



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 19 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, C Neal-Sturgess, K Forbes and T Forman

In attendance

Ms S Duran, Deputy Town Clerk

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Mr & Mrs Noon, property owners neighbouring Broad Lane Caravans and Ms Taylor, Kings Coughton resident, attended the meeting with respect to highways concerns relating to amendment application **20/01587/FUL- Broad Lane Caravans**. Mrs Noon firstly questioned how the original highways data, remodelled by Aldi's consultants following discussions with WCC, could now suggest a reduction in disruption from substantial to minimal and falling within acceptable parameters. It was noted that WCC Highways have not yet responded to the new data. Secondly, Mrs Noon believed that the third turning lane had not been taken into account in the remodelling. Thirdly, WCC had originally wanted to ensure that pavements were widened before determination. It would now seem that this will be done at the later design stage and she is concerned that this issue may be missed. Mrs Noon therefore requested that the Town Council sustained their holding objection. Ms Taylor supported Mrs Noon's comments. All parties then left the Zoom meeting.

1. Apologies

Cllrs M & K Cargill, G Forman, V Blake and M Hempell

2. Declarations of Interest

Cllr C Neal-Sturgess- Item 4d

3. Minutes of last Meeting

Minutes of previous Emergency meeting were approved.

4. Planning Applications

- a) Amendment 20/01587/FUL- Broad Lane Caravans Kings Coughton Alcester B49 5QD**. Proposed: Demolition of existing structures and erection of a Class A1 foodstore with new vehicular access/egress to Birmingham Road, new internal vehicular access road, car parking, servicing area, and hard and soft landscaping. *Amendments/additional information to address highways issues include 20210629 - Alcester, Birmingham Road - TN05 FULL, 20210629 - Alcester, Birmingham Road - TN04 FULL, VM200396.Sp005- Queue Length Confidence Intervals and VM200396.Sp004- Journey Time Confidence Intervals*. For: Aldi Stores Limited. The Planning Committee had reviewed the amended documentation and supported Mrs Noon's comments above. The Chair noted that in the document TN04 addressing WCC comments, pedestrian accessibility was to be addressed at a cost of £90,000 via a Section 106 Agreement. The footpath is to be widened and a bus stop located near the roundabout. An email from the Case Officer, Alison Willers on 5 July 2021 indicated that all parties were close to an agreement and that Aldi preferred to fund the works through a Section 106 Agreement. In spite of the fact that cllrs were not technical experts, it was felt that the new documents did not address in total all the matters that WCC had identified. Cllrs also remembered that a pedestrian crossing was requested on this busy trunk road and this does not seem to have been considered. It was also suggested that modelling should be undertaken not during Covid restrictions when traffic was much reduced. It was agreed to raise these points in addition to commenting that as WCC

Highways had not responded then the Committee was equally not in a position to respond. **HOLDING OBJECTION SUSTAINED**

It was also agreed to find out the Ward Member's feelings about this application. The Chair to email District Cllr M Cargill.

- b) **21/02078/FUL- Mill House Birmingham Road Kings Coughton B49 5QG.** Proposed: Removal of storage building and breaking up and removal of concrete slab to facilitate construction of detached dormer bungalow and garage along with all other associated works and including a change of use of land from land used for the storage of caravans (use class B8) to residential use (use class C3) with a wildflower meadow and requiring diversion of footpath AL58. For: Mr T Turner. Cllr Neal-Sturgess wished to support the application as aesthetically it would be an improvement on the current caravan storage as well as providing a positive economic impact. The diversion of the public footpath was noted. Cllr T Forman was anxious that as this proposal was on green belt land it could set a precedent for further development. It was, however, agreed to **SUPPORT** the application.
- c) **21/02085/FUL & 21/02086/LBC - Alcester Heath Farm Alcester Heath Alcester B49 5JJ.** Proposed: Change of use of existing barn to holiday accommodation use, installation of roof lights, replacement and alteration to the main entrance, fenestration alterations and installation of a mezzanine floor and other associated internal and external works. For: Mr & Mrs K Ross. It was agreed that this was a nice design and responses of **NO OBJECTION** agreed.
- d) **21/02158/S106A- Land North of Cold Comfort Lane Alcester.** Proposed: Modification of Public Open Space Specification, Schedule 4, Part 1,2,3 and 4, Modification of SUDS, Schedule 5 Part 1 and Built Factors Contribution, Schedule 2, Part 1 and 2 of Section 106 Agreement dated 28 November 2013 in relation to 11/02767/OUT. For: Bloor Homes. Case Officer: Louise Koelman. **NB** Alcester Town Council is a direct beneficiary of this application. The Town Clerk has therefore advised that this application is not available for discussion and to submit a response of **NO REPRESENTATION**.

5. Notice of Decision by SDC

- a) **21/00957/ADV & 21/00958/LBC- Burton House 2 Stratford Road Alcester B49 5AB.** Proposed: Installation of two small flag poles with flags. For: Mr W Sanders, Sanders & Sanders. **CONSENT REFUSED**

6. Report on update meeting with Bloor Homes 19 July 2021. Mr A Winstone, Bloor Homes Western responded to queries submitted to him in advance:

- Correspondence from Mr Hopley, resident- Bus stops on the Birmingham Road. Such works are covered by a Section 278 Agreement and the design of the junction is determined by WCC and depends on geometry and space available. The proposal mirrors the existing provision. In bound bus route to Alcester- it would appear that it is not possible to put a 'flag' for a bus stop here due to the Roebuck pub and the footpath. The Chair questioned how much influence Bloors had over the design. Bloors engage highways consultants who look at the access and the junction and come up with a proposal. This goes forward for technical approval by WCC Highways and at this stage will include road markings and crossing points. The works are an obligation on Bloors and they bear the costs. The contractors are selected by tender from the WCC Framework. Mr Winstone felt changes would be difficult to implement at this stage but could be considered at a later date once demand had been established. The Chair requested Bloors pass on Mr Hopley's comments to WCC Highways, Bloors agreed and then will report back.
The expansion in the industrial estate may increase demand for the bus service.
- Mrs Morrison's comments about accuracy of red line plans and availability of rights of way at Eclipse Road/Roebuck Park. Mr Winstone would like to discuss these matters directly with Mrs Morrison and copy the Chair and Committee Clerk into correspondence. Committee Clerk to facilitate contact.
- Ms Halpin- Point of contact in the event of any future drainage issues. Mr Winstone and the Customer Care Team will be the initial point of contact as they will be on site for several years during the build out. The Management Company would then take over the responsibility. Meanwhile any comments should be directed to Mr Winstone and the Customer Care Team.

- Update on occupancy, sold numbers and anticipated completed homes built schedule. Northern parcel- At the end of June 2021 there were 6 occupations (2 open market homes and 4 affordable). Between July 2021 and June 2022 it is hoped to complete on a further 70 dwellings. 14 are currently reserved and 5 will be occupied at the end of July.
- Section 106 monies. Southern site- no monies are payable yet as obligations are triggered by the start of the development. The Unilateral Undertaking and the Licence relating to Slow Worm habitats and maintenance is nearing completion. A Deed of Variation for Built Facilities (Greig Hall) could potentially be ready early 2022. NB Early payment will not attract indexation. Northern site- Section 106 funds due of £8,000 for Sustainable travel packs have been paid. The actual amount paid was higher due to 15% indexation. Various financial obligations have now been triggered by first occupation and Bloors are waiting to be invoiced by SDC.
- The Chair thanked Bloors for their help with the security fencing at the Greig hall. Mr Winstone indicated that they should also be able to help with providing surplus paint from other development sites for redecorating the Hall.

7. Alcester Neighbourhood Development Plan adopted by SDC. The Alcester NDP was adopted by SDC on 12 July 2021. Cllr Neal-Sturgess, former Vice-Chair of the Alcester Neighbourhood Development Plan Steering Group Committee, wished to have his thanks to Vanessa Lowe, Town Clerk and Sarah Duran, Deputy Town Clerk formally recorded for their help and support in bringing this long, complex but important project to completion. The Committee Clerk thanked Cllr Neal-Sturgess and said that it had been a team effort and that thanks should also go to Mrs Wendy Mills, Chair of the Steering Group.

8. Welcome Packs for Allimore Lane development. Alcester Town Council will be funding the covers for the packs. A vote was taken on the three designs submitted and the more traditional design was selected with a few amendments to the word spacing. Following information obtained from Bloor Homes Western on occupancy and timings, the Committee Clerk can now respond to Mr A Deeks about inclusion of an item from Alcester Churches Together.

9. Proposition to Full Council

None

10 Correspondence

None

11 Urgent Business at the discretion of the Chair

None

12 Exclusion of the Public

None

13 Date and time of next meeting

Monday 2 August 2021 at 7pm