



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 9 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 have sometimes been held by email. Moving forward, where possible meetings are being held remotely using Zoom software.

Present

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

In attendance

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

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Mrs V Bradley, 52 Hertford Road attended to outline her thoughts behind her planning application **20/02804/FUL**. Mrs Bradley would like to age-proof her property by installing a downstairs toilet and increasing the downstairs living space.

1. Apologies

Cllr G Forman. Cllrs M Hempell and K Forbes were absent without apology.

2. Declarations of Interest

None.

3. Minutes of last Meeting

Minutes of previous meeting were approved at Full Council.

4. Planning Applications

a) 20/02975/TREE- Red Horse House Henley Street Alcester B49 5QX.

Proposed: T1 - Reduce to previous pollard points T2 - plum - Raise crown to clear sheds T3 - cherry - Raise crown to clear sheds. For: Mr P Gray. **NO OBJECTION**

b) 20/02804/FUL- 52 Hertford Road Alcester B49 6AZ. Proposed: Single storey rear extension. For: Mrs V Bradley. **NO OBJECTION** was agreed subject to a request to the Case Officer for an assurance that the remaining amenity space is of an acceptable size.

c) 20/02044/FUL- 2 Ropewalk Alcester B49 5DD. Proposed: Construction of an outbuilding for ancillary accommodation within the rear garden. For: Mr A Briggs. The Committee discussed various potential issues such as flooding, back garden development, overdevelopment. However, on balance it was felt that with more home working, further applications of this type are likely to come forward and will be popular with planners. **NO OBJECTION** was agreed subject to a request to the Case Officer for an assurance that the remaining amenity space is of an acceptable size.

d) 20/02987/TREE- New House Gas House Lane Alcester B49 5QP. Proposed: S1 - sycamore - Reduce height from 6metres to 4metres and spread from 7metres to 5metres. For: Mr A Denham- Bailey, Trees N Gardens Ltd. **NO OBJECTION**

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. Comments were due by 27 October 2020. Case Officer: Sarah MacPherson. **HOLDING OBJECTION** pending further information from applicant about heating. There has been no contact from the Case Officer to date.

b) 20/01667/FUL- Garage Block Hertford Road Alcester. Proposed: Demolition of 24 lock up garages and construction of four dwellings and associated works. For: Mrs E Cherenkova, Prime UK Property Limited. *Notification of amendment: Minor amendments to design details including addition of chimneys and alterations to roofing materials.* No consultation response was sought.

Stratford on Avon District Council Planning Committee Notification for 20/01667/FUL- Garage Block Hertford Road Alcester on Wednesday 4 November 2020. Alcester Town Council sent a statement in continued **objection** as no one was available to attend the Zoom meeting. Cllr S Juned attended the meeting and thanked the Planning Committee for their valuable input as she was able to base her comments on the content of the statement. The Case Officer was minded to approve the application but Cllr Juned was successful in obtaining a condition relating to a reduction in site level by 1m which will improve the aesthetic of the development. The Chair thanked Cllr Juned for her input and assistance.

- c) **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. Case Officer: Louise Koelman.
The Planning Committee withdrew their objection on 27 October 2020 by email meeting, following a very useful and informative Zoom meeting with Bloor Homes Western who addressed all concerns raised. District Cllr M Cargill has also withdrawn his objection.
- d) **Amendment 20/02275/FUL**- **22 Smiths Way Alcester B49 6BL**. Proposed: Proposed single storey side extension. Amendment: *Amended design reducing roof pitch of proposed extension*. For: Mr & Mrs C Greenway. Case Officer: Richard Lambert. No further comments submitted.

6. Notice of Decision

- a) **20/02415/TREE**- **Alcester Cemetery Birmingham Road Alcester**. Proposed: -T1 lime - Shorten back crown by 1-1.5metres, where overhanging the adjacent boundary to the south east, pruning back to appropriate growth points. For: Mrs V Lowe, Alcester Town Council. **CONSENT WITH CONDITIONS**
- b) **20/02497/TREE**- **Arrow Lodge Henley Street Alcester B49 5QY**. Proposed: -T2 pine - Fell. -T3 yew - Crown reduce by 2metres. For. Mr M Bowe. **CONSENT WITH CONDITIONS**

7. Stratford on Avon District Council- Site Allocations Plan Preferred Options Consultation- October 2020. The Committee Clerk had forwarded a poster relating to the consultation ahead of the meeting. The consultation will be held between 29 October and 18 December 2020. Stratford on Avon District Council (SDC) have prepared several short videos explaining the proposals and they will also be hosting a number of online question and answer sessions. See www.stratford.gov.uk/sappo. It was agreed that Cllr M Cargill and M Bowe would draft a response to the consultation in time for the next Planning committee meeting on 30 November 2020.

8. Submission response to Government White Paper consultation 'Planning for the Future'. Deadline 29 October 2020. The response from the Planning Committee was submitted on 26 October 2020.

9. Bloor Homes Western meeting re 20/01543/VARY Land North Of Cold Comfort Lane Alcester and proposal for regular update meetings. Following a very useful meeting recently with Bloor Homes Western, it was agreed by the Planning Committee to take up the suggestion of regular progress meetings with Bloors. Particularly as they are developing both parcels of land at Allimore Lane and over a long period of time. It would be beneficial to both sides to continue to build on the existing good relationship. Committee Clerk to set up a brief meeting in January 2021 at 6.45pm immediately prior to a Planning Committee meeting. Questions to be forwarded in advance of the meeting. Meetings thereafter quarterly.

10. Propositions to Council

None.

11. Correspondence

- a) Mental Health and Town Planning: New RTPI Practice Advice-** New practice note gives advice on the role of town planning in creating an accessible, inclusive built environment that enables everyone to play an equal role in society is important in protecting and enhancing everyone's well-being and mental health. Cllrs are encouraged to build up a data bank of useful documents.
- b) LBG Equity Act Alcester - Planning Meeting to discuss proposed plans-** Alcester Lloyds Branch- 6 November 2020 from 10.30am-12pm using Teams software. Cllrs C Neal- Sturgess and M Cargill attended. The amended proposal by Lloyds bank is to reduce the height of the pavement to allow for slopes up to the entrance at each side of the front door. The front door has also been redesigned to accommodate the gradient which would be continued into the bank. Cllrs Cargill and Neal-Sturgess suggested that Lloyds Bank revisit the proposed handrail design as it is not in keeping and are waiting a response. The Planning Committee need to encourage disabled access to this listed building but are also anxious to keep the only remaining bank in the town. Any proposal needs to meet the requirements of both Warwickshire County Highways and the Heritage Officer at SDC.
- c) Father P Gunter- Parish Hall at Our Lady and St Joseph RC Church Alcester.** This is a materials choice issue and Cllr M Cargill has met with the Case Officer at SDC and will liaise where required.

12. Urgent Business at the discretion of the Chair

District Cllr S Juned wished to pose a matter for consideration by the Planning Committee. Increasingly there are situations where developers ask freeholders to contribute to open green spaces. This has recently been highlighted at the Redrow development in Kinwarton. The Facilities Management Company increases costs annually without any right of freeholders to obtain information or to challenge. This is unfair as freeholders are paying both council tax and an annual contribution to green spaces. SDC have agreed that this practice will cease going forward but it is not possible for this to be applied retrospectively as there are a legal agreements in place with the Facilities Management Company.

Cllr Juned wished to ask the Planning Committee whether the development at Allimore Lane had the same arrangement. Cllr Neal-Sturgess confirmed this was the case for the northern parcel. The southern parcel is only at the outline stage and there may be more wriggle room here. District Cllr M Cargill to follow this up for the southern parcel and to check whether there was any scope for renegotiation for the northern parcel. The prospect of the Town Council taking on the green spaces was briefly discussed, but there was little appetite. SDC would have to take on responsibility otherwise.

13. Exclusion of the Public

None.

14. Date and time of next meeting

Monday 30 November 2020 at 7pm