



ALCESTER TOWN COUNCIL

PLANNING COMMITTEE MEETING WAS HELD ON MONDAY 26 APRIL 2021 AT 6PM 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 M Bowe, M Cargill, K Forbes, M Hempell and T Forman

In attendance

Ms S Duran, Deputy Town Clerk and Cllr G Forman

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Ms M Halpin, an Eclipse Road resident, attended the meeting with respect to drainage concerns relating to the amendment application **17/01087/REM- Land South of Allimore Lane Alcester**. Ms Halpin has also raised her concerns directly with Bloor Homes Western and District Cllr Mark Cargill. There are ten houses (24-38 Eclipse Road) which back onto the proposed development. At the rear of these houses there is a lower field which often has standing water particularly following poor weather. Ms Halpin is concerned that with the development site being raised, her property will subsequently become the lowest point for drainage. Bloors have indicated that the proposed swale should assist with positively draining the site into the existing drainage network.

1. Apologies

Cllrs C Neal-Sturgess, V Blake and K Cargill. Cllr T Forman- late arrival

2. Declarations of Interest

None

3. Minutes of last Meeting

Minutes of previous meeting were approved.

4. Planning Applications

- a) Amendment 17/01087/REM- Land South of Allimore Lane Alcester.** Proposed: Submission of details of the appearance, landscaping, layout and scale (Reserved Matters) relating to outline planning permission APP/J3720/A/13/2205529 (11/02895/OUT) for the erection of 190 dwellings with associated car parking, access, infrastructure provision and open space on land north of Allimore Lane, Alcester (southern parcel). *Amendments include the submission of a full set of revised plans including: Revised site layout, revised house types, revised landscaping details, inclusion of allotments and revised location of LAP, revised drainage details.* For: Gallagher Estates, Pettifer Developments and Bloor Homes Ltd.

Councillors discussed the location and housing mix of the three apartment blocks and whether this represented a good spread of homes. Bloors have engaged with the Housing and Enabling Officer at Stratford on Avon District Council (SDC) in the design of the affordable housing element of the proposals. However, there was surprise and disappointment that there were no 1 bedroomed open market properties or bungalows. It was observed that all properties across the site comply with Condition 11 with roof heights under 11m. Car parking concerns were also noted- compliance may exist in terms of number of spaces with SDC SPD requirements but the size and arrangement of the spaces should be considered by the Case Officer.

Most concern centred around the drainage issue raised by residents in Eclipse Road outlined above in Public Participation. This issue has also been highlighted by Warwickshire County Council (WCC) as Lead Local Flood Authority (LLFA) who have objected to the amended application. The information submitted with the application does not comply with the requirements set out in the National Planning Policy Framework and paragraphs 030-032 of the Planning Practice Guidance. Therefore, the LLFA are unable to make an assessment of the flood risks arising from the proposed development.

Taking into consideration concerns from both Eclipse Road residents and the objection from WCC LLFA, the Planning Committee unanimously agreed to submit a **HOLDING OBJECTION** subject to resolution of the drainage issues. The impact of the raised height of the proposed development on Eclipse Road properties on drainage (as these properties will now be the lowest point), car parking space size and arrangement and disappointment in the lack of bungalows will also be noted in the response to SDC.

5. Interim decisions by Alcester Town Council

- a) **21/00763/FUL- 4 Regency Drive Kings Coughton B49 5QB.** Proposed: New Porch, side extension above garage and rear single storey extension. For: Mr A Hunt. Comments due by 16 April 2021. Case Officer: Victoria Kempton. **NO OBJECTION**
- b) **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 889 Letter to Warwickshire CC - WCC001991 R1;11916w0001b Aldi Birmingham Road, Alcester - Drainage Strategy; Email from Rob Hunt 01.04.2021; 200102-1520-P2 Proposed Elevations Cladding Alternative; 200102-1700-P1 Acoustic Fence Detail.* Any further comments due by 19 April 2021. Case Officer: Alison Willers. **HOLDING OBJECTION** sustained as outstanding issues remain unresolved.
- c) **21/00795/TREE- 57 Priory Road Alcester B49 5EA.** Proposed: T1 - silver birch - Crown reduce from 20 metres to 15metres (to previous pruning point). For: Mr R Hunter. **NO OBJECTION**
- d) **21/01149/TREE- Red Horse House Henley Street Alcester B49 5QX.** Proposed: -T1 damson - maintain to current height of 3.5metres to protect wall. -T2 damson - Fell. -T3 cherry - Fell. For: Mr P Gray. **HOLDING OBJECTION** pending better quality photographic evidence.
- e) **21/01065/FUL- Alcester Rugby Football Club Birmingham Road Kings Coughton B49 5QF.** Proposed: Installation of canopy at existing hand car wash facility (retrospective). For: Mr B Gecaj Alcester Car Wash. **OBJECTION** as it is considered that the canopy is inappropriate in this setting, causing harm to the Green Belt.
- f) **21/00812/FUL- 26 High Street Alcester B49 5AB.** Proposed: Change of use from a restaurant to a mixed use as a restaurant and a drinking establishment. For Ms L Carroll. **NO OBJECTION**

6. Notice of Decision by SDC

- a) **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. **PERMISSION WITH CONDITIONS**
- b) **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. **CONSENT GRANTED WITH CONDITIONS**
- c) **21/00370/LBC- Burton House 2 Stratford Road Alcester B49 5AR.** Proposed: Replacement of previous roof over storage and utility area with the addition of a new flat roof adjoining. For: Mr D Sanders. **APPLICATION WITHDRAWN**
- d) **21/00644/TREE- Street Record Corinthian Court Alcester B49 5AU.** Proposed: -G1, poplars (nos 790-808) - Remove epicormic growth to approximately 5metres on site side. -G2, mixed species (no 827) - Raise canopy over drive to approx 5metres and 3metres over adjacent car park spaces. - T1, cherry (824) - Reduce & reshape by approximately 2metres, as affecting satellite dish. For: Mrs N Griffiths, FirstPort Property Services Ltd. **CONSENT WITH CONDITIONS**
- e) **21/00677/TREE- Willowbank 8 Tibbets Close Meeting Lane Alcester B49 5QU.** Proposed: -T1 pine - raise lower canopy to provide a 3metre clearance from ground level. Reduce canopy height by 2metres. Reduce canopy spread by 1metre on north side to balance overall crown. Remove canopy deadwood. (alternative specification agreed with the applicant). For: Mr R LeResche. **CONSENT WITH CONDITIONS**

f) **20/03475/ADV- Waitrose Ltd Moorfield Road Alcester B49 5DA.** Proposed: Updating permanent signage across the site. For: John Lewis Partnership. **CONSENT GRANTED WITH CONDITIONS**

g) **21/01201/DDT- Alcester Cemetery, Birmingham Road, Alcester.** Proposed: -T1 lime: Fell following large crown break-out. (Replacement planting required). For: Mrs V Lowe, Alcester Town Council. NB Notification has been received in relation to dead/dangerous tree/s at the above address. As the tree/s are dead/dangerous there is no requirement to go through the Conservation Area Notification for tree works (6 week process)/TPO application process. A Forestry and Landscape Officer has either visited the site or examined a report with photographic evidence and confirms that the works are necessary. **No consultation sought.** Case Officer: Ruth Rose

7. Propositions to Council

None

8. Correspondence

None

9. Urgent Business at the discretion of the Chair

None

10 Exclusion of the Public

None

11 Date and time of next meeting

Monday 10 May 2021 at 7pm