



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 9 MARCH 2020 AT 7PM
GLOBE HOUSE, PRIORY ROAD, ALCESTER**

Present

Cllrs C Neal-Sturgess, M Cargill, K Cargill, M Hempell and V Blake

In attendance

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

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None.

1. Apologies

Cllrs T Forman, M Bowe, K Forbes and G Forman

2. Declarations of Interest

None

3. Stratford on Avon District Councillor Report

District Cllr M Cargill reported that the Croft Lane Power Station planning application will possibly come before SDC Planning Committee on 18 March 2020. District Cllr S Juned has also had some input into SDC's decision making process.

Cllr Juned commented that plans are often difficult to read on the portal. Cllr Cargill said that this had been raised before and often it is the quality of the submitted plans. Cllr Cargill asked the Committee Clerk to raise this again with SDC Planning Department.

4. Minutes of last Meeting

Minutes of previous meeting were approved at Full Council.

5. Planning Applications

- a) **20/00380/FUL- 33 Alauna Avenue Alcester B49 6AW.** Proposed: Demolition of existing, single storey out buildings. Erection of new, single storey, garage and utility area to side. For: Mr S Every. **NO OBJECTION**
- b) **20/00483/FUL- 1 Fairwater Crescent Alcester B49 6QX.** Proposed: First floor side extension. For: Mr & Mrs D Randle. **NO OBJECTION** but it was noted that bedroom 4 appears on the plans- unsure whether 3 or 4 bedroom property intended?
- c) **20/00572/DDT- The Rectory 19 Butter Street Alcester B49 5AL.** For information only- Proposed: -T1 Scots pine - Fell (Storm damaged and insufficient crown left to retain. Replacement planting required). Notification has been received in relation to dead/dangerous tree/s at the above address. As the tree/s are dead/dangerous there is no requirement to go through the Conservation Area Notification for tree works (6 week process)/TPO application process. For: Mrs A Gittus. **NOTED**
- d) **Amendment 19/03471/FUL- Rose Cottage Kings Coughton Alcester B49 5QF.** Proposed: Replacement of existing rear extension with oak framed rear extension. *Drawing Number: 39322-2 Rev B removal of black braces. For information only- no consultation response sought.* For: Mr & Mrs Haines. **NOTED**
- e) **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. *Amendments include amended garage elevations, existing and proposed photomontages from viewpoints and a Heritage Statement Addendum.* For: Mr P Daniell. The Committee had previously offered no objection subject to various conditions being addressed in responses to SDC on 5 November 2019 and 7 January 2020, and is disappointed that these requests have not been considered.
- f) **Amendment 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. *Amendments include amended proposed elevations reducing roof height, existing and proposed photomontages from viewpoints and a Heritage Statement Addendum* For: Mr S Taylor. No further comments required- previously **NO OBJECTION**.

6. Pending applications

20/00166/FUL- 10 Elm Drive Oversley Green B49 6PJ. Proposed: New pitched roof to garage with attic bedroom. For: Mr R Kesterton Renstone. Following correspondence from the Case Officer, Lindsey Young, the Town Council agreed by email meeting to withdraw its objection.

7. Notice of Decision

a) **19/02960/FUL- 17- 19 Priory Road Alcester B49 5DX.** Proposed: Demolish existing prefabricated stores, construct new storeroom, extend existing staff room. For: Ms K Blick, Mitalby Ltd. **PERMISSION WITH CONDITIONS**

8. Planning Briefing- Listed Buildings- Cllr M Bowe- Postponed until the next meeting.

9. Alcester Motor Show- Commercial Market Licence Application- Sunday 19 July 2020. APPROVED.

10. Correspondence

a) Warwickshire County Council- Grant of proposal to create and manage 3 no. wildlife ponds on farmland as part of the Warwickshire, Coventry and Solihull Great Crested Newt conservation strategy at Oversley Hill Farm, Oversley Green, Alcester B49 6LR. *Noted*

b) Stratford on Avon District Council (SDC) Planning Committee Notification- 19/02770/FUL Garage Blocks Alauna Avenue Alcester (Planning Committee B- Wednesday 4 March). *Cllr M Cargill attended and made representation in objection to this planning application at the SDC Committee meeting. Concerns raised included bin storage, fire safety and access issues during the construction phase as well as for emergency services. The decision by SDC was to grant planning permission with conditions. As the Supplementary Planning Document on Climate Change Adaptation and Mitigation now carries some weight, various conditions were imposed including the use of air source heat pumps and the provision of electric vehicle charging points and bike racks.*

c) Bloor Homes- Land off Allimore Lane, Alcester (Northern Area). *Update on ongoing works for development of 160 homes- clearing vegetation and tree removal within the highway verge on the Birmingham Road frontage prior to construction of the main access to the site and, in conjunction with ecologists, vegetation reduction to prepare the ground for the slow-worm translocation exercise. It is anticipated that infrastructure works will commence in June/July 2020.*

d) SDC- SN/202/197 New Street Name Consultation - Land North of Arden Forest Industrial Estate, Arden Road, Alcester. *The proposed road name of Arden Forest Way was proposed by the applicant (via SDC) and this was agreed. Clerk to confirm to SDC.*

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 30 March 2020 at 7pm Globe House