



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING IS TO BE HELD
ON MONDAY 01 FEBRUARY 2021 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, from September 2020 all Town Council Committee meetings will be held remotely until further notice.

Alcester Town Council will be using Zoom software to facilitate the holding of meetings. Should any resident wish to submit a question to the Planning Committee or to participate in the meeting via Zoom, please email the Deputy Town Clerk administration@alcester-tc.gov.uk before 2 pm on Friday 29 January 2021.

Present

To record members present to ensure a quorum is met.

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

The committee may take presentations from the public at the discretion of the chair, maximum 5 presentations at 3 minutes each.

A G E N D A (Standing Orders apply)

1. Apologies

To receive apologies.

2. Declarations of Interest

To receive any Declarations of Interest.

(Note: Members are reminded that, unless they have been granted a dispensation, if they have a Disclosable Pecuniary Interest as defined in the Council's Code of Conduct they may not participate in any discussion of or vote on the matter and must also leave the room for the duration of the matter)

3. Minutes of last Meeting

Minutes of previous meeting on 30 November 2020 were approved at Full Council.

4. Planning Applications

- a) **20/03377/FUL- Greenbank Tibbets Close Meeting Lane Alcester B49 5QU.** Proposed: Proposed porch. Alterations to loft space to form additional rooms. Proposed dormers. For: Mr M Degville. Comments due by 3 February 2021. Case Officer: Sarah Chadwick
- b) **20/03479/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. For: Mr A Brown, Bridge End Limited. Comments due by 3 February 2021. Case Officer: Stuart Flaherty
- c) **20/03050/FUL- St Benedicts R C High School Kinwarton Road Alcester B49 6PX.** Proposed: Retention of modular classroom unit. For: St Benedicts R C High School. Comments due by 9 February 2021. Case Officer: Stuart Flaherty
- d) **20/03355/FUL & 20/03356/LBC- 12 High Street Alcester B49 5AD.** Proposed: Proposed two storey extension, requiring partial demolition of single storey flat roof part of property and demolition of ground floor rear wall of kitchen to increase room area. Alteration to the two first floor bedroom openings on the rear elevation, forming a new door opening in place of the existing window, and new glazed opening in place of existing balcony door. For: Mr & Mrs Hobby. Comments due by 9 February 2021. Case Officer: Stuart Flaherty
- e) **Amendment 20/03099/FUL- 40 Smiths Way Alcester B49 6BL.** Proposed: Proposed single storey rear extension to existing house. For: Mr G Weatherhead. *The original design of the roof would have caused breach of the 25-degree line from the rear door at no. 39. The Case Officer requested the height of the extension to be reduced in order to address this. The proposed lean-to roof was changed to flat roof which now has overcome her concerns.* Case Officer: Malwina Idziak.
- f) **21/00194/TREE- 7 Tibbets Close Meeting Lane Alcester B49 5QU.** Proposed: - T1 sweet chestnut - Crown thin by 30%, crown lift to 3metres and crown reduction to 17metres. For: Mr D Wade. Comments due by 12 February 2021. Case Officer: Sebastian Onslow

5. Interim consultation submissions

- a) **20/03099/FUL- 40 Smiths Way Alcester B49 6BL.** Proposed: Proposed single storey rear extension to existing house. For: Mr G Weatherhead. Comments due by 17 December 2020. Case Officer: Malwina Idziak. Email mtg: **NO OBJECTION**
- b) **20/02983/FUL- 7 Stratford Road Alcester B49 5AU.** Proposed: Single story rear extension to lounge. For: Mr & Mrs T Bishop. Case Officer: Catherine Gibbons. Email mtg: **NO OBJECTION**
- c) **Amendment 20/03059/FUL- Ragley Hall Alcester B49 5NJ.** Proposed: Proposed improvement works to existing tracks through Ragley Estate land (affecting public right of way County Council numbers 401/AL45/1 & 401/AL50/1). For: Ragley Estate. Case Officer: David Millinship. *NB Alcester Town Council notified as an adjoining Parish Council.* Email mtg: **OBJECTION which was later WITHDRAWN** in accordance with the Ward Member's submission.
- d) **20/03190/FUL- The Mousetrap School Road Alcester B49 5DE.** Proposed: Proposed entrance canopy. For: Miss C Lane. Case Officer: Issy Howell. Email mtg: **NO OBJECTION**
- e) **20/02908/LDE- Alcester Rugby Football Club Birmingham Road Kings Coughton B49 5QF.** Proposed: Installation of canopy at existing hand car wash facility. For: Mr B Gecaj. Case Officer: Stuart Flaherty. Email mtg- concerns were raised with respect to exposed rural and green belt location, main entrance into the town and the hamlet of Kings Coughton. Concerns that this will start to urbanise the mainly rural character of the area and encroach into open countryside. The Committee is also aware that this site is subject to an enforcement action. A decision of **OBJECTION** was reached.
- f) **20/03344/FUL- The Swan Swan Street Alcester B49 5DP.** Proposed: Part change of use of ground floor from Hotel (C1) to commercial use (Use Class E - excluding restaurant use) including minor internal and other associated works. For: Mr J Broadhurst, Alexander Group Ltd. Case Officer: Stuart Flaherty. This application is for a partial use of the ground floor of these premises for Class E commercial use. The Town Council understands that Class E includes the sale of food and drink, but note that use as a restaurant is to be excluded. In our view, granting the change of use as proposed, would still allow for the provision of a drinking establishment. If this were the case, the impact of this would need to be assessed on other businesses in the town particularly the many pubs. The Town Council would ask the Case Officer to clarify whether the applicant would be content for change of use to be granted (excluding consent for the sale of food and drink). Alternatively, if a drinking venue is planned, we would request a full assessment of its impact on other similar businesses. Until this is resolved, the Town Council wish to submit a **HOLDING OBJECTION.**
- g) **20/03345/LBC- The Swan Swan Street Alcester B49 5DP.** Proposed: Internal and associated works to facilitate part change of use of ground floor from Hotel (C1) to commercial use (Use Class E - excluding restaurant use). For: Mr J Broadhurst, Alexander Group Ltd. Case Officer: Stuart Flaherty. **HOLDING OBJECTION-** see comments above.
- h) **20/03539/TPO- E Of Alcester By-pass Allimore Lane Alcester.** Proposed: English oak (T4) - crown lift overhanging branches to 5 metres on the east side over the construction site. Reason - to reduce potential conflict with the construction site and occupants of new houses. English oak (T3) - crown lift overhanging to 3 metres on the east side. Reason - to provide clearance above head height in the proposed open space. For: Mr A Winstone, Bloor Homes Western. Case Officer: Sebastian Onslow. **NO OBJECTION**
- i) **20/03564/REM- Garages South of Castle Road Alcester.** Proposed: Application for the approval of reserved matters relating to, landscaping, to outline planning permission 17/02395/OUT (Outline application (with only landscaping reserved) to demolish existing garages and erect a group of 3 terraced dwellings with access). For: Mixed Up Limited Westwood. Case Officer: Amy Flute. **NO OBJECTION**
- j) **20/03634/TREE- Dorset House 2 Church Street Alcester B49 5AJ.** Proposed: - G1, Norway maple x3no. and lime x2no. - Fell. -T1 lime - Pollard at 5metres, tree situated at the end of the row of trees. For: Mr N Smart. Case Officer: Sebastian Onslow. **NO OBJECTION**

- k) **20/03635/TREE- White Cottage 8A High Street Alcester B49 5AD.** Proposed: - T1 holly: Fell. For: Mrs A Bradley. Case Officer: Sebastian Onslow. **NO OBJECTION**
- l) **20/03483/FUL & 20/03484/LBC- - Lloyds Bank TSB Plc Stratford Road Alcester B49 5AX.** Proposed: Proposed alterations to the external footpath levels at the front of the branch to create inclusive access. For: Case Officer: Stuart Flaherty. **SUPPORT**
- 6. Notice of Decision by SDC**
- a) **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. For: Mr P Daniell. **PERMISSION WITH CONDITIONS**
- b) **20/02975/TREE- Red Horse House Henley Street Alcester B49 5QX.** Proposed: -T1 maple - Reduce, pruning back to previous pollard points. -T2 plum - Raise crown to clear sheds. -T3 cherry - Raise crown to clear sheds. For: Mr P Gray. **CONSENT WITH CONDITIONS**
- c) **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. **PERMISSION WITH CONDITIONS**
- d) **20/02656/VARY & VARY B- Garage Blocks Alauna Avenue Alcester.** Proposed: Variation of condition 9 of planning permission 19/02770/FUL (date of decision 10/03/2020), in order to replace the requirement for air source heat pumps with solar photovoltaic roof panels. Original description of development: Demolition of 30 lock-up garages and construction of five dwellings and associated works. For: Mrs E Cherenkova, Prime UK Property Limited. **PERMISSION**
- e) **20/03605/TREE- 19 Chestnut Court Gas House Lane Alcester B49 5RB.** Proposed: T1 - serviceberry - Reduce crown by 30%. For: Mr C Hunter. **CONSENT WITH CONDITIONS**
- f) **20/02804/FUL- 52 Hertford Road Alcester B49 6AZ.** Proposed: Proposed single storey rear extension. For: Mrs V Bradley. **REFUSAL**
- g) **20/03615/TREE- The Bear Hotel High Street Alcester B49 5AB.** Proposed: -T1 ash - Reduce crown height by 2metres and crown spread by 3metres. Crown lift to 4metres. Remove deadwood (alternative specification agreed with the applicant). For: Ms N Edwards. **CONSENT WITH CONDITIONS**
- h) **20/02512/FUL- 2 Oversley House Kinwarton Road Alcester B49 6PX.** Proposed: Replacement of rotten wooden single glazed windows and doors with uPVC replacements (like for like with other residents on complex). For: Mr D Buchanan. **PERMISSION WITH CONDITIONS**
- i) **20/02044/FUL- 2 Ropewalk Alcester B49 5DD.** Proposed: Construction of an outbuilding for ancillary accommodation within the rear garden. For: Mr A Briggs. **PERMISSION WITH CONDITIONS**
- j) **20/03465/TREE- Our Lady and St Joseph Priory Road Alcester B49 5DY.** Proposed: -G1 western red cedar and lawson cypress - Fell. -T1 ash - Reduce canopy by up to 3metres (alternative specification agreed with the applicant). For: T Quick. **CONSENT WITH CONDITIONS**
- k) **20/03605/TREE- 19 Chestnut Court Gas House Lane Alcester B49 5RB.** Proposed: 19 Chestnut Court Gas House Lane Alcester B49 5RB. For: Mr C Hunter. **CONSENT WITH CONDITIONS**
- l) **20/03615/TREE- The Bear Hotel High Street Alcester B49 5AB.** Proposed: -T1 ash - Reduce crown height by 2metres and crown spread by 3metres. Crown lift to 4metres. Remove deadwood (alternative specification agreed with the applicant). For: Ms N Edwards. **CONSENT WITH CONDITIONS**
- m) **20/02983/FUL- 7 Stratford Road Alcester B49 5AU.** Proposed: Single story rear extension to lounge. For: Mr & Mrs T Bishop. **PERMISSION WITH CONDITIONS**
- 7. Bloor Homes Western progress meeting- update**
- 8. Propositions to Council**
- 9. Correspondence**
- a) **Stratford on Avon District Council- Site Allocations Plan Preferred Options Consultation- October 2020-** Acknowledgement of submission
- b) **Cllr M Cargill-LA03 NEW PREMISES LICENCE APPLICATION- The Lounge @ 26, High St, Alcester-** For information

- c) **FW: Stratford-on-Avon District Council - Infrastructure Funding Statement-**
For information- Adopted 14 December 2020
 - d) **FW: Warwickshire Local Transport Plan - Key Themes Consultation - Now Live-** For information- Closes 18 March 2021
 - e) **Stratford on Avon District Council- RE: 20/02207/FUL Apple Barn, Old Stratford Road. Proposed conversion of an existing garage as ancillary accommodation (Home Office and Store only)-** Request to remove ATC holding objection following additional info from applicant
 - f) **20/02928/FUL- 36 Station Road Alcester B49 5ET.** Proposed: Proposed Conservatory to the side. For: Mr Pettitt. **Application withdrawn.**
- 10.Urgent Business at the discretion of the Chair**
- 13.Exclusion of the Public**
- 14.Date and time of next meeting**
Monday 22 February 2021 at 7pm

Sarah Duran

Deputy Town Clerk to Alcester Town Council