



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 6 JANUARY 2020 AT 7PM
GLOBE HOUSE, PRIORY ROAD, ALCESTER**

Present

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

In attendance

Ms S Duran, Deputy Town Clerk

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Mr G Hodge, 26 Alauna Avenue and Mr D Jefferies, 24 Alauna Avenue outlined their continuing concerns regarding the amended planning application **19/02770/FUL-Garage Blocks Alauna Avenue Alcester**. Mr Hodge was concerned about the refuse collection point being inadequate for the potential number of bins, delays in their subsequent removal and the possible impact on access to his property. Mr Jefferies felt that the amended application remained overdevelopment and all subsequent issues were as a result of this overarching problem. For example, lack of amenity space, a terracing effect which does not reflect the vernacular of the local area, concerns about the safety of pedestrians using the access road and the potential impact on parking in the local area given the size of the properties and the current proposed parking provision not withstanding a lack of visitor parking. Mr Jefferies had looked at the Alcester neighbourhood Development Plan and Housing Needs Surveys and observed that Alcester needed smaller 1-2 bed homes rather than the 3-4 bed homes proposed. As a neighbour of the proposed development, Mr Jefferies felt that their property would be overlooked, particularly as the development site sits on higher land. He also had concerns about right to light, inadequate storage provision of bins on collection day and the likely possibility of obstruction by bins following collection and access to his property together with traffic management issues during the potential construction phase.

1. Apologies

Cllr G Forman

2. Declarations of Interest

Cllr M Cargill- Item 5c)

3. Stratford District Councillor Report

District Cllr M Cargill had nothing to report.

4. Minutes of last Meeting

Minutes of previous meeting were approved

5. Planning Applications

- a) **19/02960/FUL- 17- 19 Priory Road Alcester B49 5DX**. Proposed: Demolish existing prefabricated stores, construct new storeroom, extend existing staff room. For: Karen Blick, Mitalby Ltd. Reassurance to be requested from the Case Officer to seek to avoid any potential obstruction of the entrance to Waitrose car park during the construction phase and to have the opportunity to have sight of the Traffic Management Plan but otherwise **SUPPORT**.
- b) **19/03389/FUL- 1 Wharrage Road Alcester B49 6QY**. Proposed: Proposed timber outbuilding and a new gate along the northern boundary. For: Mr C Howes. Provided that there is no damage to tree roots and sight lines are not affected by the new access **NO OBJECTION**.
- c) **19/03308/LBC- The Forge Oversley Castle Wixford Alcester B49 6DH**. Proposed: Retention of a mezzanine (Gallery) floor and installation of a new glass balustrade and provide a staircase. For: Ms C Sunderland. District Cllr M Cargill did not take part in the discussion or decision. **NO OBJECTION**
- d) **Amendment 19/02478/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 outside of domestic curtilage. For: Mr P Daniell.

Proposed manege has been removed from the proposals and updated plans for the proposed stables have been received. Certificate B has also been completed on the application form.

The application was reviewed with the amendments and the previous decision of NO OBJECTION was endorsed, together with the existing conditions, and provided that the Flood Risk Management drainage issue is addressed.

- e) **19/03423/ADV- McDonalds Oversley Mill Services Alcester Bypass Alcester B49 6PQ.** Proposed: The installation of 4no new digital freestanding signs and 1no 15" digital booth screen. For: McDonald's Restaurants Ltd. **NO OBJECTION**
- f) **Amendment 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. *Revised documents received: Location site plan, floor plans, elevations, CIL form.* The application was reviewed with the amendments and the previous decision of **OBJECTION** was sustained with additional comments as follows: An accurate, detailed and to scale site plan is required, the visual changes are a retrograde step, concerns have been raised by residents in terms of overlooking, inadequate bin storage provision and potential issues of obstruction on bin collection days. Whilst acknowledged that this is not a planning matter, the committee are aware of land ownership issues in terms of the proposal.
District Cllr M Cargill is to speak with the Case Officer in terms of the amended inferior design of the proposed properties.
- g) **Amendment 19/02721/FUL- Eddystone Broadcast Ltd 26 Tything Road West Kinwarton Alcester B49 6EP.** Proposed: Erection of side and rear extensions and revised car parking layout. For: Mr I Casselden, Eddystone Broadcast Ltd. *Amended plans have been received removing one of the extensions and amending the parking layout. As a result the description of development has been amended to read ""Erection of side and rear extensions and revised car parking layout".* **NO OBJECTION.**
- h) **19/03473/LBC & 19/03471/FUL- Rose Cottage Kings Coughton Alcester B49 5QF.** Proposed: Replacement of existing rear extension with oak framed rear extension. For: Mr & Mrs Haines. **NO OBJECTION**
- i) **19/03525/DEM11- Garages South of Castle Road Alcester.** Proposed: Demolition of sectional concrete garages and hard standing. For: J Westwood, Mixed Up Ltd. Subject to the conditions imposed by the Environmental Health Officer, **NO OBJECTION.** There are concerns that there may be asbestos present on site.

6. Pending applications- interim decisions agreed by email meeting

- a) **19/01723/LBC & 19/01722/FUL- Alcester Unionist Club 46 - 48 High Street Alcester B49 5AB.** Proposed: Application to replace three ground floor UPVC windows and remaining ground floor windows with timber sash windows, lower cill of proposed windows and infill sections under windows and replacement roof covering (Resubmission of 18/02514/FUL and 18/02515/LBC). For: Ms J Barley, Alcester Unionist Club. Comments due by 17 December 2019. No further comments.
- b) **19/03365/LBC & 19/03364/FUL- 57 Priory Road Alcester B49 5EA.** Proposed: A replacement single storey extension and downstairs WC. For: Mr & Mrs R Hunter. Comments due by 2 January 2020. Case Officer: Catherine Gibbons. **NO OBJECTION**
- c) **19/03373/TREE- 57 Priory Road Alcester B49 5EA.** Proposed: -T1 - oak - Crown reduction. For: Mr & Mrs R Hunter. Comments due by 3 January 2020. Case Officer: Catherine Gibbons. **NO OBJECTION**

7. Notice of Decision

- a) **19/02610/FUL- Coniston Evesham Street Alcester B49 5DS.** Proposed: Make flat roof of current sunroom into a balcony for master bedroom with glass / clear perspex barriers. Change window of master bedroom into a door using existing width of aperture. For: Mrs N Fletcher. **PERMISSION WITH CONDITIONS**

- b) **19/02638/FUL-27 Sherwell Drive Alcester B49 5HA.** Proposed: 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 (part retrospective). For: Mr Back. **PERMISSION WITH CONDITIONS**
- c) **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. **PERMISSION WITH CONDITIONS**
- d) **19/02814/LDP- 39 Newport Drive Alcester B49 5BL.** Proposed: Erection of single storey rear conservatory. For: Mr and Mrs Griffith. **CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT**
- e) **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: J Clemmow & J Owen. **APPLICATION WITHDRAWN**
- f) **19/03187/TREE- 23 Bleachfield Street Alcester B49 5BB.** Proposed: -T1 willow - Reduce in height from 5metres to approximately 3metres. For: Mr J Broad. **CONSENT WITH CONDITIONS**

8. Correspondence

- a) SDC, Planning and Housing- Notification of appeal- Application Reference 19/02169/FUL (Garages South of Castle Road, Alcester)- Planning Inspectorate Reference Number: APP/J3720/W/19/3239944. Written representations required by 7 January 2020. The Town Council Planning Committee had previously raised an objection and no further comment is required.
- b) Mrs L Nicholson, Stansgate Planning- Proposed construction of four new dwellings on the garage court south of Castle Road- SDC Planning reference 19/02169/FUL- Planning Inspectorate appeal reference APP/ J3720/W/19/3239944. For information.
- c) Mr T Wyer, resident- Freedom of Information Act- Planning Applications and disabled access. The Town Clerk has dealt with this correspondence but wished the Planning Committee to be aware when new planning applications for alterations to shops come forward.
- d) Warwickshire County Council- Warwickshire Minerals Plan Submission for examination - Specific & General Consultation Bodies- *Notification that the County Council submitted the Warwickshire Minerals Plan 2018 Submission to the Secretary of State for independent examination on 29 November 2019.* For information. Committee Clerk to forward the email to Cllr M Bowe.
- e) Warwickshire County Council (WCC), Communities, Planning & Delivery- Application by WCC under the Town and Country Planning General Regulations 1992 (Regulation 3). Proposal: To create and manage 3 no. wildlife ponds on farmland as part of the Warwickshire, Coventry and Solihull Great Crested Newt strategy. Location: Oversley Hill Farm, Oversley Green, Alcester B49 6LR. Observations required by 10 January 2109. Committee Clerk to scan and send letter to cllrs. **SUPPORT.**

9. Propositions to Council

None

10 Urgent Business at the discretion of the Chair

None

11 Exclusion of the Public

None

12 Date and time of next meeting

Planning Meeting: Monday 27 January 2020 at 7pm Globe House