



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING IS WAS 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, 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 and V Blake

In attendance

Ms S Duran, Deputy Town Clerk and Cllr G Forman

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Mr & Mrs M Degville, Greenbank Tibbets Close Meeting Lane Alcester B49 5QU attended with respect to Item 4a.

1. Apologies

Cllrs K Forbes and M Hempell were absent without apology. Cllrs T Forman and K Cargill sent apologies and would be joining the meeting later. Cllrs G Forman and M Cargill apologised in advance for leaving the meeting early.

2. Declarations of Interest

Cllrs G & T Forman- Item 4b.

3. Minutes of last Meeting

Minutes of previous meeting on 30 November 2020 were approved at Full Council on 5 January 2021.

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. Substantial dormer conversion in a Conservation area. Cllr M Cargill wished the Committee to consider parking spaces, electric charging point provision and glazing on the bifold doors. Cllr M Bowe felt that the glazing was consistent with other larger properties in the Close. **NO OBJECTION** but would like the Case Officer to take into consideration parking spaces and provision of an electric charging point in accordance with Section O of the SPD.

Cllr T Forman arrived.

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. Cllr M Bowe summarised the large quantity of documentation for the benefit of the Committee. It was acknowledged that there had been some attempt to address concerns raised by the Town Council from the previous application 19/03580/FUL with respect to the provision of an electric charging point for disabled users and consideration of an impact assessment on Alcester businesses. Following discussion, cllrs raised the following points:

- The proposed new Car Sales area is significantly larger than the existing arrangement which has dedicated customer parking. More information relating to display and customer parking in this proposed area is required. At present it seems that customers visiting the proposed Car Sales facility will park on the main site and then traverse the busy road entering the whole site, causing a potential risk to pedestrians
- Safety audit does not either reach or have a conclusion

- The Committee would wish to see the use of solar panels within the design of the large canopy roof. This expansive canopy presents an excellent opportunity for this type of energy generation which the renewable energy strategy failed to fully consider this opportunity for a sustainable energy programme. It is likely that government legislation will strengthen LPA powers regarding climate change and sustainability
- The Committee requires a revised trip generation study
- The Committee expects the Ecological Officer's and Environmental Agency's conditions to be met
- The Committee wanted to double check that the applicant was referencing the correct version of the Alcester NDP with respect to policy EC5. The Referendum version is now available and carries considerable weight

It is noted that Highways England have concerns about this application. Taking all the issues into account, a decision of **OBJECTION** was reached.

Cllrs G Forman and M Cargill left the meeting. Cllr K Cargill arrived.

- 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. **NO OBJECTION** subject to clarification that the building complies with current safety conditions in a school environment.
- 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. This property is not visible from the High Street and was probably a former burgage plot. It was felt that the proposal was an improvement on the existing design. **NO OBJECTION**
- 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.* No further comment.
- 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. **NO OBJECTION**

5. Interim consultation submissions by Alcester Town Council

- 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

Mr Andrew Winstone, Bloor Homes Western, attended the meeting, thanking the Town Council for the opportunity to give an update as follows:

Bloor Homes are now the principal contractors across both the northern and southern sites. Please direct any queries to them. The area is now named Alcester Park.

Northern site:

- Good progress has been made with roads and houses
- The sales centre will open in April 2021
- First occupation anticipated June- July 2021
- Excavated attenuation swales
- Play area will be completed and will available to early occupants
- Access from Birmingham Road will start March-April
- Further plot substitutions proposed (8)- to send details and explanation

Southern site:

- Site being prepared for slow worm translocation in April which will be carried out/under supervision by Ecologists
- A fence line has been created and reptiles will be trapped between May and July and relocated to the Abbey Fields site. Hibernacula have already been established in the nature reserve in readiness
- Some slow worms will remain on site

- Bloors have agreed a financial contribution of £20,000 with Alcester Town Council for the maintenance of Abbey Fields in a Unilateral Undertaking. Information boards will also be provided
 - The Reserved Matters application will be coming forward. It will be similar to the Gallagher layout. To send layout and explanation prior to final submission
- Cllr M Cargill thanked Mr Winstone for the update and had a question about documentation for the management and maintenance of public open spaces.

8. Propositions to Council

None

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. The Committee subsequently withdrew the objection subject to permission being granted with conditions as stated in the Case Officer's email to ATC dated 17 December 2021.
- f) 20/02928/FUL- 36 Station Road Alcester B49 5ET.** Proposed: Conservatory to the side. For: Mr Pettitt. **Application withdrawn.**

10. Urgent Business at the discretion of the Chair

None

11. Exclusion of the Public

None

12. Date and time of next meeting

Monday 22 February 2021 at 7pm