



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 5 AUGUST 2019 AT 7PM
GLOBE HOUSE, PRIORY ROAD, ALCESTER**

Present

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

In attendance

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

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None.

1. Apologies

None.

2. Declarations of Interest

Cllr C Neal-Sturgess- item 5b).

3. Stratford District Councillor Report

District Cllr S Juned reported that the last meeting SDC Planning Committee (B) that she sits on had to be postponed due to a clerical error. District Cllr Juned wished to make it clear that Alcester has two wards covering Alcester Town Council's area; Alcester Town and Alcester Rural. A ward member who is on a planning committee can speak and represent the residents of their ward but cannot then take part in the voting of the committee. They cannot make representations on behalf of residents of other wards. Cllr Juned represents Alcester Town.

A member of a planning committee has to be sure to make a decision based on the planning rules that apply and vote accordingly.

There had recently been a situation with a Kings Coughton application which had come before Committee and residents did not feel they had been represented.

Traffic concerns on the A435 at Kings Coughton were discussed- can other remedies be investigated? District and County Cllr M Cargill has invested much time in trying to find a solution with County but to no avail. Ironically, if the route was upgraded to a main route it would attract more funding.

District Cllr Juned has arranged to have a 1:1 Briefing session with SDC on the Strategic Housing Land Availability Assessment and the Site Allocations Plan. It was agreed that District Cllr Juned would cascade this information to the Town Council Planning Committee at the next meeting on 19 August.

District Cllr Juned has no objection to items 5b) and 5c) on the agenda.

District Cllr M Cargill reported that he had objected to the proposal of a new roundabout on the A46 at Billesley/Binton relating to proposed development under Core Strategy SUA.2 South of Alcester Road, Stratford on Avon. The ensuing roadworks would cause extensive disruption to traffic and travel.

District Cllr Cargill had attended a 3 Tier event on Rural Transport.

Both SDC and WCC had recently held Climate Change Emergency debates. What actions can we expect? SDC have agreed to change policies and nudge/lobby government. District Cllr Juned is Chair of the Task & Finish Group looking into this and research has already started. The change in policies will affect planning and building regulations so we need to be aware of any updates.

District Cllr M Cargill concluded by mentioning a loophole in the SDC planning system. An application had come forward in Oversley which by delegated authority was refused permission. The decision went to appeal which was successful and the property has now been built. This application has completely bypassed any scrutiny by the Town Council Planning Committee.

District Cllr Juned left the meeting to attend elsewhere.

4. Minutes of last Meeting

Minutes of the previous meeting were approved which also included an explanation of the term Tracking Plan.

5. Planning Applications

- a) **Amendment 19/01621/FUL- Lorelei Kings Coughton Lane Kings Coughton B49 5QE.** Proposed: Side and rear extension. *Minor Amendments to proposed scheme- Information only- a consultation response is not being sought.* For: Mr V Cope.
- b) **19/01722/FUL & 19/01723/LBC- Alcester Unionist Club 46 - 48 High Street Alcester B49 5AB.** Proposed: Application to replace three ground floor UPVC windows and remaining ground floor windows with timber sash windows and replacement roof covering (Resubmission of 18/02514/FUL and 18/02515/LBC). For: Ms J Barley Alcester Unionist Club.
The Chair, Cllr Neal-Sturgess, having declared an interest, stood down and left the room and the Vice Chair, Cllr M Bowe took the Chair for this item.
The previous applications mentioned above related to a retrospective application for UPVC windows and this was refused on heritage/conservation grounds. The new application seeks to replace those UPVC windows with timber framed windows. It was agreed, especially in light of the Climate Change Emergency statements by SDC, that appropriate double glazing should be allowed. **NO OBJECTION**
- c) **19/02086/LBC- 41 Malt Mill Lane Alcester B49 5QR.** Proposed: Like for like replacement of doors. No change to existing openings. For: Orbit Housing. **NO OBJECTION** subject to the retention of the existing heritage door colour (two colour schemes seem to have been advanced on the planning portal).

6. Report on pending applications

Amendment 19/01599/FUL- 32 Avon Crescent Alcester B49 6BJ. Proposed: New detached bungalow in corner plot. *The block plan has been updated to include shed sizes and confirmation that the access is a shared joint access for the parking of 4 vehicles.* For: Mr M Tinklin. **NO OBJECTION**

7. Notice of Decision

- 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. **PERMISSION WITH CONDITIONS**
- b) **19/01271/FUL- 12 Minerva Mews Alcester B49 5EY.** Proposed: Two Storey Side Extension. For: Mr & Mrs Alexander. **REFUSAL**
- c) **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 R Rheumer. Application **WITHDRAWN**
- d) **19/01193/REM- Land North of Arden Forest Industrial Estate Arden Road Alcester.** Proposed: Reserved matters application following grant of 16/02615/OUT 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. **APPROVAL**

8. Correspondence

- a) SDC Planning Policy Team- **Site Allocation Plans (SAP)-** Notification of consultation 8 August- 20 September 2019. Plan already available on SDC website and a hard copy is available to view in the Town Council office.
To meet future development needs to 2031, at least 14,600 additional homes will need to be provided across the district. The SAP provides back up in the event of some of the current development schemes not coming forward which provide the required land supply held by SDC. A 5 year land supply is advised- SDC currently hold 6.5 years.
It was agreed that District Cllr Juned would brief the Planning Committee at the next meeting following her SAP briefing. Cllr M Bowe will also attend a SAP briefing session being offered to Parish Councils on Tuesday 3 September. The Mayor, Cllr G Forman gave Cllr Bowe dispensation to attend as the briefing clashes with a Full Council meeting. The SAP will be discussed at the Town Council Planning Committee on 9 September.

- b) Department of Transport- Town and Country Planning Act 1990- Section 247. **Proposed stopping up of highway at no 78 St Faiths Road, Alcester, Warwickshire B49 5AG.** OS Grid Reference: E:409018, N:258129. Draft Order and plans (with respect to planning application 18/00009/FUL). Documents to be held for public inspection until 10 September 2019. However, the Town Council is invited to comment within 28 days.

This proposal was not fully understood and the Clerk is to request further explanation from the Department of Transport.

9. Propositions to Council

None.

10 Urgent Business at the discretion of the Chair

None.

11 Date and time of next meeting

Planning Meeting: Monday 19 August 2019 at 7pm Globe House