



# ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON  
MONDAY 15 MARCH 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, M Hempell, K Forbes and V Blake

## **In attendance**

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

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

Mr & Mrs Noon, Mr & Mrs Harris, Mr & Mrs Taylor and Mr & Mrs Allely attended the meeting with respect to 4a) Amendment application **20/01587/FUL- Broad Lane Caravans**. Mrs Noon, Mrs Harris and Mrs Taylor outlined their objections to this application which included treatment of boundaries, loss of amenity, increased noise pollution, impact of Aldi on local businesses and town centre, unsuitability of location on A435 in terms of major strategic road and road safety issues- both road users and pedestrians, suitability of footpath widening/safety islands, road width for HGVs already turning into Roofspace Solutions (formerly SIG) and creation of a third lane for access into Aldi, inappropriate data sets used in traffic assessments, requirement for streetlighting, visibility splays and general aesthetic and building materials in a green belt location. Other representations received in objection from Mrs N Carrington and Miss J Lucas were read by the Committee Clerk at the meeting.

## **1. Apologies**

None

## **2. Declarations of Interest**

Cllrs T & G Forman- with respect to speakers in public participation section re 4a)

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

Minutes of previous meeting 1 February 2021 were approved at Full Council.

## **4. Planning Applications**

- a) Amendment 20/01587/FUL- Broad Lane Caravans Kings Coughton Alcester B49 5QD**. Proposed: Demolition of existing structures and erection of a Class A1 foodstore with new vehicular access/egress to Birmingham Road, new internal vehicular access road, car parking, servicing area, and hard and soft landscaping. For: Aldi Stores Limited. *Amendments include additional layout plans, info on boundary treatment, landscaping, external materials, drainage, traffic effect assessment, response to Appraisal of Retail Planning Policy Matters and an energy statement.* Ward Member, District Cllr M Cargill notified us of his intent to submit a holding objection until the following points have been addressed: The application cannot be scrutinised without responses from WCC Highways and to the Retail Impact Retail Assessment and the impact on the town centre; other concerns centre around the A435 being a strategic route and traffic volumes, traffic flow times in and out of the proposed store used in the assessments are not representative and traffic modelling needs to be redone, landscaping concerns and signage. District Cllr M Cargill acknowledged that whilst this is redevelopment of a brownfield site, Aldi have made concessions to the design to now include wooden cladding and a living wall to soften the impact in the greenbelt. The proposed store is a lower height compared to the existing building. Neighbouring Ward Member, District Cllr S Juned had similar concerns and felt that Policy EC5- Support for commercial development- in the Alcester Neighbourhood Plan, which is going to Referendum in May, must now carry substantial weight in the planning process.

Cllr M Bowe commented that there had been a very large amount of additional documentation to consider. Responses from WCC Highways remain outstanding which is a significant omission. He noted the Kings Coughton residents' concerns which included streetlighting, footpath widening and onsite car parking. Cllr Bowe's particular concerns related to the proximity of the proposed store to the Roofspace site and turning circles required by HGVs and the accuracy of the onsite parking calculations in terms of Aldi's business model. Cllr Bowe felt that the parking provision would soon be overwhelmed. He noted that solar panels were deemed inappropriate and recommendations for heat source recovery schemes were included in the Energy Assessment. He suggested that the recommendations of SDC Environmental Health Officer on noise and contaminated land be supported. Of the comments on the SDC portal to date, 68 were in support (cheaper shopping, job creation and less travelling to shop) in comparison with 51 in objection. There were 4 comments of no objection. Given the lack of information in terms of responses from WCC and to the RIA, it was agreed unanimously to submit a **HOLDING OBJECTION** as the committee is currently not in a position to be able to qualify a decision. Once the committee is in possession of all the relevant reports and responses and has had an opportunity to scrutinise these, a fuller response will be provided to SDC.

There was much sympathy from cllrs for the loss of amenity for the neighbouring properties, in particular to the north. The provision of a brick wall by way of boundary treatment was strongly supported by the committee.

Committee Clerk to check with Case Officer, Alison Willers that outstanding reports had not come in yesterday.

**b) 21/00677/TREE- Willowbank 8 Tibbets Close Meeting Lane Alcester B49 5QU.** Proposed: -T1 pine - Fell. For: Mr R Le Resche. **NO OBJECTION**

**c) Amendment 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). *Amendment: The site layout on the submitted plans for this landscaping reserved matters application has been revised to accord with the site layout approved by 17/02395/OUT. The proposed materials for the access, turning and parking areas has changed. A proposed hard surface material schedule has been provided along with a detailed plan of the proposed rumble strip. More native species have been introduced to the soft landscaping.* Whilst acknowledging that the Town Council submitted a response of no objection to the original application, cllrs felt that they could not yet reach a decision on this amendment. Further info is required with respect to the potential impact of increased noise levels from the proposed rumble strips and on the neighbour's loss of amenity. Committee clerk to write to Case Officer, Amy Flute.

**d) 21/00425/FUL- 13 Ropewalk Alcester B49 5DD.** Proposed: Single storey and two storey rear extensions and new porch. For: Mr S Coles. **NO OBJECTION** but note that the front porch seems to fall outside the existing building line.

**e) 20/03628/FUL- 3 Seggs Lane Alcester B49 5HJ.** Proposed: Two storey and single storey side extension and rear extension. For: Mrs C Zambonini. **NO OBJECTION**

#### **5. Interim consultation submissions**

**a) 20/03122/VARY- SIG Roofspace Alcester Heath Alcester B49 5JG.** Proposed: Variation of Conditions 6 and 10 of planning permission Ref: 17/03089/FUL to provide additional external yard lighting. For: Roofspace Solutions (Formerly SIG Trading Ltd). **NO OBJECTION**

**b) 20/03537/FUL- 30 Birch Abbey Alcester B49 5BU.** Proposed: Conversion of existing garage into bedroom involving minor changes to front elevation and new extension (single storey) at side of house. Rear single storey kitchen extension. Second floor extension above an existing one storey extension at the rear of the house. For: Mr B Esler. **NO OBJECTION** in principle but would like the planning officer to consider the parking provision with the increased number of bedrooms and house size.

**c) 21/00023/FUL- The Community Centre Malt Mill Lane Alcester B49 5QR.** Proposed: Installation of external air conditioning units and server cabinets. For: Mr C Halford, Orbit Housing. **HOLDING OBJECTION** until a noise impact assessment is provided and the dimensions of the proposed cabinets better explains the potential impact on listed properties within the Conservation Area.

d) **21/00287/FUL- Supermarket Moorfield Road Alcester B49 5DA.** Proposed: Installation of new ship ladder and plant access door. For: Mr Mark Purcell Waitrose Ltd. **NO OBJECTION**

e) **20/03683/FUL- The Pool House Oversley Castle Wixford Alcester B49 6DH.** Proposed: Erection of an oak framed garden room. For: Mr S Ward. **NO OBJECTION**

f) **20/03475/ADV- Waitrose Ltd Moorfield Road Alcester B49 5DA.** Proposed: Updating permanent signage across the site. For: John Lewis Partnership. **NO OBJECTION**

#### **6. Notice of Decision by SDC**

a) **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. **CONSENT WITH CONDITIONS**

b) **20/03635/TREE- White Cottage 8A High Street Alcester B49 5AD.** Proposed: - T1 holly: Fell. For: Mrs A Bradley. **CONSENT WITH CONDITIONS**

c) **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, Alcester Car Wash. **REFUSAL**

d) **20/03377/FUL- Greenbank Tibbets Close Meeting Lane Alcester B49 5QU.** Proposed: Erection of entrance porch, 2no. dormers and 2no. rooflights to front elevation, 2no. dormers to rear elevation, pitched roof to existing integral garage. Alterations to fenestration on southeast elevation. Demolition of existing conservatory and alterations to existing rear balcony. Partial rendering of property and replacement of existing roof tiles. Conversion of roofspace to additional living accommodation. Replacement of existing windows. For: Mr M Degville. **PERMISSION WITH CONDITIONS**

e) **21/00173/HHPA- 42 Roman Way Alcester B49 5HB.** Proposed: Part replacement single storey rear extension. For: Mrs K Darby. **PRIOR APPROVAL NOT REQUIRED**

f) **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. **PERMISSION WITH CONDITIONS**

#### **7. Propositions to Council**

None

#### **8. Update on Alcester Neighbourhood Development Plan- Referendum**

The Referendum, postponed from last May, will be held on Thursday 6 May 2021. Booklets, produced by the Steering Committee, summarising the policies will be distributed to every home in the parish of Alcester. These together with advertising banners will encourage residents to vote 'yes' in the Referendum. Town councillors must remain neutral in any discussions.

#### **9. Correspondence**

a) South Worcestershire Development Plan Review Preferred Options Further Regulation 18 (III) Sustainability Appraisal Consultation, Monday 1 March to Monday 19 April 2021. *For information only.*

b) Andrew Winstone, Bloor Homes Western- Alcester South. Plans and covering letter received, as discussed in the February update meeting with Bloors, and circulated to committee members. The covering letter explains the proposals for the Land north of Allimore Lane- southern parcel and seeks to address the concerns outlined by the Town Council in the original response dated 22 May 2017. Bloor Homes will be taking forward the current and undetermined Reserved Matters application 17/01087/REM and will be submitting revised detailed drawings and information to SDC.

#### **10 Urgent Business at the discretion of the Chair**

None

#### **11 Exclusion of the Public**

None

#### **12 Date and time of next meeting**

Monday 29 March 2021 at 7pm