



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 24 JUNE 2019 AT 7PM
GLOBE HOUSE, PRIORY ROAD, ALCESTER**

Present

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

In attendance

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

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None.

1. Apologies

None.

2. Declarations of Interest

None.

3. Stratford District Councillor Report

District Cllr M Cargill wished to encourage everyone to attend the Drop-in session hosted by the Environment Agency (EA) with respect to improving flood defences in the town. It will be held at Alcester War Memorial Town Hall on Tuesday 9 July from 4-7pm. It is anticipated that work will start in winter 2019.

Cllr Cargill has a meeting with Warwickshire County Council and the EA to meet the new EA officer.

Cllr Cargill mentioned the Strategic Housing Land Availability Assessment (SHLAA) which identifies reserve sites which could be developed but not whether they should be developed (see Item 9). 2900 additional new homes are required in Stratford District.

Cllr Cargill is supporting residents and interested parties in objecting to the Planning Application 19/00923/FUL- Land Off Croft Lane Stratford Road. District Cllr S Juned will also be objecting. This application has been rejected once by SDC, the new application has doubled the capacity without making any changes to mitigate the environmental impact. A demonstration to object to this application is planned for Friday 28 June at 4pm outside Elizabeth House, Church Street, Stratford on Avon. The Committee Clerk offered to publicise the demo on social media.

District Cllr Juned had nothing further to report.

Cllr Cargill left the meeting at 7.25pm to attend elsewhere.

4. Minutes of last Meeting

Minutes of the previous meeting were approved.

5. Planning Applications

a) **Amendment 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. Amendment/additional info to include drainage amendments. It was agreed that whilst the Town Council had previously offered no objection to this application, concerns do remain with respect to increased volumes of traffic. It was agreed to submit a further comment to this effect and request a pedestrian crossing on Arden Road.

b) **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. This application has been restarted due to changes made to the site red edge on the location plan and the elevations have been revised to reflect what is under construction on site. **NO OBJECTION**

6. Report on pending applications:

a) **19/01461/FUL- 4 Castle Road Alcester B49 6BG.** Proposed: Single storey rear extension; Ramped access to front elevation with a canopy over. For: Miss L Farr-Fawa.. **NO OBJECTION**

- b) **19/01420/FUL and 19/01421/LBC- Apple Barn Old Stratford Road Oversley Green B49 6PH.** Proposed: Proposed conversion of an existing garage as additional ancillary accommodation. For: Mrs A Poole. **NO OBJECTION-** It was questioned whether there may be technical difficulties with an ancillary dwelling at a listed building in the green belt and would expect to be guided by the Case Officer.

The Committee Clerk requested prompt responses to email meetings to consider planning applications where the deadline falls between Planning Committee meetings.

7. Notice of Decision

None.

8. Request for District Councillors to report quarterly on Community Infrastructure Levy (CIL) monies available to the Town Council.

Cllr Cargill gave a brief outline to Section 106 Agreements and CIL. The Chair pointed out that SDC can choose whether to apply a S106 or CIL. Following adoption of the Core Strategy in July 2016, very little CIL monies have actually been generated. Currently SDC holds £75,000 but it is anticipated this will rise to £750,000 by April 2020 so therefore any bids for projects for CIL money will not be considered until this threshold is met. It was agreed that District Cllrs would report quarterly on CIL monies available to the Town Council.

9. SDC- Strategic Housing Land Availability Assessment (SHLAA). Extract showing Alcester Land Parcels Assessment- Revised 2019 with key was circulated ahead of the meeting for information. The SHLAA had been approved at SDC Cabinet on 3 June 2019. District Cllr Cargill thought the SHLAA was reviewed about every 3 years.

10. Correspondence

- a) Amendment 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 have received notification as it had commented on a previous application (18/01242/FUL). Comments due by 2 July 2019. It was agreed that there was total support for the Ward Member's and Haselor Parish Council's objection to this application. The Ward Member, District Cllr G Forman was complimented on her comprehensive comment which included references to the Core Strategy. Whilst it is acknowledged that there is a shortage of power in the UK, and new ways will be required for generation- there has been no change on this fresh application to mitigate against any impact on the environment. District Cllr S Juned is objecting on the basis of landscape and rural location issues- the site falls within Arden Special Landscape Area. In the opinion of the committee, this site has been selected by the developers as it is convenient to a gas pipeline

12 Propositions to Council

None.

13 Urgent Business at the discretion of the Chair

None.

14 Date and time of next meeting

Planning Meeting: Monday 15 July 2019 at 7pm Globe House