Alcester B49 5EY**. Proposed: Two Storey Side Extension. For: Mr & Mrs Alexander. **NO OBJECTION** subject to adequate parking provision with the increase in property size.
- d) **19/00796/FUL- 17 Oversley Mill Park Mill Lane Oversley Green Alcester B49 6LL**. Proposed: Removal of old porch and construction of conservatory. For: Mr Robert Rheumer. **NO OBJECTION**

8. Notice of Decision

- a) **19/00493/FUL-20 Arden Business Centre Arden Road Alcester B49 6HW**. Proposed: Extension of industrial unit. For: Mr Eastwood Launch Limited. **PERMISSION WITH CONDITIONS**

9. NDP Update

SDC have given notice of the 6 week Regulation 16 consultation from 30 May- 12 July 2019. Hard copies of the Submission version of the NDP are available to view in the Library and the Town Council offices from 30 May 2019. There is a link on the Town Council website to the relevant page on the SDC website. Members of the public are invited to comment.

SDC also forwarded details of potentially suitable and available Examiners from NPIERS (Neighbourhood Planning Independent Examiner Referral Service). ATC and the Chair of the Steering Group have selected one Independent Examiner from the panel of three and advised SDC who will now make the necessary arrangements.

The Town Clerk also prepared a press release for the Redditch Standard last week.

10. Correspondence

- a) CIL and 106 Monitoring Team, SDC- CIL Parish Payments - Alcester Town Council. Notice of CIL money (£1678.50) ATC has received relating to Planning Application 18/00009/FUL- Garages, St Faiths Road, Alcester. CIL monies, calculated on £ per sqm on eligible applications, are automatically paid to parishes twice a year in April and October and there is a 5 year time limit on spending. ATC were advised subsequently that a potential further £765.00 (17/03334/FUL- 30a High Street Alcester) will be payable in October. Once the NDP is made we will receive 25% of CIL monies as opposed to the 15% available currently. Monies accrued could be used on projects identified in the NDP.
- b) Planning Application 19/00923/FUL- Land Off Croft Lane Stratford Road Alcester Stratford-Upon-Avon B49 6NN. Proposed: Development of a standby gas powered generation facility, incorporating access road, security fence, acoustic fence, gas generators, landscaping and associated infrastructure (resubmission). Whilst this application is in Haselor Parish, ATC were notified as it commented on the previous application (18/01242/FUL) which was subsequently withdrawn as it was likely to be refused. ATC had commented in 2018 in support of Haselor and Temple Grafton Parish Council's objection and the Ward Member's comments. It is clear that the resubmission of this application has stimulated much public interest and concern. ATC would like to offer support to Haselor PC and the Committee Clerk will contact the Parish Clerk. The Ward Member, District Cllr Gill Forman will also be asked to request a public consultation to be carried out by SDC. District Cllr M Cargill will be objecting. Comments are due by 17 June 2019.

11 Propositions to Council

Terms of Reference.

12 Urgent Business at the discretion of the Chair

None.

13 Date and time of next meeting

Planning Meeting: Monday 24 June 2019 at 7pm Globe House