



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 30 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 and District Cllr G Forman

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None.

1. Apologies

District Cllr S Juned

2. Declarations of Interest

None.

3. Stratford District Councillor Report

District Cllr M Cargill updated the meeting with respect to the Community Infrastructure Levy (CIL). The 'pot' for the district currently stands at about £500K. Project allocations by SDC will not start until a figure of £750K has been reached, which will probably be in April. Parish and Town Council are urged to consider projects for which they may wish to apply for funding. District Cllr Cargill could not provide figures for Alcester specifically.

District Cllr G Forman reported that there was no update on the Croft Lane Gas Power Station Haselor 19/00923/FUL.

4. Minutes of last Meeting

Minutes of previous meeting were approved.

5. Planning Applications

- a) **19/02327/FUL- 48 Hertford Road Alcester B49 6AZ.** Proposed: Erection of one dwelling. For: Mr A Turner. The Committee had concerns with respect to overdevelopment, overlooking, overbearing, a resulting terracing effect which does not reflect the vernacular of the area, car parking issues and poor access and access by Emergency services. The conclusion was therefore one of **OBJECTION**. Committee Clerk to submit response immediately following the meeting this evening to comply with SDC deadline.
- b) **19/02536/FUL- 29 Fairwater Crescent Alcester B49 6RB.** Proposed: Single storey rear extension to replace existing conservatory, two storey and first floor side extension and alterations to existing entrance porch. **NO OBJECTION.**
- c) **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. For: Mr R Kesterton Renstone. Concerns centre around overdevelopment, a resulting terracing effect on the street scene, proximity of proposed extension to adjacent property and parking issues with the addition of a further bedroom. The decision was therefore one of **OBJECTION.**

6. Report on pending applications

- a) **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. As agreed by email meeting **NO OBJECTION**
- b) **19/02449/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. Fr: Mixed UP Ltd. As agreed by email meeting, concerns are as follows: Over development given the constraints on accessibility, three x four-bed homes originally proposed (18/01766/OUT) are a better fit for housing needs as detailed in the emerging NDP, concerns remain over access, parking arrangements and fire safety arrangements. The decision is therefore one of **OBJECTION.**

7. Notice of Decision

- a) **19/02029/FUL- 16 Abbey Close Alcester B49 5QW.** Proposed: Single story side extension to kitchen. For: Mr & Mrs M Fielding. **PERMISSION WITH CONDITIONS**
- b) **19/02088/LBC- 10 - 18 Malt Mill Lane Alcester B49 5QR.** Proposed: Replacement of existing timber plank doors to front and side elevations and timber doors with glazed panels to rear elevations to match existing. For: Orbit Housing. **CONSENT GRANTED WITH CONDITIONS**
- c) **19/02086/LBC- 41 Malt Mill Lane Alcester B49 5QR.** Proposed: Replacement of existing timber plank doors to front and rear elevations to match the existing. For: Orbit Housing. **CONSENT GRANTED WITH CONDITIONS**
- d) **19/02090/LBC- 4 Malt Mill Lane Alcester B49 5QR.** Proposed: Replacement of existing timber plank doors to side and rear elevations to match existing. For: Orbit Housing. **CONSENT GRANTED WITH CONDITIONS**
- e) **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 Bridgeford. **PERMISSION WITH CONDITIONS**

8. SDC Site Allocations Plan and consultation response- Submission drafted by the Town Clerk and sent to SDC on 19 September 2019. Alcester Town Council commented on two policies- 3 Self-Build and Custom- Build sites (SAP.3) deeming it not to be sound and not justified as the Town Council is aware that the landowner has put forward a proposal for a local needs scheme. The other comment related to Reserve Housing Sites (SAP.1) deeming the policy not to be sound or effective with respect to vehicular access for sites A & B for Alcester.

9. Warwickshire County Council consultation disabled bays High Street-update- The Parking Management Team at Warwickshire County Council have confirmed that they will be recommending in the report to the portfolio holder that another consultation should be undertaken. The report will be going to the portfolio holder on 15 November 2019 and decision is expected soon afterwards.

10.SDC District Cllrs report on CIL monies due to Alcester Town Council- See Item 3 above.

11.Alcester Commercial Market Licence application- St Nicholas Night. Approved- fee waived as in previous years. Committee Clerk to forward Notice of Decision.

12.ATC Strategic Aims and Action Plan- The Planning Committee are invited to comment. Initial thoughts on the purpose and time frame for the document were aired but the item was deferred for full discussion at next meeting on 21 October. District Cllr M Cargill left the meeting to attend elsewhere.

13.Correspondence

- a) Via WALC- Government consultation- Proposed reforms to permitted development rights to support the deployment of 5G and extend mobile coverage. Consultation ends 4 November 2019. Committee Clerk to circulate document for consideration.
- b) SDC- Consultation on BT programme of intended Public Payphone Removals. Comments to be received by SDC until 4 November 2019. The proposal for Alcester is to remove the two payphones at Ten Acres, Kinwarton Road (107 calls in 12 months) and at the junction of Beauchamp Road and Hertford Road (51 calls in 12 months). It was agreed that the Town Council would like to try to defend services to an increasingly elderly population and therefore objects to the removal of the payphone at Ten Acres but would agree to the removal of the Beauchamp Road payphone. Committee Clerk to action.

14.Propositions to Council

None

15.Urgent Business at the discretion of the Chair

16.Date and time of next meeting

Planning Meeting: Monday 21 October 2019 at 7pm Globe House