



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 15 JULY 2019 AT 7PM
GLOBE HOUSE, PRIORY ROAD, ALCESTER**

Present

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

In attendance

Ms S Duran, Deputy Town Clerk, District Cllr S Juned, Cllr V Blake

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Mr William Simmonds, Helping Hands attended the meeting to advise the Committee that Helping Hands had submitted a preapplication to SDC, the first of several, regarding a change of use to the offices at 8 Church Street from office space to accommodation for those attending training courses in Alcester. Helping Hands currently have 42 beds but would like to make this less dense.

Helping Hands has a turnover which exceeds £100 million and in 2020 the target is for significant growth. They currently have 90 branches stretching from Newcastle to Truro and the target is to have 200 branches by 2021. Recently Head Office was relocated to Tything Road and the old offices refurbished as a training facility. The Lee family, who own Helping Hands, wish the business to remain in Alcester but a rapid expansion brings its own challenges.

Helping Hands are seeking the co-operation of Alcester Town Council with respect to the upcoming change of use applications. There will be no change to the character or façade of the buildings and therefore they feel that there will not be a detrimental effect to the character of the building or the town.

Questions/comments from Planning Committee members included parking concerns (*WS- possible to use of land at rear of property*), length of training course (*5 days*), all office space to ultimately be converted to accommodation? (*highly likely*).

Mr Steve Bromley, Bromley Planning also attended the meeting to outline the proposed development of garages at Alauna Avenue. He supplied drawings electronically in advance of the meeting which were viewed this evening. There are currently 3 blocks of lock up garages on this site- 30 garages in total. The proposal is for 5 properties on this site- 3 terraced and 2 semi-detached. They are classed as 2.5 storeys- 3 bedrooms plus a study over 3 floors and are similar in height to neighbouring properties. The plan shows gardens 9-10m in length, 2 parking spaces per plot, a bin collection point on the access road, electric charging points and cycle stores. The properties are of brick construction, with rooflights front and back and are designed to reflect the character of Alauna Avenue although they are not actually part of the street scene, being set back from the road.

Questions/comments from Planning Committee members included concerns over access for emergency vehicles (*SB-access road width compliant*), Tracking Plan undertaken (*confirmed- a Tracking Plan, for the purpose of this development, is a method which determines that roadside curb angles are correctly set to allow for a vehicle to turn into the last available space if all other spaces are occupied*), access to rear of properties (*paths shown on plans*), adequate roof space for habitable area (*8.5m in height*), bin storage on collection day (*designated area currently 9m back from highway but there is an alternative area 32m back but unlikely SDC will collect from here- suggested 25m max distance- to consider making initial application using alternative area*), suggested that the application should include hard wired fire detection and sprinkler systems (as in permitted application 18/01766/OUT- Garages North of Castle Road).

Mr David Hemming, resident of Castle Road attended to raise his concerns with respect to planning application **19/01702/FUL- Garages North of Castle Road Alcester**. In 2018, outline permission was granted for 3 x 4 bedroomed homes. The current application is for 5 homes which is a significant increase in density bringing its own problems. Whilst Mr Hemming does not have an objection to the redevelopment of the garage site in principle, he does have various concerns including the width of the access road, although WCC have said this is compliant. His main issue relates to bin storage on bin collection day- especially when it is recycling and green waste.

There will now be 10 bins as opposed to 6 on the limited amount of roadside verge. Mr Hemming said there is potential for developers to negotiate with landowners to purchase land to store bins on collection day.

District Cllr S Juned enquired whether the boundary issues have been resolved. Mr Hemming said that these related mainly to the garage site south of Castle Road.

The chair asked whether Mr Hemming had submitted his own comments. Mr Hemming is in discussions with SDC as he personally had not received the planning application notification.

1. Apologies

Cllrs G Forman, T Forman and K Forbes

2. Declarations of Interest

None

3. Stratford District Councillor Report

District Cllr Susan Juned reported that the SDC Site Allocation Plan (SAP) had been discussed today at Cabinet. The SAP guarantees that SDC have a 20% buffer in place in terms of the required 5 year land supply for new development. Should the planned development in Long Marston fall for any reason, this could potentially have a knock-on effect in Alcester. The consultation period will run from 3 August-20 September 2019. It is important that the Town Council responds. Committee Clerk diarised to include as and agenda item for discussion at future meeting in August/September. District Cllr M Cargill had nothing further to add.

4. Minutes of last Meeting

Minutes of the previous meeting were approved at Full Council on 2 July 2019 along with the Terms of Reference.

5. Planning Applications

- a) **19/01646/FUL- 26 Roman Way Alcester B49 5HB.** Proposed: Single storey rear extension and enlargement of rear dormer window. For: Mr & Mrs L Benjamin.
NO OBJECTION
- b) **19/01702/FUL- Garages North of Castle Road Alcester.** Proposed: Demolition of all existing garages and construction of five dwellings, creation of associated parking area and all other associated works. For: Mixed Up Ltd. Similar concerns were raised as per the original 2018 application (18/01766/OUT) and it was agreed to **OBJECT** on the basis of overdevelopment, limited amenity space, issues surrounding refuse collection- if bins are to be placed on the verge on Castle Road they should not obstruct the public highway or accesses and should be removed as soon as possible after collection, concerns over access by emergency vehicles- previously overcome by a condition to include installation of hard wired fire detection systems and domestic sprinkler systems and that during construction/completion that the access remains free from obstruction at all times to allow access for emergency vehicles and also the implementation of a construction management plan. The Town Council would also be seeking a high quality design.
District Cllr S Juned left the meeting.
- c) **Notification- information only- 19/01748/TEL28- Land in front of 17 Roebuck Park Alcester.** Proposed: BT pole- 9m in height. Any comments to applicant Openreach by 19 July 2019.
- d) **19/01836/TREE- Butterflies 32A Evesham Street Alcester B49 5DW.** Proposed: -T1 and T2 cedars - Remove. -T3 fir - Remove. For: Mrs P Perks. The Committee agreed that this application was of poor quality and more information is required in terms of location and site plans in order to make a decision. It also requests the Case Officer's view on the removal of mature trees in the Conservation Area. In addition, should tree works be approved, whether it is appropriate to request planting of replacement trees. **OBJECTION**
- e) **Amendment 19/01420/FUL- Apple Barn Old Stratford Road Oversley Green B49 6PH.** Proposed: Conversion of an existing garage as additional ancillary accommodation. *Change to design of roof to a half-hipped roof.* For: Mrs A Poole.

Follow further review of this planning application and taking into consideration comments made by the neighbours, the Committee agreed that there would be less than substantial harm by the dwelling to the listed building. The design is incongruous to the vernacular of the area and would appear to seek a separate dwelling as opposed to the ancillary garage to the main building. **OBJECTION** Without prejudice, should permission be granted the Town Council would seek reassurance that the proposed dwelling must remain part of the main dwelling and not become separated at any time in the future.

- f) **19/01621/FUL- Lorelei Kings Coughton Lane Kings Coughton B49 5QE.** Proposed: Side and rear extension. For: Mr V Cope. **NO OBJECTION**

6. Report on pending applications:

- a) **19/01599/FUL- 32 Avon Crescent Alcester B49 6BJ.** Proposed: New detached bungalow in corner plot. For: Mr M Tinklin. **NO OBJECTION.** However, advice is sought from the Case officer with respect to manoeuvring vehicles in the designated parking space and access from the dropped kerb.

7. Notice of Decision

- a) **19/01379/TREE- Recreation Ground Moorfield Road Alcester.** Proposed: - T1 ash: Remove dead limbs and the resultant live branches selectively reduced by 2metres. Sever ivy. For: Mrs V Lowe. **CONSENT WITH CONDITIONS**
- b) **19/00710/LBC- 29 High Street Alcester B49 5AE.** Proposed: Remove existing ATM and infill opening with brickwork apply render finish and paint to match existing. Remove existing Night Safe and infill opening with brickwork apply render finish and paint to match existing. Remove existing counter and walls made good to match existing.

All existing Barclays signage to be removed and walls made good to match existing. For: Barclays Bank Plc. **CONSENT GRANTED WITH CONDITIONS**

- 8. Market Licence Application-** Alcester Motor Show Sunday 21 July 2019. Approved. Clerk to forward Notice of Decision.

9. Correspondence

- a) SDC Planning Department- Re Planning Application 19/01271/FUL- 12 Minerva Mews Alcester B49 5EY. Request confirmation of ATC comment. Parking concerns addressed by Case Officer- no objection sustained.
- b) Stansgate Planning- Submitted documents; Stansgate Planning on behalf of Mixed Up Ltd; our ref: en/k/8897; Planning Portal ref: pp-07909873- Garage Court North of Castle Road, Alcester.

10. Propositions to Council

None

10 Urgent Business at the discretion of the Chair

None

11 Date and time of next meeting

Planning Meeting: Monday 5 August 2019 at 7pm Globe House