



# ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON  
MONDAY 24 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 and these will continue.

## **Present**

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

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

None.

## **1. Apologies**

Cllr K Forbes absent without apology.

County Councillor Piers Daniell had been invited but will not be attending going forward. He is happy to be involved should any county related applications and issues, such as Highways, arise.

## **2. Declarations of Interest**

None.

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

Minutes of previous meeting were approved.

## **4. Planning Applications**

- a) **21/01474/TPO- Purple Haven 55 Birmingham Road Alcester B49 5EE.** Proposed: O1 - oak - Reduce approx. 12 lower lateral branches by 3-4m to suitable growth points to clear property boundary and aerial. Remove major deadwood. For: Mrs V Huckell. **NO OBJECTION**
- b) **21/01277/FUL- 3 Station Road Alcester B49 5ET.** Proposed: Single storey side extension to rear and replacement fenestration. For: Ms M Hurley. The property is in the Conservation Area. However, there is no impact on the Listed building opposite- Minerva Mill. **NO OBJECTION**
- 5. Notice of Decision by Stratford on Avon District Council (SDC)**
- a) **21/00649/FUL- 6 Elm Drive Oversley Green B49 6PJ.** Proposed: First floor extension over existing garage and alterations/enlargement of front entrance with the widening of the vehicle crossover. For: Ms J Crane. **PERMISSION WITH CONDITIONS**
- b) **20/03122/VARY- SIG Roofspace Alcester Heath Alcester B49 5JG.** Proposed: Variation of Conditions 6 and 10 to provide additional external yard lighting within planning permission Ref: 17/03089/FUL (New side extension to northern elevation of principal building and variation of condition 2 attached to planning permission reference 17/00756/VARY to state 'The premises hereby approved shall not operate outside the hours: 0700 - 2300 Monday to Friday and 0700-1300 hours Saturday. There shall be no movement of materials within the areas of storage shown on drawing reference RS-F-EXT- Storage-01-RevF, including any movement of materials onto or off racking and storage areas hereby approved outside of the hours 0700-2100 hours Monday to Friday and 0700-1300 hours Saturday, (Originally granted planning permission under 14/01661/FUL for a change of use into Use Class B2 (General Industry))). For: Roofspace Solutions (Formerly SIG Trading Ltd). **PERMISSION**
- c) **20/03683/FUL- The Pool House Oversley Castle Wixford Alcester B49 6DH.** Proposed: Erection of an oak framed garden room. For: Mr S Ward. **PERMISSION WITH CONDITIONS**
- 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. **CONSENT WITH CONDITIONS.** *A holding objection had been submitted but due to some confusion in the correspondence with the case officer, the decision on the application was subsequently made by SDC without any further input from the Town Council.*

e) **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. **APPROVAL.** *It was observed that the decision notice contained the first references to policies in the Alcester Neighbourhood Development Plan which, having successfully passed referendum and although not yet fully adopted by SDC, now carries significant weight.*

f) **20/03537/FUL- 30 Birch Abbey Alcester B49 5BU.** Proposed: Conversion of existing garage into bedroom involving minor changes to front elevation. Extension (single storey) at side of house. Rear single storey kitchen extension. First floor extension above an existing single storey extension at the rear of the house. New pedestrian gate at the rear from Abbey Tuery. For: Mr B Esler. **PERMISSION WITH CONDITIONS**

#### **6. Responses to planning applications by email meeting**

The Chair noted that Zoom meetings gave greater propensity for debate and felt that an opportunity could be missed with email meetings. It was therefore suggested that the response time for planning applications to be considered by email should be reduced from the current 10-12 days to 5 working days. The standard email response to these applications should be 'reply all'. Any individual replies will be forwarded to all committee members for consideration. This should allow more time in the consultation process should further discussions be required.

#### **7. Online resources for Planning Committee**

The Chair would like to see an online databank for planning resources that committee members can easily access. This would include links to key documents, SDC planning policies, maps and guidance notes. It is suggested that a new granddaughter page be added to the Planning tab on the Town Council website. Committee Clerk to circulate suggested documents and links to be included. Suggestions and contributions are welcome and an initial working list will be finalised at the next meeting. Cllr Neal-Sturgess has a list of material considerations used in responding to planning applications he will forward to the Committee Clerk.

#### **8. South Warwickshire Local Plan (SWLP)- Report on Q & A session**

The SWLP Scoping and a Call for Sites is out for consultation until 21 June 2021. The Committee Clerk had attended a Q & A session directed at parish councils on 18 May- only one delegate was permitted. The Clerk drafted a briefing note which was circulated to committee members. Cllr Neal-Sturgess attended the first public Q & A session on 20 May and had nothing further to add. Cllr G Forman is on the SDC Working Group for the SWLP and confirmed that the Plan is unlikely to be adopted before 2024 and that this is the first of many consultations in the plan process. Each of the Options for Growth (A- G) are likely to impact on the Green Belt. Cllrs were very concerned at removal of the Green Belt. Cllr M Cargill suggested it could be reinstated elsewhere and given protected status to stop further encroachment. All committee members were urged to read the document and consultation on the dedicated SWLP website ahead of drafting a response at the next meeting. The Chair and the Committee Clerk to discuss how best to manage this process given that there are 53 questions.

#### **9. Proposition to Full Council**

Terms of Reference

#### **10. Correspondence**

a) Stratford on Avon District Council- Alcester NDP- Request for NDP text to be updated now it has passed Referendum. Committee Clerk and Town Clerk have actioned this request.

b) Pegasus Group- MP/P20-2564/Cornerstone Cell No 1231568\_VF04610- Proposed upgrade in the communications mast at Gunnings Road, Alcester. Mr Morison has not responded to repeated requests for information. Agreed that the Committee Clerk would try and speak to him on the phone. A further theft of cable has occurred at the Greig Hall and concerns remain about site security and of the mast area. There was also a query about the electricity meter and supply to the mast which is currently located in the squash courts. The Greig Working Group will follow this up.

- c) South Worcestershire Councils- Traveller and Travelling Showpeople Site Allocations DPD Revised Preferred Options Consultation 17 May to 5 July 2021. Proposed sites have been identified at Upton on Severn, Knowle Hill, Evesham, Aldington and Badsey. Badsey is the only new proposed site, the others are all extensions to existing sites.
- d) Mrs Y Morrison- 17/01087/REM (Land south of Allimore Lane Alcester)- Photos and concerns relating to flooding at rear of properties on Eclipse Road. Chair has responded reiterating the holding objection submitted by the Town Council subject to resolution of the drainage issues.

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

None.

**11 Exclusion of the Public**

None. However, a reminder as to why this is a standing item on the agenda was given and the wording below will also be included as a footer to future agendas.

**12 Date and time of next meeting**

Monday 14 June 2021 at 7pm

*Exclusion of the public from meetings for confidential items of business*

*To exclude the public (including the press) from a meeting of the Council, it is necessary for the following proposition to be moved and adopted "that, in accordance with the provisions of the Public Bodies (Admission to Meetings) Act 1960, the public be excluded from the meeting for item number(s), which involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended) as indicated".*