



ALCESTER TOWN COUNCIL

EMERGENCY PLANNING COMMITTEE MEETING WAS HELD ON MONDAY 21 JUNE 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, T Forman, G Forman, M Hempell, and K Forbes

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Mr A Mann, 24 Ropewalk, Alcester, outlined a comprehensive list of concerns relating to **17/01087/REM- Land South of Allimore Lane Alcester**. These mainly centred around the loss of bungalows from the original development proposal, building heights across the site and drainage. There is much concern from the residents in Eclipse Road regarding historical flooding at the development site which could impact their properties and they are understandably wary of the amendments proposed.

1. Apologies

Cllrs K Cargill, C Neal-Sturgess, V Blake (Trustees of Newports Schools Foundation-Item 4a) and Cllrs M Cargill.

2. Declarations of Interest

None

3. Minutes of last Meeting

Minutes of previous meeting were approved.

4. Planning Applications

- a) **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- additional technical information and plans to address the Lead Local Flood Authority and Town Council's objections*. For: Gallagher Estates, Pettifer Developments and Bloor Homes Ltd.

The Town Council had previously submitted a holding objection to this application. The Chair pointed out that following the amendments received by SDC, the Lead Local Flood Authority (LLFA) have subsequently withdrawn their objection. The Chair read out the Technical notes outlining responses by the developer to the LLFA's objections and third parties addressing their concerns together with information gleaned directly from Bloor Homes Western in answer to questions raised by the Chair. In addition, and in his absence, Cllr Cargill's comments were read out and considered. Cllr G Forman commented that as councillors they don't have the technical expertise to fully understand the level of detail in the Technical notes and as such must be guided by the experts and officers at SDC and WCC as to whether the proposals are acceptable. Unfortunately, at the time outline planning permission was granted the Alcester Neighbourhood Development Plan was not in existence and therefore could not be invoked. Fortunately, it does carry substantial weight now and full weight once adopted by SDC hopefully in July 2021 for any future development in the parish.

Following much discussion, it was agreed to maintain a **HOLDING OBJECTION** subject to the following points being clarified by the Case Officer, Louise Koelman:

- **Drainage provision.** The developers have indicated that the drainage provision on site will accommodate 95% of projected run off of surface water which is presumed to be the flooding element. Confirmation is therefore required that the proposed bund will protect residents from the 5% residual element. Confirmation is also required that the bund in the south-east corner near plot 251, which stops at the private drive/parking spaces to that plot, will be raised to a similar level as the bund, therefore 'closing off' the flow-path towards the corner of the site.

Concerns remain from the Town Council and residents over the size of the swale and also, more importantly, the discharge from the site eventually to the river. The LLFA have removed their objection but are requesting that the size/cross sections for the swale are submitted. However, this will not be until later on in the scheme and reassurance is sought by residents now. Confirmation required that the Town Council will be kept informed of submission of such further details.

- **Assessment and evaluation of drainage scheme post development.** Confirmation required that there will be a robust system in place to evaluate the surface water run-off and identify the body responsible. Confirmation also required as to liability of the developer for any future flooding issues and/or claims.
- **Proposed pond.** Confirmation as to who will manage and maintain the pond.
- **Bund and swale.** Confirmation as to who will manage and maintain the bund and swale.
- **Heights of buildings.** 'Landmark' properties are at the highest points on the site and will be highly visible on entering the town in what is currently a discrete valley settlement. However, the southern site is at the lowest point of the entire site so this will help from a visibility point of view. Confirmation required that that only minor level changes (one course of bricks) will take place to accommodate drainage issues.

Whilst the Committee admit they are not technical experts, they do seek to obtain further reassurance for the residents of Eclipse Road given the history of flooding in the town.

- b) **21/01395/ADV- 17 - 19 Priory Road Alcester B49 5DX.** Proposed: Proposed fascia sign and wall sign. For: Mrs M Nathwani, Unique Smiles Dental Surgery. **NO OBJECTION**

5. Notice of Decision by SDC

- a) **20/03355/FUL- 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. **PERMISSION WITH CONDITIONS**

- b) **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. **CONSENT GRANTED WITH CONDITIONS**

- c) **21/00425/FUL- 13 Ropewalk Alcester B49 5DD.** Proposed: Single storey and two storey rear extensions. For: Mr S Coles. **PERMISSION WITH CONDITIONS**

6. Proposition to Full Council

None

7. Correspondence

None

8. Urgent Business at the discretion of the Chair

The Committee Clerk confirmed she had sent the consultation response on behalf of Alcester Town Council to the South Warwickshire Local Plan Consultation- Scoping and Call for Sites today by email today and had received an acknowledgement.

9. Exclusion of the Public

None

10. Date and time of next meeting

Monday 5 July 2021 at 7pm