



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 17 FEBRUARY 2020 AT 7PM
GLOBE HOUSE, PRIORY ROAD, ALCESTER**

Present

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

In attendance

Ms S Duran, Deputy Town Clerk and Cllr G Forman

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None.

1. Apologies

Cllr M Hempell, V Blake and District Cllr S Juned

2. Declarations of Interest

Cllrs G & T Forman- Item 5f)

3. Stratford District Councillor Report

District Cllr M Cargill reported that following public consultation, the SDC Site Allocations Plan designed to accompany the Core Strategy 2011-2031 is currently in abeyance due to issues over reserved sites at Southam.

Cllr Neal-Sturgess asked Cllr M Cargill to check whether SDC Enforcement had a statutory obligation or whether it was discretionary.

4. Minutes of last Meeting

Minutes of previous meeting were approved at Full Council.

5. Planning Applications

- a) **20/00166/FUL- 10 Elm Drive Oversley Green B49 6PJ.** Proposed: New pitched roof to garage with attic bedroom. For: Mr R Kesterton Renstone. Cllrs were concerned that the new proposal would result in overlooking and that the 25 and 45 degree rules would be breached. **OBJECTION**
- b) **20/00215/LBC- Three Gables Mill Lane Oversley Green B49 6LF.** Proposed: Internal alterations to create a new kitchen/dining area with new external doors, and single storey front extension. For: Mr & Mrs Jacques. Cllrs felt that the new patio doors did not reflect the vernacular of the remainder of the building. **OBJECTION**
- c) **20/00214/FUL- Three Gables Mill Lane Oversley Green B49 6LF.** Proposed New external doors and single storey extension to front. For: Mr & Mrs Jacques. Cllrs felt that the new patio doors did not reflect the vernacular of the remainder of the building. **OBJECTION**
- d) **20/00052/LBC- 19A High Street Alcester B49 5AE.** Proposed: Like-for-like replacement of two existing timber box sash windows in the front (south east) elevation. For: Mrs J A Walker. **NO OBJECTION**
- e) **Amendments 19/03473/LBC & 19/03471/FUL- Rose Cottage Kings Coughton Alcester B49 5QF.** Proposed: Replacement of existing rear extension with oak framed rear extension. *Amended info includes Drawing Number: 39322-2 Rev A inset of proposed extension and more details of materials provided.* For: Mr & Mrs Haines. No further comment required.
- f) **Amendment 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. *Following comments by the Town Council, the applicant has provided an amended proposed site layout plan and an amended proposed roof plan. Amongst other things, these incorporate an accessible EVCP bay and solar panelling.* For: Mr Brown. Cllrs would like to see more detailed plans and an impact assessment as requested. **OBJECTION SUSTAINED**
- g) **20/00340/FUL- 20 Sherwell Drive Alcester B49 5HA.** Proposed: Two storey extension to side of property. Part single storey extensions to front and rear. For: Mr N Ford. **NO OBJECTION**

6. Pending applications

White Lion Evesham Street Alcester B49 5DS. Proposed: Variation of condition 2 (approved plans) of 16/02635/FUL to change fenestration. For: Mr J Westwood, Prestbury No 2. Comments due by 17 February 2020. **NO OBJECTION**

7. Notice of Decision

- a) **19/03364/FUL & 19/03365/LBC- 57 Priory Road Alcester B49 5EA.** Proposed: A replacement single storey extension and downstairs WC. For: Mrs & Mrs R Hunter. **WITHDRAWN**
- b) **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)). For: Roofspace Solutions Ltd. **REFUSAL**
- c) **19/03102/FUL- Apple Barn Old Stratford Road Oversley Green B49 6PH.** Proposed: Proposed conversion of an existing garage as ancillary accommodation. For: Mrs A Poole. **REFUSAL**
- d) **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. **PERMISSION WITH CONDITIONS**
- e) **19/02775/FUL- 4 White Lion Court Alcester B49 5DT.** Proposed: Side extension to create garage. For: Mr & Mrs D Tilley. **PERMISSION WITH CONDITIONS**
- f) **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. **PERMISSION WITH CONDITIONS**
- g) **19/01723/LBC- 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. **CONSENT GRANTED WITH CONDITIONS**
- h) **19/02327/FUL- 48 Hertford Road Alcester B49 6AZ.** Proposed: Erection of one dwelling. For: Mr A Turner. **PERMISSION WITH CONDITIONS**

8. Alcester Neighbourhood Development Plan Update- The Alcester Neighbourhood Plan Steering Group agreed the recommendations by the Independent Examiner at a meeting on 30 January 2020. The Plan has now been updated and forwarded to SDC. Subject to approval by the Ward Member, Cllr M Cargill, the Plan will go forward to Referendum. Costs are met by SDC. Date TBC. A Summary document is being drafted by the Town Council which will go to every home in the parish.

9. Response to SDC - Development Requirements Supplementary Planning Document (SPD) Part V: Climate Change Mitigation and Adaptation. It was agreed to strongly support the 5 principles as follows:

Reducing greenhouse gas emissions:

- Principle 1: Increasing accessibility - reducing the need to travel by private car
- Principle 2: Improving energy efficiency

Implementing adaptation and mitigation measures:

- Principle 3: Adapting to higher temperatures
- Principle 4: Mitigating flood risk
- Principle 5: Mitigating biodiversity loss

Committee Clerk to respond.

10. Correspondence

- a) WALC- Planning Briefing Event - Saturday 7 March 2020. Understanding and responding to Planning Applications with Neal Pearce of Avon Planning Services. Marston Green Parish Hall 9.30am- 1.30pm. To be circulated to the more recent members of the Planning Committee.

11. Propositions to Council

None.

12 Urgent Business at the discretion of the Chair

None.

13 Exclusion of the Public

None.

14 Date and time of next meeting

Planning Meeting: Monday 9 March 2020 at 7pm Globe House