



ALCESTER TOWN COUNCIL

EMERGENCY PLANNING COMMITTEE MEETING WAS ON MONDAY 12 JULY 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 M Bowe, M Cargill, K Forbes, M Hempell, G Forman and T Forman

In attendance

Ms S Duran, Deputy Town Clerk

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Ms M Halpin, an Eclipse Road resident, attended the meeting with respect to drainage and highways concerns relating to amendment applications for **17/01087/REM-Land South of Allimore Lane Alcester**. Whilst Ms Halpin was aware that the developer had addressed points on the drainage amendment which the Town Council had sought clarification following their last meeting, Ms Halpin wishes to raise a further issue of concern. There will be a gap between the bund and the gardens of the properties on Eclipse Road, and Ms Halpin is concerned that the water may drain from the development and collect in what may be an old filled in ditch and cause flooding. Ms Halpin would like a point of contact to be identified to whom Eclipse Road residents can contact should such issues arise in the future.

In addition, Ms Halpin outlined her concerns about the size of the parking spaces from her own experience of visiting a friend who has purchased a property on the northern phase of the Allimore Lane development. Once the car was on the drive, it was not possible for the driver and a passenger to exit a vehicle together ie a driver could get out or a passenger but not both at the same time. This will inevitably mean that cars will be parked on the estate roads causing congestion.

The Committee Clerk read out an email from Mrs Y Morrison, another concerned Eclipse Road resident, as follows:

"A 500mm or ½ m gap between plot 251 parking space and the bund will/could accommodate a large amount of water in certain weather conditions thereby as previously stated negates the statement that 'the bund is a belt and braces' for the properties of Eclipse that have flooded in the past – it is not! I would like to confirm and have it noted in the minutes that I shall hold the town and district councils in account should my property flood in the future as a result of these poor plans.

I would also like confirmation that the boundary line as detailed on all diagrams/drawings are for pictorial purposes only as my property extends beyond the hedgerow which I have maintained for over 25 years.

Finally, could Bloor confirm when the right of way pathways which edge areas of Eclipse Rd and Roebuck park will be cleared and available for public use".

1. Apologies

Cllrs C Neal-Sturgess, V Blake and K Cargill as Trustees of Newport Schools Foundation and Mrs Y Morrison

2. Declarations of Interest

None

3. Minutes of last Meeting

Minutes of previous meeting were approved.

4. Planning Applications

5. 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- Revised engineering layout drawing showing visibility splays to private driveways and at junctions and the speed control corner adjacent plots 322-327 plus other points relating to highways layout.* For: Gallagher Estates, Pettifer Developments and Bloor Homes Ltd. The size and arrangement of parking spaces was identified as an issue at outline planning stage. The application went to appeal which was allowed and the layout was therefore granted planning permission. It is felt that the southern site is very congested. Parking is tight. However, visibility splays, tracking programmes and parking arrangements are all now complaint. WCC Highways had originally objected to the application but, following amendments to the design by the developer, have withdrawn their objection. This makes it very difficult for the Town Council to have any sort of leverage. It was agreed to submit a response of **NO OBJECTION** to the highways amendment application.

It should be noted that both phases of the development have had improvements made as a result of action by the Town Council throughout the planning process.

6. Review of submission response to drainage amendments 17/01087/REM- Land South of Allimore Lane Alcester following clarification of points by Bloor Homes Western. The Chair reminded members that the holding objection to the drainage aspect of the application had been sustained subject to clarification of points raised at the last meeting. The Committee reviewed the responses to those points from the developer and together with evidence of correspondence between the Case Officer, Louise Koelman and the WCC Flood Risk Management Team as Lead Local Flood Authority were satisfied that all drainage concerns had been addressed. The LLFA confirmed that the principles submitted by the developer were sound subject to final design detail to be submitted at a later stage. It should be noted that the LLFA withdrew their objection prior to the last Planning Committee meeting.

It was however, agreed that the concern by residents is totally understandable given the local flood history of the site. It was agreed to ask Bloor Homes Western to identify a point of contact for Eclipse Road residents going forward at the update meeting next Monday 19 July 2021.

In response to Mrs Morrison's comments in her email with respect to holding the Town Council and District Council responsible, the Chair pointed out that Alcester Town Council is only a consultee in the planning process. SDC are the Planning Authority. The amendment applications are compliant with SDC policy. It was agreed that individuals are required to take personal responsibility for ensuring adequate insurance cover to protect their properties. The last two comments in Mrs Morrison's email with respect to accuracy of plans and rights of way will be referred to Bloor Homes to address at the next update meeting.

It was agreed to **WITHDRAW** the **HOLDING OBJECTION** and trust that the finer detail to be submitted in the future will be acceptable to the regulatory authority.

7. Proposition to Full 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 19 July 2021 at 7pm