



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 27 AUGUST 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. It is hoped, moving forward, that meetings will be held remotely using Zoom software.

Present

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

In attendance

Ms S Duran, Deputy Town Clerk and Cllr G Forman

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None.

1. Apologies

Cllr K Forbes absent- no apology received.

2. Declarations of Interest

Item 4a) Cllrs Neal-Sturgess, V Blake and K Cargill.

Please note: All items on the agenda excluding 4a) were taken with Cllr Neal-Sturgess in the Chair. It was agreed to take item 4a) out of order and place at the end of the meeting so that cllrs could then leave the meeting. Cllrs were notified of the outcome of the decision by email after the meeting.

3. Minutes of last Meeting

Minutes of previous meeting had been approved at Full Council on 4 August 2020.

4. Planning Applications

a) 20/01543/VARY- Land North of Cold Comfort Lane Alcester. Proposed: Proposed house type substitution and plot substitutions to Reserved Matters application 17/01084/REM Submission of details of the appearance, landscaping, layout and scale (Reserved Matters) relating to outline planning permission APP/J3720/A/13/2202101 (11/02767/OUT) for the erection of 160 dwellings with associated car parking, access, infrastructure provision and open space on land north of Allimore Lane, Alcester (northern site). Removal of condition 1. For: Mr J Bryan Bloor Homes.

Cllrs Neal-Sturgess, V Blake and K Cargill left the meeting and the Chair was taken by Cllr M Bowe, Deputy Chair. Cllr Bowe had received hard copies of the plans in advance of the meeting and had also met with Bloors to clarify amended proposals. Cllr Bowe provided a summary of the submitted proposals:

- 63 changes to house types resulting in an overall increase in floor space of 752 sq. metres. By reducing the footprints of some of the other homes this had been mitigated to a CIL liability of 193sq. metres. Bloors had been open about the fact that all proposals were commercial considerations.
- A proposal to include 14x 2.5 storey homes with a maximum ridge height of 10.5m which is inside the 11m condition imposed at outline permission (ATC objected to the inclusion of 7x 2.5 storey homes in the original 2017 outline application).
- Height of the properties: Alcester is 45m above sea level and the site at 50m and concerns had been expressed in previous responses to planning applications about the visibility of the properties.

- Site access: Originally proposed off the Birmingham Road but due to issues raised by Highways this is unlikely to occur until March 2021. Hence the recent application to use the Eclipse Road access for both construction and sales traffic. The southern part of the site will all be accessed from Eclipse Road only.
- The plot substitutions relate to the location and style of the show homes and sales centre nearer to the southern end of the northern parcel which are due to be completed in April 2021. NB Bloors have also acquired the southern parcel of land. The first tranche of homes for sale are due to be completed in June 2021.

Concerns were raised by Committee members regarding heights of the 2.5 storey homes, location and topography of the site and also in relation to views into Alcester from the west (see CS9 of SDC Core Strategy). Residents had mentioned concerns about overlooking but plans and figures produced by Bloors do not show that this would be a material consideration. Members raised additional concerns about potential erosion of planning conditions and about the smaller houses being even smaller. It was therefore agreed to submit a response in **OBJECTION** for the following reasons:

- Substitution of 2 storey houses with 14 x 2.5 storey properties and the subsequent increase in ridge heights
 - Location of the 2.5 storey properties in relation to the topography of the site
 - Impact on the arrangement of the natural and physical features of the area CS9 Core Strategy mentions that the development should be "sensitive" to the setting: Presently, and for many years when travelling towards Alcester from the Alcester Heath/Astwood Bank direction, the built up area of the town is well hidden. It is felt that the increased property heights will therefore have an adverse impact on the landscape
 - It is also noted that the smaller house types- the Drakes (which are replacing the Chestertons) are now even smaller. The reduced footprint is more significant and has a greater impact on a house of this size
- b) [20/02109/TREE](#)- 37 Priory Road Alcester B49 5DX.** Proposed: T1- birch to the front boundary - Crown reduce carpark / Waitrose side by 2metres. T2- cedar to front boundary - Remove deadwood. T3 - Golden spoon shrub/tree - Remove. For: N Hamilton Roots to Shoots. **NO OBJECTION**

5. Notice of Decision

- a) [20/01062/FUL](#)- The Royal Oak 44 High Street Alcester B49 5AB.** Proposed: Removal of existing door and window at rear of property and the installation of new fully glazed painted timber double door in the existing structural opening and new composite timber decking. For: Star Pubs Bars. **PERMISSION WITH CONDITIONS**
- b) [20/01063/LBC](#)- The Royal Oak 44 High Street Alcester B49 5AB.** Proposed: Removal of existing door and window at rear of property and the installation of new fully glazed painted timber double door in the existing structural opening and new composite timber decking. For: Star Pubs Bars. **CONSENT GRANTED WITH CONDITIONS**

6. Propositions to Council

None

7. Correspondence

- a) [20/01523/FUL](#)- The Swan Swan Street Alcester B49 5DP.** 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. **APPLICATION WITHDRAWN**
- b) [20/01524/LBC](#)- The Swan Swan Street Alcester B49 5DP.** 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. **APPLICATION WITHDRAWN**

8. Lloyds Bank- Disabled Ramp Update.

The Chair attended a meeting at short notice with the architects regarding revised proposals for disabled access. Since the last application, the Bank has taken pre-application planning advice and spoken to the Heritage Officer. The purpose of the

meeting was to discuss proposals with local residents. A new application will come forward in due course- no time scales were indicated.

9. Urgent Business at the discretion of the Chair

None

10 Exclusion of the Public

None

11 Date and time of next meeting

Monday 7 September 7pm