



# ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON  
MONDAY 20 JULY 2020 AT 7PM  
BY VIDEO CONFERENCE**

**For the health and well-being of our community, as a result of the Covid-19 crisis and following the instruction of the Prime Minister's address on 23<sup>rd</sup> March 2020, Planning Committee meetings have been held by email. On this occasion the Planning Committee meeting was held remotely using Zoom software.**

## **Present**

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

## **In attendance**

Ms S Duran, Deputy Town Clerk and Cllr G Forman

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

None.

### **1. Apologies**

Cllrs K Forbes and M Hempell were absent.

### **2. Declarations of Interest**

Cllrs C Neal-Sturgess, K Cargill and V Blake declared an interest with respect to item 4b on the agenda.

### **3. Minutes of last Meeting**

Minutes of previous meeting were approved at April Full Council via Zoom.

### **4. Planning Applications**

- a) **20/01523/FUL & 20/01524/LBC- The Swan Swan Street Alcester B49 SDP.** Proposed: Change of use from Hotel (C1) to a mixed-use scheme comprising ground floor commercial units (A1, A2, A3, A4 or B1a) and 7 residential units together with internal and external alterations and associated works including demolition. For: Mr J Broadhurst Alexander Group Ltd. Cllr M Bowe gave an overview of the application as he had hard copies of the complex plans. The Planning Statement and Statement of Significance fully covers the proposal. Marketing of the The Swan had been undertaken since January 2019 with no interest in preserving the property as a hotel. The proposal meets requirements set out in the Alcester Neighbourhood Plan.

Whilst the Committee would like to support this application in principle, it was felt that several technical issues had been raised in SDC officer's reports which would need to be addressed and resolved by the developer. In addition, the issue and impact of A4 class use (Drinking establishment with expanded food provision) would also need to be assessed regarding other businesses in the town. As such, it was agreed to submit a **HOLDING OBJECTION**

- b) **20/01500/FUL- Land off Eclipse Road Alcester.** Proposed: Construction of a section of road between Eclipse Road and the Bloor Homes Development at Land North of Allimore Lane. For: Mr J Bryan Bloor Homes. The Chair, Cllr C Neal-Sturgess, and Cllrs K Cargill and V Blake, having declared an interest with respect to this item, left the meeting. Cllr M Bowe took the chair. This application has been brought forward by Bloors who have now purchased both parcels of land (north and south) on Land north of Allimore Lane. They wish to change the location of their show homes to plots in the southern part of the northern parcel of land. Planning permission for Reserved Matters is still pending on the southern parcel of land. Works cannot start here until flood mitigation measures have been put in place on the northern parcel of land.

Residents objections were considered- these mainly centred around parking by students at Alcester Grammar School on Eclipse Road. As access from Eclipse Road via the fallow green space has always been proposed for access to the Allimore Lane development, a decision of **NO OBJECTION** was agreed- proposed by Cllr M Cargill and seconded by Cllr T Forman.

Cllr C Neal-Sturgess, and Cllrs K Cargill and V Blake returned to the meeting and Cllr Neal- Sturgess resumed chairmanship.

- c) **20/01667/FUL- Garage block Hertford Road Alcester**. Proposed: Demolition of 24 lock up garages and construction of four dwellings and associated works. For: Prime UK Property Ltd. The Committee had serious concerns about the following issues: Overdevelopment of the site, very narrow access road to the site, height of the dwellings not referencing the vernacular of the area, fire safety/exit issues from the top floor, provision of adequate bin storage (SDC allows 3 bins per household), quality of design complying with both CS9 in the Core Strategy and Policy HBE 8 in the Alcester Neighbourhood Development Plan.

Whilst acknowledged that this is not a planning matter, the committee are aware of potential access issues to existing properties with respect to the proposal. The Committee would seek reassurance on this point. A decision of **OBJECTION** was agreed.

- d) **20/01706/FUL- 14 Springfields Road Alcester B49 6BN**. Proposed: Single story rear extension to kitchen (resubmission of 20/01029/FUL). For: Miss A Clairie.  
**NO OBJECTION**

**5. Notice of Decision**

- a) **20/01065/FUL- 38 Alauna Avenue Alcester B49 6AN**. Proposed: Single storey rear extension. For: Mr Nick Rose. **PERMISSION WITH CONDITIONS**

**6. Propositions to Council**

None

**7. Urgent Business at the discretion of the Chair**

None

**8. Exclusion of the Public**

**9. Date and time of next meeting**

Monday 27 July 2020 at 7pm via Zoom

*Sarah Duran*

**Assistant Town Clerk to Alcester Town Council**