



# ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON  
MONDAY 30 NOVEMBER 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 are sometimes being held by email. However, where possible meetings are being held remotely using Zoom software.

## **Present**

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

## **In attendance**

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

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

None.

## **1. Apologies**

Cllr K Forbes was absent without apology.

## **2. Declarations of Interest**

None.

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

Minutes of previous meeting to be approved at Full Council.

## **4. Planning Applications**

**a) 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. **NB Alcester Town Council notified as an adjoining Parish Council.** District Cllr M Cargill had concerns about the process of this application- whether all adjoining land holders had been notified. There were also concerns as to preservation of the heritage of the site with respect to the location of the proposed tracks. District Cllr M Cargill has requested a site visit. It was agreed to support the Ward Member's holding objection.

**b) 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.

**NO OBJECTION**

**c) 20/02928/FUL- 36 Station Road Alcester B49 5ET.** Proposed: Conservatory to the side. For: Mr Pettitt. **NO OBJECTION**

**d) Amendments 20/02207/FUL & 20/02208/LBC - Apple Barn Old Stratford Road Oversley Green B49 6PH.** Proposed: Proposed conversion of an existing garage as ancillary accommodation (Home Office and Store only). *Amendment requested by the Conservation Officer ie external alterations to reduce impact if principle accepted.* For: Mrs A Poole. No further comment offered.

## **5. Pending applications**

**a) 20/02656/VARY- 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. Case Officer: Sarah MacPherson. Holding **objection withdrawn** following further information and reassurances from applicant about heating.

## **6. Notice of Decision**

**a) 20/02275/FUL- 22 Smiths Way Alcester B49 6BL.** Proposed: Single storey side extension. For: Mr & Mrs C Greenway. **PERMISSION WITH CONDITIONS**

**b) 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. **PERMISSION**

**c) 20/00687/FUL- 57 Priory Road Alcester B49 5EA.** Proposed: Replacement single storey extension and downstairs WC. For: Mr & Mrs R Hunter. **PERMISSION WITH CONDITIONS**

**d) 20/00688/LBC- 57 Priory Road Alcester B49 5EA.** Proposed: Replacement single storey extension and downstairs WC. For: Mr & Mrs R Hunter. **CONSENT WITH CONDITIONS**

**7. Stratford on Avon District Council- Site Allocations Plan Preferred Options Consultation- October 2020-** Draft response proposed by Cllrs M Bowe & M Cargill. Cllr Cllrs M Bowe & M Cargill had reviewed the Site Allocations Plan Preferred Options Consultation document. This is a 'stop gap' proposal until the new South Warwickshire documentation replaces the Core Strategy in 2022. It is a new plan which supersedes the Site Allocations Plan proposed in 2019. It centres mainly on reserved sites- some additions and some deletions. Alcester has reserved sites, one of which is designated for Self Build/Custom Build. There are no material changes to the proposals for Alcester. The recommendation by Cllrs Bowe and Cargill is that the Planning Committee consider the proposals to be acceptable. This was agreed and the Committee Clerk to submit the response.

**8. Bloor Homes Western proposal for regular progress meetings- update.** Zoom meeting arranged at 6.45pm prior to Planning Committee meeting Monday 11 January 2021 at 7pm and quarterly thereafter. District Cllr M Cargill reported that he was in high level meetings with Bloors about the Open Space contribution. He hoped that this would go to SDC rather than a management company.

**9. Committee Clerk's availability.**

The Committee Clerk will be unavailable for the next Planning meeting on 21 December. Applications will therefore be decided by email meeting. Should a significant application be received, the Town Clerk will reconvene the December meeting.

**10. Propositions to Council-** None.

**11. Correspondence**

**a) 20/01443/FUL- Oversley Castle Church Lane Wixford B49 6DH.** Proposed: Proposed change of use of land and associated remodelling of land levels for horse manége and associated timber post and rail fence enclosure and access gate. For: Mr P Daniell. **APPLICATION WITHDRAWN**

**b) 20/02200/FUL- 6 Elm Drive Oversley Green B49 6PJ.** Proposed: Single storey rear kitchen/diner extension. First floor bedroom extension over existing garage. Widen footpath crossover. For: Mrs J Crane. **APPLICATION WITHDRAWN**

**c) LBG, Lloyds Bank Alcester-** Review of proposals for handrails.

Councillors were consulted on the two options presented- a tubular rail or a flat topped rail. The majority of councillors preferred the flat topped rail as it was more in keeping with the style of the building. The Chair had advised the Lloyds Bank consultant and the full application will now be taken forward.

**d) SDC- Planning Policy Parish & Partner Briefing Special-** For information.

Cllr M Bowe raised a query on potential lost revenues by town and parish councils that may have had a Neighbourhood Plan adopted had it not been for Covid and then would have benefited from an additional 10% of the Community Infrastructure Levy. He wondered whether there would be grounds for a claim to SDC. It was agreed that the Committee Clerk would speak with the Town Clerk and take this forward. District Cllr M Cargill said that he had established some CIL funding for the Greig Hall.

**12. Urgent Business at the discretion of the Chair-** None.

**13. Exclusion of the Public-** None.

**14. Date and time of next meeting-** TBC