



# ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON  
MONDAY 2 DECEMBER 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 Cllr A Foster

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

Mr G Phillips, Highbury Design Chartered Architects and Mr G Moss, MSC Planning gave an informal presentation on behalf of the property owner for a proposal for the conversion of The Swan, Swan Street. Outline proposal for a mixed use development was expressed to enhance and invest in the iconic Grade II listed building. The proposal comprises 4x commercial units on the ground floor class A1/A2 or B1 and 7x residential 2/3 bed units on the upper floors. An active street scene will be maintained (which may potentially help to reduce crime at Lloyds Bank cashpoint) without the requirement for any new entrances- The aim would be to soften the car park area to the rear of the property, possibly to include some amenity space. The 1980s additions will be removed to open up the internal courtyard, improving light levels. The hope would be to make a planning application before Christmas 2019.

Cllrs had questions about demand for commercial units as there are currently empty shops in the High Street, logistics for the parking provision for mixed use and disabled access to the residential units.

Following the presentation, Cllr A Foster left the meeting.

## **1. Apologies**

Cllrs G Forman and K Forbes

## **2. Declarations of Interest**

Cllr C Neal-Sturgess- item 4c) **19/02767/FUL- 4 White Lion Court Alcester B49 5DT.**

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

District Councillor M Cargill had nothing to report.

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

Minutes of previous meeting were approved.

## **5. Planning Applications**

- a) **19/03225/FUL- 83 Priory Road Alcester B49 5EA.** Proposed: Replacement of existing outbuilding. For: Mrs Roberts. Cllrs agreed to **SUPPORT** the application as it provided betterment to this heritage site.
- b) **19/03226/LBC- 83 Priory Road Alcester B49 5EA.** Proposed: Replacement of existing outbuilding. For: Mrs Roberts. Cllrs agreed to **SUPPORT** the application as it provided betterment to this heritage site.
- c) **19/02767/FUL- 4 White Lion Court Alcester B49 5DT.** Proposed: Single storey rear extension. For: Mr & Mrs D Tilley. Cllrs agreed that they had **NO OBJECTION** in principle but would request that the Planning Officer considers removal of further permitted development rights because the Town Council Planning Committee already consider this to be overdevelopment of this site.

## **6. Pending applications**

- a) **19/03102/FUL- Apple Barn Old Stratford Road Oversley Green B49 6PH.** **Proposed:** Conversion of an existing garage as ancillary accommodation. For: Mrs A Poole. **NO OBJECTION**
- b) **19/03187/TREE- 23 Bleachfield Street Alcester B49 5BB.** Proposed: -T1 willow - Reduce in height from 5metres to approximately 3metres. For: Mr J Broad. **NO OBJECTION**
- c) **19/03030/TPO- Alcester Tennis Club Moorfield Road Alcester.** Proposed: - T1 - willow - Re-pollard back to previous points. -T2 - horse chestnut - reduce epicormic growth and lateral growth up to 2 metres away from lights. -T3 - lime tree - Fell. -T4 - sycamore tree - Fell. -T5 - lime tree - Reduce epicormic growth and lateral growth up to 2 metres away from lights. For: Mr Swift. **NO OBJECTION**

- d) **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. *The following updated plans have been received: Updated elevations 21D and 31E, updated parking/landscaping layout 10P and swept path analysis Sk117A and further car park tracking plans have been provided to demonstrate vehicle movements.* For: Mixed Up Ltd. **OBJECTION WITHDRAWN** as the Planning Officer has addressed or conditioned most of the Planning Committee's objections.

**7. Notice of Decision**

None

**8. Correspondence**

- a) SDC, Planning Policy- British Telecom consultation. *The responses to SDC's consultation are due to be reported at Cabinet on 9 December 2019, a decision taken and BT notified before the consultation deadline of 12 December 2019.*
- b) Mr S Bromley, Bromley Planning- Proposed five houses at Garages site, Alauna Avenue, Alcester. (19/02770/FUL). *Further information received in the form of three amended drawings which had been submitted to the planning officer including a repositioned boundary at 26 Alauna Avenue. NB A vehicle tracking plan was submitted with the planning application and forms part of the Transport Statement in the Drawings Section after page 7.*

**9. Propositions to Council**

None

**10 Urgent Business at the discretion of the Chair**

**Alcester Neighbourhood Plan update-** SDC has received enquiries from the Independent Examiner, Mr R High, some of which needed to be addressed by the Town Council. The Clerk has responded.

**11 Exclusion of the Public**

**12 Date and time of next meeting**

Planning Meeting: Monday 6 January 2020 at 7pm Globe House