



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 11 NOVEMBER 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

Six members of the public attended to express their concerns with respect to Item 5d) **19/02770/FUL- Garage Blocks Alauna Avenue Alcester.**

Mr Hodge, 26 Alauna Avenue, and Mr Crowhurst and Mr Jefferies, 24 Alauna Avenue, were particularly concerned about the narrow access road to the site- they currently enjoy shared access and are concerned about access during the construction phase. They were urged to check their title deeds and seek assistance from the Planning Officer, Sarah McPherson, SDC Planning dept or the Ward member, District Councillor S Juned. It is also noted that the garages are constructed partly of asbestos which was being monitored for deterioration until recently. Residents questioned whether the planning process had been carried out correctly as they were unaware of the development proposals as site notices are not in evidence. Residents were encouraged to register their own objections.

1. Apologies

Cllr G Forman

2. Declarations of Interest

None

3. Stratford District Councillor Report

District Cllr M Cargill had nothing to report.

4. Minutes of last Meeting

Minutes of previous meeting were approved at Full Council.

5. Planning Applications

- a) **Amendment 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. *Amendments- Further to correspondence with the agent acting on behalf of the applicant, 2no. amended plans have been submitted. This comprises an amended proposed site layout plan and an amended proposed elevations plan. "... Amended plans ... showing the floor levels and moving the bungalow back by 1m to increase the separation to Whitehall. This means that the top corner of the main building would be 0.9m below the 25 degree line so well within the 45/25 degree test in the SPD ... "* For information only. A consultation response is not being sought. For: Mr J Clemmow and J Owen. No further comment, following a previous decision of no objection.
- b) **19/02638/FUL- 27 Sherwell Drive Alcester B49 5HA.** Proposed: Single storey rear extension, two storey side extension, entrance porch, render to first floor of extension, replace existing windows with grey uPVC and additional hardstanding to front of dwelling. Replacement of garage door with window. For: Mr Back. **NO OBJECTION**
- c) **Amendment 19/02327/FUL- 48 Hertford Road Alcester B49 6AZ.** Proposed: Erection of one dwelling. *Amendment- Car parking survey as requested by WCC Highways.* For: Mr A Turner. Any further observations on the amendment to Zoya Zulfiqar, SDC planner by 15 November 2019. **OBJECTION SUSTAINED** as the Traffic survey submitted does not satisfactorily address car parking issues and those raised by Warwickshire County Council about the potential for indiscriminate car parking.

- d) **19/02770/FUL- Garage Blocks Alauna Avenue Alcester.** Proposed: Demolition of 30 lock-up garages and construction of five dwellings and associated works. For: Prime UK Property Ltd. The Planning Committee had the following concerns- overdevelopment, inadequate parking provision including no allocation for visitors (Whilst it was noted that the agent, Mr S Bromley had confirmed at the Planning Committee meeting on 15 July 2019 that a Tracking plan had been undertaken, it does not seem to be evident within the application documents), inappropriate terracing effect that does not reflect the vernacular of the area, resident's concerns were also noted re shared access and any impact during the construction phase and we request a Construction Traffic Management Plan. It is noted that the garages are constructed partly of asbestos which was being monitored for deterioration until recently. Residents neighbouring the proposed development site have made the Committee aware that there may be land ownership issues which may impact the accessibility of the site and the Committee seeks reassurance on this point. The Committee would also like to be reassured that due process has been observed as there are reports that there are no site notices. It was therefore agreed to submit a **HOLDING OBJECTION**
- e) **Amendment 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. For Mixed Up Ltd. **OBJECTION SUSTAINED** as the Vehicle Tracking plan does not show the ability of vehicles to access parking spaces belonging to Property 3 and the visitor's spaces immediately each side of the site entrance. There are also concerns with respect to the proposed tandem parking.
- f) **19/02996/VARY- SIG Roofspace Alcester Heath Alcester B49 5JG.** Proposed: Variation of Conditions 2, 8, 10 and 15 to amend the plans to include a proposed 21-space staff car park within planning permission reference 17/03089/FUL (New side extension to northern elevation of principal building and variation of condition 2 attached to planning permission reference 17/00756/VARY to state 'The premises hereby approved shall not operate outside the hours: 0700 - 2300 Monday to Friday and 0700-1300 hours Saturday. There shall be no movement of materials within the areas of storage shown on drawing reference RS-F-EXT- Storage-01-RevF, including any movement of materials onto or off racking and storage areas hereby approved outside of the hours 0700-2100 hours Monday to Friday and 0700-1300 hours Saturday,(Originally granted planning permission under 14/01661/FUL for a change of use into Use ClassB2 (General Industry)). *There is a covering letter submitted with full details.* For: SIG Roofspace Ltd. The Committee discussed health and safety issues with staff vehicles entering the storage area of a working site. This was considered alongside the reality of lorries and cars trying to enter the site at a similar time and the impact on traffic on the A435. However, eventually it was agreed to submit a **HOLDING OBJECTION** subject to the following concerns being remedied: Condition 8- large vehicle movements to remain restricted to the hours of 7am-11pm. Request a further condition that access between 6.30- 7am is for cars only; Condition 15- request further information on the new planting provision and the potential impact on landscaping. It is noted that an area of storage will be removed to make way for the proposed car parking- where does the company plan to relocate this?

6. Pending applications

- a) **19/04278/FUL- Oversley Castle Wixford Alcester B49 6DH.** Proposed: **Oversley Castle** - Replacement dwelling with attached guest annex apartment, detached residential annex garden studio, garage and increase in associated garden land. Construction of stables and menage outside of domestic curtilage. For: Mr P Daniell. Comments due by 8 November. **NO OBJECTION** subject to the following conditions: Light pollution to be mitigated (The Committee should like to refer SDC to page 69 of the Design & Access Statement Section 5.13 External Lighting), improved access to the open countryside, concerns with respect to access by construction traffic from the A46- traffic management plan requested and the external colour of the property to reflect the current landmark status of this iconic building.

- b) **19/02475/FUL- Oversley Castle Wixford Alcester B49 6DH.** Proposed: **Former Greenhouse** - Proposed dwelling with detached residential annex 'Garden Studio' and garden store and increase in associated garden land (new design to those approved under 13/01140/FUL and 14/02968/VARY). Erection of an agricultural building outside of domestic curtilage. For: Mr S Taylor. Comments due by 8 November. **NO OBJECTION**

7. Notice of Decision

- a) **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. For: Mrs A Davies. **PERMISSION WITH CONDITIONS**

8. Correspondence

- a) Department of Transport- Town & Country Planning Act 1990- Section 247- Stopping Up of Highway at No 78 St Faiths Road Alcester Warwickshire B49 5AG- Notice of Order and copy of plan available for public inspection until 17 December 2019.
- b) South Worcestershire Development Plan Review – Preferred Options Paper public consultation from Monday 4th November to Monday 16th December 2019 and a revised version of the Local Development Framework. Committee Clerk to forward to Cllr M Cargill for information.

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 2 December 2019 at 7pm Globe House