



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 19 AUGUST 2019 AT 7PM
GLOBE HOUSE, PRIORY ROAD, ALCESTER**

Present

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

In attendance

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

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None.

1. Apologies

Cllrs V Blake and M Hempell.

2. Declarations of Interest

None.

3. Stratford District Councillor Report

District Cllr S Juned (Alcester Town) reported that she had no objection to planning applications 5b) and 5c) on the agenda. However, she would be objecting to planning application 5d) **19/02169/FUL**- Garages south of Castle Road due to concerns over the narrow approach to the site, access for emergency vehicles and issues with refuse bins on collection day.

District Cllr M Cargill has received a letter from developers over his objection to the Binton/Billesley crossroads proposal under Core Strategy SUA.2 South of Alcester Road, Stratford on Avon.

4. Minutes of last Meeting

Minutes of previous meeting were approved.

5. Planning Applications

- a) **19/02174/TEL28- Alcester PCP6 2nd DSLAM Site Lea Close Hertford Road Alcester.** (Notification under General Permitted Development Order). Proposed: The Electronic Communications Code (Conditions and restrictions) (Amendment) Regulations 2017 - BT intends to install fixed line broadband electronic communications apparatus at Hertford Road, Alcester, Stratford-on-Avon, Warwickshire, West Midlands (B49 6AS) Under Regulation 5 of the above Code, I hereby give you 28days notice informing you of our intention to install Huawei 288 (Large) at the above location. For: Mr S Mark Openreach. **NO OBJECTION**
 - b) **19/02090/LBC- 4 Malt Mill Lane Alcester B49 5QR.** Proposed: Like for like replacement of doors. No change to existing openings. For: Orbit Housing. **NO OBJECTION**
 - c) **19/02088/LBC- 10 - 18 Malt Mill Lane Alcester B49 5QR.** Proposed: Like for like replacement of doors. No change to existing openings. **NO OBJECTION**
 - d) **19/02169/FUL- Garages South of Castle Road Alcester.** Proposed: Demolition of all existing garages and construction of four dwellings, creation of associated parking area and all other associated works. For: Mixed Up Ltd. It was noted that the access road is narrower than the proposed development under planning application 19/01702/FUL Garages North of Castle Road (this application has been withdrawn). The committee expressed various concerns relating to the proposed scheme: overdevelopment, storage/location of refuse bins on collection day, narrow access road and access for emergency vehicles- robust fire prevention systems would need to be implemented, loss of existing amenities enjoyed by neighbouring properties, quality of design (District Cllr M Cargill to forward relevant reference to Core Strategy). A request will also be made for a tracking plan for emergency vehicles. **OBJECTION**
- ### **6. Notice of Decision**
- a) **19/01599/FUL- 32 Avon Crescent Alcester B49 6BJ.** Proposed: New detached bungalow in corner plot. For: Mr M Tinklin. **PERMISSION WITH CONDITIONS**

7. Site Allocations Plan Briefing- District Cllr S Juned.

A copy of the Site Allocations Plan (SAP), Statement of Consultation and the Sustainability Appraisal were available to view. The SAP is one of a number of planning policy documents that when finished/adopted will sit alongside the Core Strategy, the emerging Gypsy and Traveller Plan to form a suite of documents which will be used by SDC to help make decisions about planning applications across Stratford on Avon District. These documents, along with Neighbourhood Development Plans (NDP), will set out the principles and policies against which planning applications are judged. The context of the SAP is set by the Core Strategy adopted in July 2016. The SAP includes sections on Reserve Housing Sites, Self-build and Custom-build Housing Sites, Built Up Area Boundaries, Employment Enabling Sites, A46 Safeguarding, other specific proposals and Policies Map. The consultation ends on 20 September 2019.

Approximately 3000 homes have been identified on the reserved housing sites list. The purposes of identifying reserve housing sites are as follows: to rectify any shortfall in housing delivery to maintain the required 5 year supply of housing land in Stratford on Avon District, to contribute to meeting a need for housing in relation to jobs at Jaguar Land Rover- Gaydon/Lighthorne Heath and to contribute to meeting any identified shortfall/overspill from Coventry and Warwickshire Housing Market Area.

Two reserved housing sites have been identified in Alcester which are south of Allimore Lane. The number of homes proposed would depend on the density; South of Allimore Lane (west) 60/70 homes or South of Allimore Lane (east) 120/140 homes.

A triangular piece of land on Allimore lane (North of Allimore Lane) has been identified as a self-build and custom-build housing site for approximately 15 plots. There is a government initiative which puts an obligation on SDC to meet the need for this type of development. It is for housing only. Self-build housing schemes are exempt from the Community Infrastructure Levy (CIL).

The Planning Committee had concerns over this site allocation and identified useage. The Committee Clerk had also identified the issue and is awaiting a response from SDC. In January 2019 the Planning Committee had supported in principle preliminary proposals for the triangle of land at Allimore Lane from Warwickshire Rural Housing Association and Linfoot Country Homes Ltd for a low density housing scheme with a high proportion of bungalows- provided that the Committee was comfortable with the access. Thirty homes were proposed- a mix of local market and affordable homes. This site is not within the Built-Up Area Boundary but is adjacent to it. The timing of adopting the Alcester NDP could therefore be critical in relation to the adoption of the SAP. The NDP includes a Local Needs Housing policy (HBE2) which supports Local Needs Housing development on small sites beyond, but adjacent to the Built-up-Area Boundary.

Cllr T Forman expressed general concerns about access issues for Allimore Lane.

It was agreed that the SAP would be discussed at the next Planning Committee meeting with a view to formulating a response to the consultation.

8. Correspondence

- a) SDC Planning Policy Team- Advice of a forthcoming consultation by BT on **payphone removal**- *For information only*
- b) Warwickshire County Council, Transport and Planning Team- **Consultation on draft Warwickshire Rail Strategy 2019-2034**. Warwickshire County Council is consulting on its revised draft Passenger Rail Strategy 2019-2034. The consultation opened on 27 July and will run until 20 September 2019. District Cllr M Cargill to attend a member's briefing and the impact the proposed strategy could have on the district. Light rail may offer opportunities for adjacent cycle paths.
- c) 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). *Clerk received clarification which was forwarded to cllrs.*

- d) Warwickshire County Council- **Installation of Puffin Crossing on Arden Road near Adams Way, Alcester**- Notice of intention to install a Puffin crossing in accordance with a planning condition for the commercial development on Land North of Arden Forest Industrial Estate, Arden Road (16/02615/OUT). Any enquiries/objections relating to the proposals can be made to shirleyreynolds@warwickshire.gov.uk. Objections must be received by 27 September 2019. The Planning Committee supported this proposal.

9. Propositions to Council

None

10 Urgent Business at the discretion of the Chair

Two further planning applications had been received since the agenda was published which require responses ahead of the next meeting. Clerk to forward links to applications, collate responses and forward to Chair ahead of submission.

11 Date and time of next meeting

Planning Meeting: Monday 9 September 2019 at 7pm Globe House