



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 5 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 and these will continue.

Present

Cllrs M Bowe, M Cargill, K Cargill, V Blake, C Neal-Sturgess, M Hempell, and K Forbes

In attendance

Ms S Duran, Deputy Town Clerk and District Cllr S Juned

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Mr & Mrs Noon attended and outlined their concerns with respect to **Amendment 20/01587/FUL- Broad Lane Caravans Kings Coughton Alcester B49 5QD** which includes the drainage strategy associated with the propose Aldi store. Their property is immediately adjacent to the north of the site and sits 2m lower. They are concerned that their property could be affected by flooding and they would like to know who they should contact as property owners should their property be affected if the proposal proceeds.

Mr & Mrs Noon asked District Cllr M Cargill whether he agreed with the height of the boundary fence set at 2.4m which would give them extra protection. Cllr M Cargill to check the status of this enquiry.

Mr & Mrs Noon did not attend the remainder of the meeting and wait further details as to the date of the Planning Committee meeting when the highways amendments will be discussed for this site. Committee Clerk to advise.

1. Apologies

Cllrs G and T Forman

2. Declarations of Interest

Item 4f) **21/02007/TREE**- Allotment Gardens School Road Alcester B49 5DE- application submitted by Alcester Town Council.

3. Minutes of last Meeting

Minutes of previous Emergency meeting were approved.

4. Planning Applications

- a) **21/01727/FUL- Field View 46 Stratford Road Alcester B49 5AS**. Proposed: Demolition of existing single storey rear kitchen and erection of replacement building. For: Mr D Parmar. **NO OBJECTION**
- b) **21/01744/FUL- Chattan 62 Birmingham Road Alcester B49 5EG**. Proposed: Demolition of existing garage and utility room. Erection of two storey extension and retention/recladding of existing car port. For: Mr M Salmon. **NO OBJECTION**
- c) **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 include 11916-0050c Proposed drainage Layout, 11916w0001c Aldi Birmingham Rd, Alcester - Drainage strategy, 11916w0002b Aldi Birmingham Road, Alcester - Private drainage O&M manual, Revised Proposed Drainage Layout, Proposed Drainage Strategy Document, Private Drainage O&M Manual.* For: Aldi Stores Ltd. The Flood Risk Management Team at WCC, as Local Lead Flood Authority (LLFA), have engaged consultant WSP to advise on surface water drainage and flood risk grounds. Various documents were reviewed and updated by WSP and deemed to now be suitable. WSP recommended that the information submitted is sufficient for the LLFA as long as two conditions were included. It is noted that the LLFA has yet to respond to these recommendations.

It was agreed to submit a response of **NO OBJECTION** (NB for the drainage aspect only) subject to approval by the LLFA and confirmation of the body responsible for claims should the adjacent property owners need to seek redress for flood damage.

- d) **21/01511/FUL- Alcester Inn St Faiths Road Alcester B49 6AQ.** Proposed: Erection of a single storey function room and toilets. For: Mr P Owens, Westbourne Leisure. **NO OBJECTION**
- e) **Amendment 21/00763/FUL- 4 Regency Drive Kings Coughton B49 5QB.** Proposed: New Porch, side extension above garage and rear single storey extension. For: Mr A Hunt. *Amendment- The materials of the side extension have been altered to match the brickwork on the existing dwelling. Parking for three vehicles has been added to the front. **This letter is for information only. A consultation response is not being sought.***
- f) **21/02007/TREE- Allotment Gardens School Road Alcester B49 5DE.** Proposed: T1 - goat willow - Reduce height and spread from approx. 8metres to 2metres The tree is referenced as Number 30951 in a survey on behalf of Alcester Town Council <https://summit-geo.maps.arcgis.com/apps/opsdashboard/index.html#/9eb46349e8d04238a8226ca0880ec409>. For: Vanessa Lowe, Alcester Town Council. **NO REPRESENTATION**
- g) **21/01962/TPO- Copse Area Between Kinwarton Road and Beacon Close Alcester B49 6DF.** Proposed: -T1 ash - Remove deadwood. -T2 ash overhanging adjacent property - Crown lift to 4metres above ground level. For: Mr N Stanford, Stanford Tree Care. **NO OBJECTION**

5. Notice of Decision by SDC

- a) **21/00951/FUL- Alcester Tennis Club Moorfield Road Alcester.** Proposed: Refurbish and extend the Tennis Clubhouse and replace an existing store. For: Mr R Lomas, Astwood Carpentry. **PERMISSION WITH CONDITIONS**
- b) **Amendment 21/00763/FUL- 4 Regency Drive Kings Coughton B49 5QB.** Proposed: New Porch, side extension above garage and rear single storey extension. For: Mr A Hunt. **PERMISSION WITH CONDITIONS**
- c) **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. **CONSENT FOR ARBORICULTURAL WORKS**
- d) **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. **CONSENT WITH CONDITIONS**

6. Proposition to Full Council

None

7. Next update meeting with Bloor Homes Western

Meeting arranged for 19 July 2021 at 6.30pm via Zoom immediately prior to the Planning Committee meeting. The three Trustees of Newports Schools Foundation- Cllrs K Cargill, V Blake and C Neal-Sturgess offered apologies in advance. District Cllr M Cargill left the meeting to attend a Parish Council meeting.

8. Correspondence

- a) Mr S Hopley, resident- Reference 9.2/C204-003 Modifications to Birmingham Road, Alcester - Right turn Lane- The movement of the bus stop from the existing field access opposite The Roebuck pub. (Plus subsequent correspondence between WCC and the Town Council). *The correspondence from Mr Hopley was noted and will be forwarded to Bloor Homes Western and raised at the next update meeting on 19 July. The Town Council had not been informed of the proposed works by WCC.*
- b) John Crossling, WALC- Fwd: South Warwickshire Local Plan- Response to the consultation from CPRE- covering letter, response and Welford as a case study. *For information*
- c) Mr A Deeks, St Nicholas Church- New Houses. Request for update on Welcome pack proposed with ATC for new homes on Allimore Lane. *The request for Welcome Packs had been agreed in principle at the Planning Committee Meeting on 28 September 2020. Bloor Homes Western had been approached to see whether they offered anything similar in their other developments and with a view to possibly funding the packs. Their response was that they were not intending to produce anything for the Allimore Lane development but they would be prepared to have a conversation.*

Contents of the packs were discussed by the Committee, and the following items were suggested: Town Guide, Alcester Directory, latest Town Council newsletter and the Visit Alcester leaflet.

The Chair to bring Visit Alcester leaflets for members to Full Council meeting tomorrow evening.

The Chair suggested that it may be a good opportunity for Matthew Malin (Media Assistant) to test his creative skills in proposing a pack brief. The Committee Clerk had made initial enquiries with PSW as to what they could offer by way of a folder to contain the documents. It was agreed to review the documentation with a view to the feasibility of updating it prior to distribution.

Whilst the initial approach had been from St Nicholas Church, there are several churches in Alcester and the Chair felt that it was important to be fair to all.

- d)** Ms L Nicholson, Stansgate Planning- Land at Mill House - planning application. Following the presentation made by Mr T Turner at the planning meeting on 10 May 2021, Stansgate Planning have submitted a formal application to Stratford on Avon District Council. Documents have been sent for consideration in advance. *Correspondence noted.*

- e)** SDC, CIL Payments to Town and Parish Councils- *Payment advice of £1665 from SDC with respect to 30A High Street Alcester.*

9. Urgent Business at the discretion of the Chair

None

10 Exclusion of the Public

None

11 Date and time of next meeting

Emergency Meeting Monday 12 July and ordinary meeting Monday 19 July 2021 at 7pm