



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 21 OCTOBER 2019 AT 7PM
GLOBE HOUSE, PRIORY ROAD, ALCESTER**

Present

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

In attendance

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

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None.

1. Apologies

Cllrs G Forman and M Cargill

2. Declarations of Interest

Cllr C Neal-Sturgess- Items 5b) and 11.

3. Stratford District Councillor Report

District Cllr S Juned reported that the Supplementary Planning Document has now been agreed. Consultation is likely to be in December with adoption in February/March 2020. The draft will include standards on climate change as recommended by the Climate Change Task & Finish Group and in line with the National Planning Policy Framework and the Energy Act 2016.

4. Minutes of last Meeting

Minutes of previous meeting were approved.

Cllr M Bowe questioned whether District Cllrs had been able to provide figures for CIL following the calculation information provided to them for Alcester parish. The Committee Clerk stated that she had not been updated.

5. Planning Applications

- a) **Amendment 19/02525/FUL- 10 Elm Drive Oversley Green B49 6PJ.** Proposed: Single storey rear extension to form enlarged ground floor kitchen and first floor side extension to form bedroom. *Amended elevations and floor plans received increasing the proposed set back from the front elevation and set down from the ridge of the extension.* For: Mr R Kesterton, Renstone. **OBJECTION SUSTAINED**
- b) **19/02775/FUL- 4 White Lion Court Alcester B49 5DT.** Proposed: Side extension to create garage. For: Mr & Mrs D Tilley. The Chair stood aside for this item and left the room, and the Deputy Chair, Cllr M Bowe took the Chair and co-ordinated discussions. Concerns centred mainly around the practicality of parking provision given the effective loss of a parking space through the erection of a garage. It was felt that there was the potential for abuse of the current visitor's provision and the reduction in turning circles might cause issues for residents. The Committee noted that there is also a Permitted Development application for this property for an orangery at the rear of the house. Whilst the Permitted Development application does not demand a consultation, this development is in the Conservation Area and Cllrs wanted to consider the impact of both applications together. It was questioned whether this could be considered as planning creep particularly because the development site has only just been completed. Planning permission was granted for this brand new development on appeal and the current proposals were not included/approved at that point by the Inspector. Should the planning application and the certificate of lawful development be granted, consideration was also given as to whether a precedent may be set for 3 White Lion Court. Comments provided by members of the public by email were also taken into consideration. **OBJECTION**
- c) **19/02721/FUL- Eddystone Broadcast Ltd 26 Tything Road West Kinwarton Alcester B49 6EP.** Proposed: Erection of new and replacement extensions to existing building and revised car parking layout. For: Mr I Casselden, Eddystone Broadcast Ltd. The committee are pleased that a company who have been in business for over 30 years in Alcester are expanding- providing additional employment and opportunities- and who are keen to stay in the town. **SUPPORT**

- d) **19/02672/FUL- 2 Regency Drive Kings Coughton B49 5QB.** Proposed: Single storey pitched roof side extension. For: Mr S Wilson. **NO OBJECTION**

6. Notice of Decision

- a) **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. **REFUSAL**
- b) **19/02326/FUL- 21 Greville Road Alcester B49 5QN.** Proposed: First floor side extension over garage for bedroom extension and new office. For: Mr & Mrs Berry. **PERMISSION WITH CONDITIONS**
- c) **19/02349/FUL- 1 Orchard Drive Alcester B49 5BP.** Proposed: Two storey side extension and single storey extension to rear. For: Mr A Forrester. **PERMISSION WITH CONDITIONS**

7. Brief update on Rural Affordable Housing

Email from Sarah Brooke-Taylor, Rural Housing Enabler at Warwickshire Rural Community Council, to say that Linfoot Country Homes Ltd are still waiting for comment from Warwickshire County Council Highways on the transport statement and access proposals.

8. ATC Strategic Aims and Action Plan

It was felt that only Objective 1 applied to the Planning Committee- 'Protect, enhance and improve the local environment' and comments are limited to this. It was agreed, following a recommendation by the Chair, that a bullet point should be added to the section 'Action Plan 2018-19/2019-20': "Support and implement key issues identified in the Neighbourhood Development Plan". It was agreed, as recommended by Cllr K Cargill, that a bullet point should be added to the section 'How do we do this?': "Ensure future planning applications comply with policies in the Neighbourhood Development Plan". Committee Clerk to advise the Town Clerk on agreed recommendations.

9. Correspondence

None

10. Propositions to Council

None

11. Urgent Business at the discretion of the Chair

- a) The following planning application, which was received after publication of the agenda, has a deadline of 6 November falling before the next meeting on 11 November so it was agreed to discuss **19/02610/FUL- Coniston, Evesham Street, Alcester, B49 5DS** this evening. Cllr M Bowe took the Chair, Cllr C Neal-Sturgess stood aside and left the room. **NO OBJECTION**
- b) Two additional substantive applications for the development site at Oversley Castle have also been received with deadlines of 8 November, and it was agreed to hold an informal ad hoc meeting on Monday 4 November to discuss. The views of Wixford Parish Council will also be sought.

12. Date and time of next meeting

Planning Meeting: Monday 11 November 2019 at 7pm Globe House.