



# ALCESTER TOWN COUNCIL

## PLANNING COMMITTEE MEETING WAS HELD ON MONDAY 10 MAY 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, M Cargill, K Cargill, K Forbes, M Hempell, T Forman, V Blake and G Forman

### **In attendance**

Ms S Duran, Deputy Town Clerk

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

Mr Tony Turner, Turner R & D Ltd and his daughter Rebecca attended the meeting to outline plans to build a house for Rebecca onsite at Mill Industrial Park, part of which is currently being used to store caravans. The park is also home to GreenMech Ltd which produces a British range of wood chippers and green waste shredders and provides employment for 100 people onsite. Due to the success of the business and Mr Turner's advancing years he wishes to hand over the reins to his daughter Rebecca. Mr Turner has found that it is essential to have a presence onsite from a security aspect and to deal with out of hours deliveries. Hence the desire to build a new house near to the location of the existing security barrier for Rebecca and her family. It also proposed to use some of the farmland to create a wild flower meadows. Mr Turner extended an invitation to members to make a site visit subject to Covid-19 government guidelines. Cllr M Cargill questioned whether working hours would also be extended but Mr Turner confirmed that everyone was already working at full capacity. Mr Turner also confirmed that an existing storage building and the 30 caravans would be removed and the area landscaped.

Cllr M Bowe asked whether the application was similar to the application submitted last year but was subsequently withdrawn. Mr Turner confirmed it was but for various reasons it could not be brought forward at that time.

Cllr G Forman had a question about the public footpath which Mr Turner indicated would be diverted.

### **1. Election of Chair and Vice Chair**

Cllr C Neal- Sturgess thanked the committee for their efforts over the past few years. He felt that they had managed well without causing too much upset and he had been pleased to act as Chair.

Cllr M Bowe was proposed as Chair by Cllr C Neal-Sturgess and seconded by Cllr M Cargill and elected unanimously. Cllr M Cargill was proposed as Vice Chair by Cllr M Bowe and seconded by Cllr T Forman and also elected unanimously.

Cllr M Bowe thanked Cllr C Neal-Sturgess for acting as Chair during his term as Mayor in 2015 and since 2017 which Cllr M Bowe described as a 'Herculean task'. He felt he owed Cllr C Neal-Sturgess a debt of gratitude for his knowledge. Cllr M Bowe has been shadowing Cllr C Neal-Sturgess for the past two years and through his wise counsel, guidance and availability he felt he has learnt a lot. Cllr M Bowe will do his best to try and emulate the patience and understanding shown by his predecessor and he is delighted that Cllr C Neal- Sturgess is remaining on the Planning Committee.

### **2. Apologies**

None

### **3. Declarations of Interest**

Cllrs C Neal-Sturgess, V Blake and K Cargill- item 10a) as Trustees of Newports Schools Foundation who own this parcel of land.

District Cllr M Cargill and Cllr C Neal-Sturgess- Item 10b) as Stratford on Avon District Council (SDC) portfolio holder for Digital and Transformation and Alcester's Broadband champion respectively.

#### 4. Minutes of last Meeting

Minutes of previous meeting were approved at Full Council on 4 May 2021.

#### 5. Review of Terms of Reference

These were reviewed and amendments agreed which included 'monitoring' the Alcester Neighbourhood Development Plan. Approval of the Terms of Reference were proposed by Cllr C Neal-Sturgess and seconded by Cllr T Forman. Terms of Reference are reviewed annually.

#### 6. Planning Applications

- a) **21/01119/TREE- 71 Priory Road Alcester B49 5EA.** Proposed: -T1 sycamore - Reduce the crown to previous cuts, approximately 2.5-3metre reduction. For: Mr D Cox. **NO OBJECTION**
- b) **21/00951/FUL- Alcester Tennis Club Moorfield Road Alcester.** Proposed: This is a proposal to refurbish and extend the Tennis Clubhouse and replace an existing store to provide updated facilities for the benefit of club members and visitors. For: Rob Lomas Astwood Carpentry. As there was now no impact on the two trees on the site in this application, the decision agreed by the committee was one of **SUPPORT**
- c) **21/00958/LBC & 21/00957/ADV- Burton House 2 Stratford Road Alcester B49 5AB.** Proposed: Installation of two small flag poles with flags. For: Mr W Sanders, Sanders and Sanders. There were concerns regarding the size of the flagpoles which the committee believed will cause harm to the historical character of the listed building and detriment to the existing street scene in the High Street. The decision was therefore one of **OBJECTION**

#### 7. Notice of Decision by SDC

- a) **20/00740/TREE- 4 Bleachfield Street Alcester B49 5BA.** Proposed: T1 - beech - reduce canopy height and spread by 2metres. Reduce back secondary branches in direct contact with telephone lines to provide a 0.5metre clearance (alternative specification agreed with the applicant). For: Ms M Hackett. **CONSENT WITH CONDITIONS**
- b) **21/00795/TREE- 57 Priory Road Alcester B49 5EA.** Proposed: T1 - silver birch - Reduce canopy by 3-4metres (alternative specification agreed with the applicant). For: Mr R Hunter. **CONSENT WITH CONDITIONS**
- c) **20/03483/FUL- 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: Mr M Lickley, Lloyds Banking Group. **PERMISSION WITH CONDITIONS**
- d) **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: Mr M Lickley, Lloyds Banking Group. **CONSENT WITH CONDITIONS.** The committee were delighted that this application has finally been approved.

#### 8. Report on Bloor Homes Western Update Meeting 19 April 2021

Bloors now have the entire site at Allimore Lane North- northern and southern parcels. It will essentially be one development in 2 phases, fully connected by the spine road with similar house types providing continuity.

##### Northern parcel:

- Sales Centre and show homes will open May Day Bank Holiday weekend. Viewing by appointment only
- 8 plots have been sold off plan- 4 to Alcester families
- Northern entrance to northern parcel has been delayed until end of June

##### Southern parcel:

- Reptile fencing is now in place and translocation will start soon
- Licence Agreement provides for a financial contribution of £20,000 to the Town Council to maintain and provide hibernacula in Abbey Fields. Information boards will also be provided
- 3 x3 storey affordable apartments to help meet the affordable housing requirements stipulated by SDC consisting of 1and 2 bed apartments
- 23 x 2.5 storey properties are located at key way marker points- to provide a focal point or frame points of reference
- Roof heights across the site are lower than 11m required by Condition 11
- Car parking- Worked with Case Officer in providing adequate provision especially for visitors

- Bungalows- Not expressly required to provide bungalows under the terms of the outline planning permission
- Aware of drainage/flooding issues raised by Eclipse Road residents
- CIL liability- Not applicable as the REM application is pursuant to an outline planning permission granted before CIL came into effect
- Play area provision across both parcels accords with the requirements in the S106 Unilateral Undertaking. A financial contribution totalling £54,500 will be paid for offsite open space provision 'for active youth and adult provision in Alcester'. This is payable on first occupancy.
- S106 monies- Bloors happy to support Grieg Hall project by way of a Deed of Variation for the Built Facilities contribution. Info to be supplied to Bloors with aspirations for the project and an outline of the work required.
- Bloors to send details of the Public Open Space agreement with the proposed management company to District Cllr M Cargill

Committee members expressed an interest in visiting the site once Covid 19 restrictions have been lifted.

## **9. Propositions to Council**

Terms of Reference

## **10. Correspondence**

- a)** Mr A Mann- Planning Application 17/01087/REM - Allimore Lane (southern parcel)- Comments in objection to amendment application and correspondence with the Planning Committee.

Cllr M Cargill was disappointed with the tone of the correspondence but felt the committee should respond to Mr Mann to thank him for the points raised. The matters highlighted were very technical and as such outside the scope of this committee as consultees in the planning process. The committee would expect to rely on the expertise of the Planning Officer in this instance. It was agreed that the Committee Clerk would also write to the Planning Officer and ask her to give the matters Mr Mann raised her urgent consideration and to keep the committee updated as to progress. Cllr K Forbes left the meeting with apologies.

- b)** Pegasus Group- MP/P20-2564/Cornerstone Cell No 1231568\_VF04610- Proposed upgrade in the communications mast at Gunnings Road, Alcester.

The committee agreed that 5G is essential for Alcester. Generally, it was felt that as there was no change to the height of the mast and as the differences to the structure were subtle that the committee would be happy with the proposal. It is understood that there are government plans in the pipeline for mast heights to be increased by 5m which, if came forward, would need further consideration.

However, there were concerns about site security of the electronic communications apparatus following recent vandalism of the cables to the mast. The Town Clerk, Vanessa Lowe, is currently engaging with the local police regarding security of the whole site (the Town Council are now tenants of the adjacent Greig Hall) and has written to Pegasus Group to try and obtain some input from their clients regarding this issue. Cllr Mark Cargill as Chair of the Greig Working Group has also indicated he would be happy to discuss site security with Pegasus. Committee Clerk to respond and provide Cllr M Cargill's email address. Members are also aware there is a temporary compressor on site and are seeking confirmation as to how long it is intended to remain as it is noisy.

- c)** South Warwickshire Local Plan consultation event – \*Save the Date\*-Tuesday 18 May 6-7pm. Presentation followed by Q & A.

Members were encouraged to attend this event by Cllr M Cargill. The proposed plan provides for a joined-up approach for South Warwickshire land use and will represent a cost saving to both Stratford on Avon District Council and Warwick District Councils. The Local Plan forms part of the standard review after 5 years. Ultimately, it will replace the Core Strategy and be in place until 2050 subject to review. The committee have also been advised of the consultation- Scoping and a Call for Sites running from 10 May-21 June 2021.

**11 Urgent Business at the discretion of the Chair**

Alcester Neighbourhood Development Plan- Success at Referendum on 6 May 2021. Mrs Wendy Mills, Chair of the Alcester NDP Steering Group had attended the count and was delighted to be able to report the result. The Plan attracted approximately 80% of the validated votes.

Mrs Mills has emailed to thank the Steering Group- both past and present. The good news has also been published by the Town Council on social media and on the website. Cllr C Neal- Sturgess wanted to thank everyone for their hard work over the past 7 years and to extend his thanks, in particular, to Mrs Mills. Committee Clerk to write to Mrs Mills. It is likely that the NDP will be made/adopted by SDC in June. Alcester parish will also benefit financially by this positive result- with receipt CIL monies up from 15% to 25%.

**12 Exclusion of the Public**

None

**13 Date and time of next meeting**

Monday 24 May 2021 at 7pm