



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 27 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 23rd March 2020, Planning Committee meetings have been held by email. On this occasion, the Planning Committee meeting will be held remotely using Zoom software and recorded using Zoom software.

Present

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

In attendance

Ms S Duran, Deputy Town Clerk, Cllrs G Forman, K Greenaway and E Wilson

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Five households attended the Zoom meeting. Questions from residents were also sent electronically for Cllrs to consider ahead of the meeting.

Mr & Mrs A Noon, Tresham Court, Kings Coughton, Mrs C Taylor, The Grindles, Kings Coughton, Mr R McMaster, Abbey Close, Alcester spoke in objection to the Aldi food store planning application (see below). A statement in objection was also read out by the Chair from Shaila Premchand, 3 Willoughby Close, Kings Coughton.

Objections centred around location of the store in such a small village, grave concerns about increased traffic and road safety on an already busy road (a Transport Assessment had been personally commissioned by Mr & Mrs Noon which conflicted with that undertaken on behalf of Aldi), more HGVs and traffic flow in such close proximity to a roundabout- especially taking into consideration the existing problems with Roofspace Solutions, an increase in capacity at Arden Industrial Estate and the new housing development on land north of Allimore Lane, loss of amenity for neighbouring property, noise pollution, air pollution (A435 was identified in the Warwickshire Local Transport Plan 2011), concerns for the viability and vitality of Alcester town centre. Mrs N Knapman, 63 Priory Road, Alcester added her concerns about the adverse impact on such a small community including road vibrations, residents' quality of life, the proposed three lanes on the A435 and HGVs turning right out of the site to go north.

District Cllr M Cargill had a query relating to the independent Transport Assessment regarding traffic stats for the Amazon site at Redditch Gateway and Mrs Noon will forward the information.

A G E N D A

1. Apologies

To receive apologies- omitted. The Clerk had received advance apologies from Cllrs D Henderson and A Foster

2. Declarations of Interest

Omitted

3. Minutes of last Meeting

Minutes of previous meeting to be approved- omitted.

4. Planning Applications

5. [20/01587/FUL](#)- Broad Lane Caravans Kings Coughton Alcester B49 5QD.

Proposed: Demolition of existing structures and erection of a Class A1 food store with new vehicular access/egress to Birmingham Road, new internal vehicular access road, car parking, servicing area, and hard and soft landscaping. For: Aldi Stores Ltd.

Cllrs were each given an opportunity to speak. Generally, it was felt that whilst there were some positive aspects for Alcester residents in having an Aldi store close by, the re-development of a brownfield site, creation of job opportunities and

energy saving initiatives that these were outweighed by the unsuitable site location. The proposed store would be on a busy section of the A435 very close to a roundabout. This is one of the busier roads in the area. For reference, the A435 is designated as part of the country's Major Road Network demonstrating the importance and projected volumes of traffic. The Transport Assessment indicates the creation of three lanes at this location and a question to Aldi would be how would they intend to achieve that?

Aldi have proposed a standard store not allowing for the green belt location in a very small village with no services. This proposal fails to meet any of the criteria for development within the green belt and no special circumstances have been forwarded. The plan shows that the store itself is located very close to the pavement/road, is highly visible and the visual impact would be significant. There are no proposed landscaping mitigation measures. This is in stark contradiction to the enforcement measures imposed on the Roofspace Solutions site where maintenance and improvements to the existing hedge were conditioned in the applications. The proposal is not compliant with SDC SPD Part 5- CS3 Sustainability as solar panels have not been included. There are also concerns about noise pollution- both from HGVs on the A435 and from fridge units onsite. There are serious concerns about loss of amenity to the neighbouring property.

Whilst Aldi have proposed that the store could be accessed by bicycle, in reality this is considered too dangerous. Pedestrian and cycle use was considered two years ago as part of a WCC 'Safer routes to school' scheme but was not taken forward as the safety of the children could not be guaranteed.

Some cllrs felt that the proposed store was in fact unlikely to have an impact on the town centre- or on Waitrose or Simply Fresh as these stores attracted a different clientele. Cllr M Bowe felt that cllrs had been flooded with information- some of which was incorrect. Based on the SDC SPD- there were errors in Aldi's car parking calculations. Cllr Bowe felt that if Aldi were to achieve their business plan in 12 months the site would be quickly overwhelmed. The Aldi proposal does not take into consideration the unanticipated Covid19 health crisis and the detrimental impact on town centre businesses generally and which now should be strongly supported.

Taking into account the comments by those residents attending and based on the discussions above, a unanimous decision of **OBJECTION** was agreed.

6. Notice of Decision

None

7. Propositions to Council

None

8. Urgent Business at the discretion on the Chair

None

9. Exclusion of the Public

10. Date and time of next meeting

TBC

Sarah Duran
Assistant Town Clerk to Alcester Town Council