



ALCESTER TOWN COUNCIL

PLANNING COMMITTEE MEETING WAS HELD ON MONDAY 14 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, M Cargill, K Cargill, C Neal-Sturgess, M Hempell, V Blake and K Forbes

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None

1. Apologies

Cllrs T & G Forman

2. Declarations of Interest

Item 10b) Cllrs C Neal-Sturgess, V Blake and K Cargill as Trustees of Newport's School Foundation

Item 4a) The applicant is an Alcester Town councillor. No lobbying has occurred. The Chair was approached for advice and he signposted the applicant to the Stratford on Avon District Council (SDC) website with respect to the process and the planning guide for householders Extending your home (2008).

Item 4b) The applicant is known to Cllrs M Cargill and C Neal-Sturgess.

3. Minutes of last Meeting

Minutes of previous meeting were approved at Full Council.

4. Planning Applications

- a) **21/01389/FUL**- **Tremarta Cross Road Alcester B49 5EX**. Proposed: Two-storey side extension, single-storey rear extension, replacement porch canopy and demolition of existing side garage. For: Mr & Mrs Henderson. The committee were concerned by the comment on the SDC portal about intrusive noise from tree works being carried out on a Sunday afternoon at this property. Bearing this in mind, whilst a response of **NO OBJECTION** was agreed, a comment will be added about a recommendation for a construction management plan to preserve the amenity of the neighbouring properties. Cllr M Cargill mentioned that this was a significant extension and whether it complied with the SDC guidelines in terms of being subservient. It was felt that this point and the point raised by Cllr Neal- Sturgess about bat roosting would be addressed by the Case Officer.
- b) **21/01358/FUL**- **The Mill Industrial Park, Unit 20 Birmingham Road Kings Coughton B49 5QG**. Proposed: 4no. bay extension to existing industrial unit. Steel frame building to match existing unit. For: Mr T Turner, Turner R & D. The extension is to house a new piece of machinery to manufacture automotive components at this industrial site. There was some discussion about the lack of provision of female toilets but this will be covered by Building Regulations. The committee agreed to **SUPPORT** this application as it offers employment opportunities locally as well as complying with policies EC2 and EC5 in the Alcester Neighbourhood Development Plan. Disappointment was expressed that compliance with these policies did not form part of the application.
- c) **Amendment 20/03479/FUL**- **Oversley Mill Services Alcester Bypass Arrow B49 6PQ**. Proposed: Redevelopment of existing petrol filling station, comprising of a replacement shop/canopy, new pumps/pipework, car/jet wash area, extended car park and new coffee drive thru store. *Amended and further technical detail provided by consultees. In addition, Highways England and the Lead Local Flood Authority have removed their objections.* For: Mr A Brown, Bridge End Ltd. As the applicant had sought to address the Town Council's objections, other parties had removed their objections and following correspondence with the Case Officer, it was agreed that the **OBJECTION** be **WITHDRAWN**.

5. Interim decisions by Alcester Town Council

- a) **21/01651/TREE- Riverside 42 Malt Mill Lane Alcester B49 5QR.** Proposed: -T1 alder - Reduce crown from 15metres to 7.5metres. -G1, willow x5no. - Pollard to 1metre above ground level. For: Mr A Matheson. Comments due by 10 June 2021. Case Officer: Sebastian Onslow. **NO OBJECTION**
- b) **21/00829/FUL- Friars Holt Birmingham Road Kings Coughton B49 5QF.** Proposed: Erection of the carport. For: Mr P Hunt. Comments due by 14 June 2021. Case Officer: Richard Lambert. **NO OBJECTION**

6. Notice of Decision by SDC

- a) **21/00488/FUL- 6 Station Road Alcester B49 5ET.** Proposed: Single storey rear extension, 2 x dormers to rear, 3 x rooflights to rear and replacement of fenestration. For: Ms J Harrison. **PERMISSION WITH CONDITIONS**
- b) **20/03628/FUL- 3 Seggs Lane Alcester B49 5HJ.** Proposed: Two storey and single storey side extension and rear extension. For: Mrs C Zambonini. **PERMISSION WITH CONDITIONS**
- c) **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. **CONSENT WITH CONDITIONS**
- d) **21/00369/FUL- 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**
- e) **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. **PERMISSION WITH CONDITIONS**
- f) **21/01492/HHPA- 35 Newport Drive Alcester B49 5BL.** Proposed: The construction of a single storey rear extension which would extend beyond the rear wall of the original house by 6m for which the maximum height would be 3.3m and for which the height to the eaves would be 3.3m. For: Mr T Lievesely. **HOUSE HOLDER PRIOR APPROVAL REFUSED**

7. Online resources for Planning Committee

A new web page for online planning resources was approved and the Committee Clerk to upload the information by the next meeting. If any members have any additional information they would like to contribute, contact the Committee Clerk.

8. Planning Committee- form of future meetings

The Committee Clerk confirmed that meetings will continue on Zoom, as agreed at Full Council. Email meetings may sometimes be required where the deadline for responses to planning applications falls before the next meeting. The Chair outlined the protocol for email meetings which has been developed and this was circulated prior to the meeting. A request to comply with the time frames within the protocol was re-iterated to members.

9. South Warwickshire Local Plan Scoping and Call for Sites consultation-Response

The deadline for responses is 5pm on Monday 21 June 2021. There are 53 questions associated with this consultation and the Chair requested a way forward with formulating a response. The Town Clerk had helpfully sent a list of matters to be considered for Alcester and this will be forwarded to members. It was agreed that the Town Council should and needs to respond. A Zoom meeting for a working group is therefore proposed for Wednesday afternoon 16 June at 3.30pm for discussion and to agree a form of words.

10. Proposition to Full Council

None

11. Correspondence

- a) Pegasus Group- MP/P20-2564/Cornerstone Cell No 1231568_VF04610- Proposed upgrade in the communications mast at Gunnings Road, Alcester. No update. The Committee Clerk had emailed and attempted contact with Mr R Morison at Pegasus on both the landline and mobile but with no response.
- b) Andrew Winstone, Bloor Homes Western- 17/01087/REM- Land south of Allimore Lane- Confirmation of submission of additional information to Stratford on Avon District Council to address the Lead Local Flood Authority objection.

SDC have formally reconsulted the Town Council on the amendment application and have until Monday 28 June 2021 to respond. It was agreed to hold an Emergency Planning Committee Meeting on Monday 21 June at 7pm using Zoom software to discuss this application when it is expected that we shall be quorate. Committee Clerk to advise interested residents, the applicant and the Case Officer.

13 Urgent Business at the discretion of the Chair

None

14 Exclusion of the Public

None

15 Date and time of next meetings

Emergency Meeting Monday 21 June at 7pm. Scheduled meeting Monday 5 July at 7pm