



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 27 JANUARY 2020 AT 7PM
GLOBE HOUSE, PRIORY ROAD, ALCESTER**

Present

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

In attendance

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

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Mr & Mrs D Tilley, 4 White Lion Court attended with respect to planning application **19/02775/FUL- 4 White Lion Court Evesham Street** (Proposed: Side extension to create garage). The Chair, Cllr C Neal-Sturgess withdrew from the meeting until item 5 as he had declared an interest in this application. The Vice-Chair, Cllr M Bowe therefore took the Chair. Mr Tilley wanted to reassure the Planning Committee about the following: the garage is required for security purposes only, it is set back from the house into the garden and does not impact on the current parking provision and it is designed to look like it was always there. Mr Tilley therefore politely requested that the Planning Committee withdrew their objection.

Following this information, it was agreed to bring item 12a) review of 19/02775/FUL-4 White Lion Court forward. (See item 12a)

1. Apologies

Cllrs V Blake, K Forbes and G Forman

2. Declarations of Interest

Cllr T Forman- Item 5a

Cllr M Cargill- Item 5b

Cllr C Neal-Sturgess- Item 12a)

3. Stratford District Councillor Report

District Cllr S Juned reported that the SDC Supplementary Planning Document (SPD) Part V: Climate Change Mitigation and Adaption was out for consultation (see Item 10a). The Community Infrastructure Levy (CIL) is also being changed to an Infrastructure Funding Statement.

District Cllr M Cargill reported that the Croft Lane Power Station application would be coming forward again in March with various changes but the documentation remained of poor quality. It will go to SDC Planning Committee. District Cllr Cargill was very disappointed that planning application **19/03102/FUL- Apple Barn Old Stratford Road Oversley Green** (Proposed conversion of an existing garage as ancillary accommodation) was refused in spite of various discussions with the case officer. It is likely to go to appeal.

4. Minutes of last Meeting

Minutes of previous meeting were approved.

5. Planning Applications

- a) **19/03580/FUL- Oversley Mill Services Alcester Bypass Arrow B49 6PQ.** Proposed: Proposed redevelopment of existing Petrol Filling Station, comprising of a replacement shop/canopy, new pumps/pipework, car/jet wash area, extended car park and new Coffee Drive Thru store. For: Mr Brown. Cllrs had serious concerns regarding the following: Road safety issues- traffic flow of cars and HGVs through an already busy site and lack of provision of disabled bays at Electric charging points (ECPs). In line with the emerging Referendum version of the Alcester Neighbourhood Development Plan Policy EC 5 (which now carries considerable weight in the planning process), cllrs would like to request an impact assessment of this business from SDC. Cllrs are both surprised and disappointed that there are no solar panels associated with this application considering SDC are currently consulting on the SPD Part V: Climate Change Mitigation and Adaption. District Cllr Juned mentioned that there are grants available from both Fastnet and Gridserve to assist. **OBJECTION.**

- b) **19/03526/FUL- Land Adjacent to Mill House Kings Coughton.** Proposed: Demolition of storage building (B8), the breaking up and removal of the concrete slab and the removal of the palisade fence to facilitate the change of use of land from agriculture/land part used for the storage caravans (use class B8) to residential (use class C3) in the form of a detached dormer bungalow and garage with wildflower meadow along with all other associated works. For Mr T Turner. Whilst acknowledging that this is development in the green belt, it was agreed that the site would be improved as a result of the development proposal in terms of the aesthetic- it would open up the green belt, improvement to the public footpath, addition of a wildflower meadow for local school visits and reduction in traffic without the caravan storage provision. It was questioned whether there was any harm as the proposal is adjacent to a listed building. However, generally it was agreed to offer **NO OBJECTION.**

6. Pending applications

None

7. Notice of Decision

- a) **19/02767/FUL- 4 White Lion Court Alcester B49 5DT.** Proposed: Single storey rear extension. For: Mrs & Mrs D Tilley. **PERMISSION WITH CONDITIONS**
- b) **19/03373/TREE- 57 Priory Road Alcester B49 5EA.** Proposed: -T1 - oak - 30% crown reduction pruning back to previous pruning points. For: Mr & Mrs R Hunter. **CONSENT WITH CONDITIONS**
- c) **19/03030/TPO- Alcester Tennis Club Moorfield Road Alcester.** Proposed: - T1 willow - Re-pollard to just above previous pollard points. Strip ivy from pollard heads to ensure re-growth. -T2 horse chestnut - reduce epicormic growth and lateral growth to provide up to 2 metres clearance of floodlight. -T3 lime tree - Fell. -T4 sycamore tree - Fell. -T5 lime tree - Reduce epicormic growth and lateral growth to provide up to 2 metres clearance from flood light. For: Mr Swift. **CONSENT FOR ARBORICULTURAL WORKS**
- d) **19/03226/LBC- 83 Priory Road Alcester B49 5EA.** Proposed: Replacement of existing outbuilding. For: Mrs Roberts. **CONSENT GRANTED WITH CONDITIONS**
- e) **19/03225/FUL- 83 Priory Road Alcester B49 5EA.** Proposed: Replacement of existing outbuilding. For: Mrs Roberts. **PERMISSION WITH CONDITIONS**
- f) **19/03158/LBP- 31 High Street Alcester B49 5AF.** Proposed: Internal redecorations to ground floor shop, including: removal of card shop finishes and fittings; repair skirting and reinstate to match historic, where lost; remove modern window boarding and bars, repair windows panes and repaint windows white; remove non-original suspended ceiling within rear range; replace existing modern wall linings to front range with plasterboard and skim, reusing existing fixings where possible; paint walls and ceilings white; and replace toilet and sink. For: Mr S Parkinson. **CERTIFICATE OF LAWFULNESS OF PROPOSED WORKS**
- g) **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. **CONSENT GRANTED WITH CONDITIONS**
- h) **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. **PERMISSION WITH CONDITIONS**
- i) **19/03525/DEM11- Garages South of Castle Road Alcester.** Proposed: Demolition of sectional concrete garages and hard standing. For: Mr J Westwood, Mixed UP Ltd. **PRIOR APPROVAL IS NOT REQUIRED**
- j) **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. **CONSENT GRANTED WITH CONDITIONS**

8. Brief update on Allimore Lane development sites.

The Case Officer, Louise Koelman had been in correspondence with the Town Clerk and mentioned she had received a couple of recent queries on the northern site- a variation of house types on a couple of plots and confirmation regarding discharge of some conditions. It would appear that Bloors are almost ready to proceed.

However, on the southern site, the revised layout plans are with Warwickshire County Council (WCC) Highways for approval and the application will then come back to the Town Council. L & Q (who took over Gallaghers) plan to market the site once this consent is obtained with a view to the successful housebuilder then submitting full details of house types etc. Cllrs were reminded that development cannot start on the northern site until planning permission has been granted on the southern site.

9. Alcester Neighbourhood Development Plan Update

Following completion of the independent examination of the Submission version of the Neighbourhood Development Plan (NDP), the external examiner has made various recommendations in his report. The recommendations will be discussed at a meeting of the Alcester NDP Steering Group on Thursday 30 January. If the recommendations are agreed, the NDP will be amended in preparation for a referendum organised by SDC. In addition, all households in the parish will receive a Summary Document from the Town Council outlining the policies on which they will be asked to vote at referendum. The NDP already carries considerable weight as a material consideration in the planning process. Following referendum, it will carry substantial weight but only once formally adopted by SDC will it carry full weight when considering planning applications.

10. Correspondence

- a) SDC, Planning Policy- Development Requirements Supplementary Planning Document (SPD) Part V: Climate Change Mitigation and Adaptation. Notification of Public Consultation: Thursday 9 January to Friday 21 February 2020.

District Cllr Juned, Chair of SDC Climate Emergency Task & Finish Group, outlined the background and current position with the SPD. A recent planning application in Shottery had revealed a lack of enforcement in terms of climate change mitigation. In addition, there has been a change in government policy and various professional bodies felt there was a lack of clarity. The Climate Change Act 2008 puts a duty on planning authorities to include climate change mitigation and adaptation policies. SDC will review the local plan later this year but a more immediate 'patch' for interim new development was required leading to the swift publication of the SPD which is currently out for consultation. The SPD puts a requirement on developers, based on best guidance, as to what could be done in house planning on both private and commercial land. It sets out 5 principles which developers must pay attention to and provides helpful checklists. The five principles are: increasing accessibility, improving energy efficiency, adapting to higher temperatures, mitigating flood risk and mitigating biodiversity loss. SDC Building regulations will also be updated to aid enforcement.

It was agreed that councillors will read the SPD and provide comments by email to the Committee Clerk by Friday 7 February. Responses will then be collated and circulated in preparation for a formal response to be agreed at the next Planning Committee meeting on 17 February 2020. It was agreed this evening that the 5 principles would be supported in principle.

- b) Worcestershire Minerals Local Plan Submission and Mineral Site Allocations DPD Call for Sites. Notification of submission of the Minerals Local Plan to the Secretary of State. The call for sites will run from 16 January 2020 to 13 March 2020. Cllrs agreed that no response was required.

11. Propositions to Council

None

12 Urgent Business at the discretion of the Chair

- a) **Correspondence from SDC Case Officer re 19/02775/FUL- 4 White Lion Court Alcester B49 5DT.** Proposed: Side extension to create garage. For Mr & Mrs D Tilley. The Town Council were asked to consider withdrawing their objection, following various reassurances on parking and future use of the garage. After a brief discussion, it was unanimously agreed to advise SDC that the objection would be withdrawn.

b) **Notification of 19/02327/FUL- 48 Hertford Road Alcester B49 6AZ for consideration at Planning Committee B on 5 February 2020.**

Proposed: Erection of one dwelling. For: Mr A Turner. The Case Officer recommends that the application be granted. The Town Council would be required to defend its objection at SDC Planning Committee. There was much discussion as to whether the Town Council's objections had been overcome. WCC Highways original objection has been overturned so weakens the argument significantly. A vote was required, 5 cllrs agreed to withdraw the objection with one abstention. Committee Clerk to advise SDC that the objection would be withdrawn.

13 Exclusion of the Public

None

14 Date and time of next meeting

Planning Meeting: Monday 17 February 2020 at 7pm Globe House