



# ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON  
MONDAY 9 SEPTEMBER 2019 AT 7PM  
GLOBE HOUSE, PRIORY ROAD, ALCESTER**

## **Present**

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

## **In attendance**

Ms S Duran, Deputy Town Clerk

## **PUBLIC PARTICIPATION AT DISCRETION OF CHAIR**

Mr L Greenwood, Greenwood Planning, attended to outline resubmitted proposals for **Whitehall Cross Road Alcester (19/02117/FUL)**. The 2018 application (18/02584/FUL) was withdrawn and this second application includes changes to address the issues raised.

The proposal is for a bungalow- the provision of which, under Core Strategy policy 19, is to be encouraged for older people. In the emerging Alcester Neighbourhood Development Plan policy HBE4 makes reference to the requirement for more bungalows to meet local need. This remains a backland development in a reasonable size garden, but the scale, roof level and the addition of hips to the roof seek to mitigate previous concerns. SDC also had concerns with the distance between the existing and proposed properties and this has been addressed. A new fence has been erected along Priory Tuery to provide more effective screening. The proposal has included the use of high-quality materials. The access onto Cross Road has been improved and the proposal is to lower the existing brick wall to provide a better visibility splay.

### **1. Apologies**

District Cllr S Juned, Cllrs K Forbes and G Forman

### **2. Declarations of Interest**

None

### **3. Stratford District Councillor Report**

County and District Cllr M Cargill reported that he had been asked by residents to enquire from Warwickshire County Council about the provision of dedicated Blue Badge parking bays in the town. Road safety improvement works have also been initiated to include the provision of 20mph roundels in the High Street, speed reduction line painting works at Captains Hill and on the A435 at Kings Coughton.

### **4. Minutes of last Meeting**

Minutes of previous meeting were approved at Full Council.

### **5. Planning Applications**

- a) **19/02117/FUL- Whitehall Cross Road Alcester B49 5EX.** Proposed: Removal of outbuildings, amendment to vehicular access and brick wall, erection of a bungalow, detached single garage, creation of new pedestrian access off public right of way and other associated development. For: Mr J Clemmow and J Owen. It was agreed that although this is a more sympathetic design, the requirement for bungalows does not over-ride the backland development and the potential harm being adjacent to the Conservation Area. Some members of the Committee felt that the proposal was still overbearing and not strictly a bungalow. The objection from Alcester Civic Society was noted. Cllr M Cargill proposed an objection, seconded by Cllr V Blake. At the vote 2 cllrs were in favour, 3 in opposition and 2 abstentions.

As the proposal was not carried, a further proposal of no objection was made by Cllr M Bowe and seconded by Cllr M Hempell. At the vote 3 cllrs were in favour, 2 were against and 2 abstentions. The decision was therefore **NO OBJECTION.**

- b) **19/02349/FUL- 1 Orchard Drive Alcester B49 5BP.** Proposed: Two storey side extension and single storey extension to rear. For: Mr A Forrester. Cllrs observed that a 4 bedroomed house required 3 parking spaces- no information currently available for this application. It was agreed to submit a comment of **NO OBJECTION** subject to the adherence of parking standards.

## 6. Report on pending applications

- a) **19/02029/FUL- 16 Abbey Close Alcester B49 5QW.** Proposed: Single story side extension to kitchen. For: Mr & Mrs M Fielding. Case Officer: Ryan OKeefe. The decision of **NO OBJECTION** was made by email meeting as the deadline for submitting responses fell before the meeting this evening.
- b) **19/02000/FUL- 5 Sherwell Drive Alcester B49 5HA.** Proposed: Single storey extension to side and rear of property to provide additional kitchen space, utility and WC. Re-roof garage and porch. For: Mr P Bridegford. Case Officer: Andrew Tew. The decision of **NO OBJECTION** was made by email meeting as the deadline fell before the meeting this evening.

## 7. Notice of Decision

- a) **19/01621/FUL- Lorelei Kings Coughton Lane Kings Coughton B49 5QE.** Proposed: Rear and side extension. For: Mr V Cope. **PERMISSION WITH CONDITIONS**
- 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. **APPLICATION WITHDRAWN**
- c) **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. **PERMISSION WITH CONDITIONS**
- d) **19/01836/TREE- Butterflies 32A Evesham Street Alcester B49 5DW.** Proposed: -T1 and T2 blue Atlantic cedar - Remove. -T3 blue cypress (noted as fir on notification form) - Remove. For: Mrs P Perks. **CONSENT WITH CONDITIONS**
- e) **19/01709/LDP- 39 Newport Drive Alcester B49 5BL.** Proposed: New 3m2 front porch and brick built single storey rear extension with bifold doors to side, windows to rear and lantern light to flat roof. For: Mr & Mrs Griffith. **LAWFUL DEVELOPMENT CERTIFICATE PROPOSED PERMITTED**
- f) **19/01420/FUL- Apple Barn Old Stratford Road Oversley Green B49 6PH.** Proposed: Proposed conversion of an existing garage as additional ancillary accommodation. For: Mrs A Poole. **REFUSAL**
- g) **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. **PERMISSION WITH CONDITIONS**

## 8. SDC Site Allocations Plan and consultation response

Cllr M Bowe had recently attended a Members Briefing on the Site Allocations Plan (SAP) and he briefed the meeting. The Members Briefing was presented by John Careford – Policy Manager (Enterprise Housing & Planning) assisted by Paul Harris – Snr Planning Officer.

### A reminder

The Site Allocations Plan sits alongside the Core Strategy and forms part of the Development Plan for Stratford-on-Avon District and represents a 20% lift on the Core Strategy housing needs objective of 14600 homes.

It sets out specific proposals relating to:

- Reserve housing sites
- Self-build and custom-build housing sites
- Built-up Area Boundaries
- Policy for Employment Enabling Sites
- A46 Safeguarding edge of Stratford, Wildmoor, Bishopton and Marraway
- Specific Site Proposals

Allocation of sites to Alcester is for housing/residential development only

### Key Dates

- A public drop in session at Alcester Library 11<sup>th</sup> September 2019
- Consultation Ends 20/09/2019

- SDC submission of Plan to Government by the end of 2019
- Consultation until Spring 2020
- Plan adopted summer 2020

#### Reserve Site Allocations

- Sites have been allocated to those parishes without a Neighbourhood Development Plan (NDP) or where no provision for reserve sites has been included in a parish NDP
- All allocations are outside Built-Up Area Boundaries
- Under the Plan, Alcester has been allocated 2 Reserve Sites plus 1 Self Build/Custom Build site, all of which are in the Allimore Lane area.
- These sites represent an additional 180 homes for Alcester. (The calculation is 30 homes/hectare)

#### Why these parcels of land were chosen?

- The Alcester Reserved Sites were selected because at some point SDC were contacted and the offered the land for housing
- The 'triangle' site was offered for Self-build/Custom build housing (2018)

#### Releasing Reserved Housing Sites

- Reserved sites will remain available until 2031.
- These sites will only come forward to meet the Core Strategy and Site Allocations Plan needs when, or if, they arise to
  - **Rectify an Identified Shortfall in Housing Delivery**
    - Where a shortfall in 5yr housing land supply is anticipated or confirmed reserves sites across the District will be considered for release
  - **Contribute to the demand through growth in jobs by JLR on land at Gaydon/Lighthorne Heath**
    - Maximum 600 dwellings on reserve sites within a reasonable distance of the development
  - **Meet a shortfall in housing arising from the Coventry housing market area**
    - Maximum 600 dwellings on reserve sites in that part of the District which lies within the Coventry HMA
  - **Meet a shortfall in housing from within Warwickshire**
    - Maximum 600 dwellings on reserve sites throughout the District which lies within the Coventry and Warwickshire HMA
  - **Meet a shortfall in the Birmingham housing market area**
    - Maximum 600 dwellings on reserve sites in that part of the District which lies within the Birmingham HMA (Alcester falls within this area)
  - **Meet a shortfall in housing arising from other areas**
    - Maximum 600 dwellings on reserve sites that are well-related to the origins of the need identified
- The SAP document states 'it is necessary to ensure that reserve sites are available to meet each of these purposes if required. Consequently, the number of dwellings that can be provided on the sites, up to a total of 3000, has been distributed equally to them' This represents an increase in the District's housing requirement identified in the Core Strategy for the period up to 2031
- Where a parish has or will exceed their planned housing numbers this will not have any bearing on the additional housing needs identified in the Site Allocations Plan
- Once the Site Allocations Plan has been adopted and until Reserve Sites are called forward, planning applications on these sites would be seen as 'premature'

John Careford made some suggested consultation considerations for Alcester's Reserved Sites as follows:

- Identify some constraints applicable to the Reserved Sites as proposed in the SAP to prevent them coming forward. *(It is indicated in the Strategic Housing Land Availability Assessment (SHLAA) that the proposed Reserved Sites would require highway access from the two parcels of Land at Allimore Lane North development. However, it should be noted that the 2014 appeal decision granting planning permission for Land North of Allimore Lane application refs: 11/02768/OUT and 11/02895/OUT has a condition (27) as follows:  
Details shall be submitted to and approved in writing to the local planning authority for the provision of an emergency access and a pedestrian and cycle link from the site to Allimore Lane. **The design shall incorporate features to prevent general vehicular traffic accessing or egressing the site to or from Allimore Lane.** The development shall be carried out in accordance with the approved details for the emergency access and the pedestrian and cycle link to Allimore Lane.)*
- Write to SDC asking that they take developments to date into account when Reserved Sites are being considered for release
- Suggest alternative sites

Cllr M Bowe was also able to have a short chat with Paul Harris after the briefing to question the proposed Self-build/Custom build reserved site (triangle of land at Allimore Lane). Paul Harris was aware that a prospective alternative plan for housing on this site was in train but had not yet come forward. He stated that the landowner, at some time, will have communicated their willingness for this land to be used for Self-build/Custom build (2018).

However, if there has been a change of mind, a letter from the landowner would help to remove this build restriction and remove this land from the SAP.

In any event, Paul Harris suggested that it is likely that highway access to this parcel of land would have to come through the existing Allimore Road schemes (However, see comment above re condition 27 of the planning appeal).

Additionally, it should be noted that Paul Harris pointed out that the 'triangle' land on the SHLAA land parcel map takes the additional piece of land next to it into account. The SAP only makes mention of the triangle of land.

**The Planning Committee's response to the SAP** was subsequently discussed. Cllr T Forman felt that the triangle of land under the SAP as a Self-build and Custom-build Reserved Site with 15 homes was preferable to the proposal for the local needs scheme comprising 30 homes in terms of the impact on Allimore Lane. A proposal was made by Cllr T Forman that the SAP was agreed as stands. This was not seconded and therefore could not come forward to a vote. The Chair proposed an alternative, seconded by Cllr M Hempell, to adopt the following response- The Planning Committee were generally content with the SAP and wish to make no comment with respect to Reserved Housing Sites 12 and 13. The Town Council were surprised that Site 14 was allocated as a Self-build and Custom-build Reserved Site as they are aware that there is a proposal from the landowner and a developer that this site would come forward as a local needs scheme. The local needs scheme had been supported in principle at a Town Council Planning Committee meeting on 7 January 2019 (subject to the satisfactory resolution of highways issues). At a vote, 5 cllrs were for the motion and 1 against, (Cllr M Cargill had left the meeting) and the motion was carried. Committee Clerk to draft a response and circulate to the committee for approval. SDC are running a drop-in session for the SAP at Alcester Library on 11 September from 2.30-5.30pm which the Chair hopes to attend.

#### **9. Warwickshire County Council consultation disabled bays High Street**

The Committee Clerk had been alerted to the above consultation on receipt of an email from a concerned resident. The resident had serious procedural concerns with this consultation and asked for the Town Council's support and assistance.

As a result of the Town Council's intervention, Warwickshire County Council Parking Management have made a recommendation that the consultation be withdrawn with a view to reconsulting at a later date, if this was agreeable to the Town Council. This was approved. Committee Clerk to action.

**10. Correspondence**

None

**11. Propositions to Council**

None

**12. Urgent Business at the discretion of the Chair**

This item was taken after 5b). An informal discussion was held with respect to planning application **19/02449/FUL Garages North of Castle Road** from Mixed Up Ltd. It was felt that several of the previous concerns raised (overdevelopment of the site, access by emergency vehicles, turning circle issues) under application reference 19/01702/FUL still existed. The provision of dry risers was noted. Cllr M Cargill to draft a response and circulate to the committee. Clerk to also contact concerned residents for comment. The decision will be made by email meeting. Cllr M Cargill then left the meeting to attend elsewhere.

**13. Date and time of next meeting**

Planning Meeting: Monday 30 September 2019 at 7pm Globe House