



# ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON  
MONDAY 23 AUGUST 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, M Cargill, K Cargill, M Hempell, G Forman and T Forman

## **In attendance**

Ms S Duran, Deputy Town Clerk

## **PUBLIC PARTICIPATION AT DISCRETION OF CHAIR**

None.

### **1. Apologies**

Cllr V Blake and District Cllr S Juned. Cllr M Cargill joined the meeting after Item 4a). Cllr K Forbes was absent without apology.

### **2. Declarations of Interest**

Cllrs G and T Forman- Item 4c).

Alcester Town Council are in recent discussions with the applicant in 4a) to assist with the Greig Hall refurbishment so will submit a comment of no representation.

### **3. Minutes of last Meeting**

Minutes of previous meeting were approved.

### **4. Planning Applications**

- a) **21/02266/ADV- Units 20-22 - Units 3-5 Tything Road Arden Forest Industrial Estate Alcester B49 6EP.** Proposed: Rebranding units 20-22 and 3-5 and installing new exterior signage with lights to illuminate. For: Mr J Workman, Walls and Ceilings International Ltd. **NO REPRESENTATION**
- b) **21/02390/FUL- 34A High Street Alcester B49 5AB.** Proposed: Proposed reinstatement works after fire damage. For: Ms R Steele. It was noted that the application includes UVPC windows, a like for like replacement, which seems unusual in the Conservation Area. It was, however, agreed to **SUPPORT** the application subject to Listed Building Consent approval.
- c) **21/01642/FUL- Ferncumbe House Birmingham Road Kings Coughton B49 5QD.** Proposed: Demolition of existing dwelling to be replaced with one dwelling together with associated access alterations and works. For: Mr Gilmour. This is a similar application to a previous application but the date for start of works has expired. The building has been moved forward on the site and access from the main road widened. The application would seem to comply with the SDC Core Strategy and the Alcester Neighbourhood Development Plan. **NO OBJECTION**
- d) **21/02514/TPO- Jackson Place Fields Park Drive Alcester B49 6GR.** Proposed: G1 - lime x7 - Reduce by 8metres off all laterals leaving the tree at 17metres approx. For: Ms E Wiggins, McCarthy and Stone. **APPLICATION WITHDRAWN- See 6h) below**
- e) **21/02481/TPO- Jackson Place Fields Park Drive Alcester B49 6GR.** Proposed: G1 - lime x7 - Pollard to previous points. For: Ms E Wiggins, McCarthy and Stone. **APPLICATION WITHDRAWN- See 6i) below**
- f) **21/02495/TEL28- Lower Oversley Lodge Oversley Green Alcester B49 6LJ.** Proposed: Replacement of x 3 N.o existing antennas and installation of associated ancillary equipment (ERS units, GPS node and remote fibre BOBs) on the existing tower. At ground level the replacement of 1 No. equipment cabinet and installation of 1 No. additional equipment cabinet within the site compound together with associated

works. Each individual cabinet will be less than 2.5 cubic metres. For: Dot Surveying – Ms A Valenti. **NO OBJECTION.** *NB Not possible to submit this response via SDC portal.*

- g) **21/02581/TEL28 - Lower Oversley Lodge, Oversley Green, Alcester, B49 6LJ** Proposed: To relocate the 300m microwave dish antenna on the Silo at 13.5m and move it up to 20.8m onto the spine supporting the antennas orientated to 191 degrees. **For information only. NO REPRESENTATION.** *NB Not possible to submit this response via SDC portal.*
- h) **21/02429/FUL - 47 Meadow Road, Alcester, B49 6BB** Proposed: Erection of first floor side extension over existing ground floor side extension to form new bedroom and bathroom. New porch at front and side. For: Mr Phil Norris. **NO OBJECTION** subject to a note to the Case Officer that the plans do not show the roof line to the extension being subservient to the original property.
- i) **21/02391/LBC - 34A High Street, Alcester, B49 5AB** Proposed: Proposed reinstatement works after fire damage. For: Ms Rachel Steele. **NO OBJECTION** but will be guided by the Case Officer's recommendations.
- j) **21/02421/FUL & 21/02422/LBC - Oversley Castle, The Fold Yard, Church Lane, Wixford, B49 6DH** Proposed: A single storey extension and replacement sliding doors. For: Mr and Mrs B. Knight. **NO OBJECTION**
- k) **21/02478/FUL - 13 Ropewalk, Alcester, B49 5DD.** Proposed: Erection of a front porch. For: Simon Coles. **NO OBJECTION**

#### 5. Interim decisions by ATC

- a) **21/02433/TPO- Walls & Ceilings Ltd 31 Tything Road West Kinwarton Alcester B49 6EP.** Proposed: -G1, oaks x8no. - Reduce crown by 4metres, where overhanging adjacent garages and access road. For: Mr J Workman. **NO OBJECTION.** ***NB APPLICATION WITHDRAWN- See 6j) below***
- b) **21/02411/TREE- 14 Henley Street Alcester B49 5QY.** Proposed: T1 - ash - Fell. T2 - apple - Fell. For: Mr R Davies. Cllr M Bowe declared an interest in this application and therefore did not take part in any discussion or decision. The Committee will be guided by the Case Officer's recommendations. **NO OBJECTION**

#### 6. Notice of Decision by SDC

- a) **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. For: Mr A Brown, Bridge End Limited. **PERMISSION WITH CONDITIONS**
- b) **21/01727/FUL- Field View 46 Stratford Road Alcester B49 5AS.** Proposed: Demolition of existing single storey rear kitchen and erection of replacement single storey extension. For: Mr D Parmar. **PERMISSION WITH CONDITIONS**
- c) **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. **CONSENT FOR ARBORICULTURAL WORK**
- d) **21/01277/FUL - 3 Station Road.** Proposed: Proposed single storey side extension to rear and replacement fenestration. For Ms M. Hurley. **PERMISSION WITH CONDITIONS**
- e) **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. **PERMISSION WITH CONDITIONS**
- f) **21/02361/TPO - 3 Old Rectory Garden, Alcester, B49 5DB.** Proposed: A1 ash - Reduce length of 2no. lowest large lateral branches, from 10metres to 3metres. These branches overhang the neighbouring property and Moorfield Road. Remove deadwood. **APPLICATION WITHDRAWN**

- g) **21/02142/FUL - 2 Chantry Crescent, Alcester, B49 5BT** Proposed: Demolition of rear single storey structure and construction of new pitched roof rear extension  
**APPLICATION WITHDRAWN**
- h) **21/02514/TPO- Jackson Place Fields Park Drive Alcester B49 6GR.** Proposed: G1 - lime x7 - Reduce by 8metres off all laterals leaving the tree at 17metres approx.  
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## 7. Proposition to Full Council

None.

- 8. **Warwickshire County Council, Sustainable Communities- Survey- Bus Service Improvement.** The public engagement exercise will run from 26 July 2021–19 September 2021. District Cllr M Cargill advised that he had responded individually. Cllr C Neal-Sturgess commented that student bus passes were now very expensive. It was agreed that the Town Council would provide a collective response and cllrs would print, complete and scan their individual responses to the survey and forward them to the Committee Clerk by Tuesday 31 August for collation. Committee Clerk to forward survey questions by way of reminder.

## 9. Correspondence

- a) **SDC Planning Enforcement Consultation-** completed by Town Clerk July 2021. The Chair had become aware at a Town Council meeting that a consultation on the Local Enforcement Plan had taken place without recourse to the Planning Committee. District Cllr M Cargill had asked the Town Clerk to respond and Mrs Lowe had stressed the importance of a proper enforcement system to ensure that the public had faith in the planning system.  
Discussion this evening was centred around whether the Planning Committee should have been formally consulted. District Cllr M Cargill stated that enforcement is not part of the planning process and is offered as a discretionary service by SDC- often being abused by neighbours who are weaponizing the process to satisfy disputes. The Chair felt strongly that enforcement is an addendum to the planning process and, whilst acknowledging that we are obviously not notified of enforcement matters, the committee should have had input into the consultation to facilitate a fair and applicable role for the enforcement team going forward.
- b) **Sheila Watts- Allimore Lane southern parcel- Street names enquiry.** Ms Watts had emailed the Town Clerk requesting that perhaps her father's name might be considered as a road name for the development on the southern parcel at Allimore Lane. Road names remembering late Past Mayors had been chosen for the northern parcel by the Planning Committee and it was felt that the opportunity for nomination for road names for the southern parcel should be offered to the wider community. The Chair wondered whether there were any road names in Alcester commemorating fallen servicemen and women. There is a longstanding agreement that a former Town Clerk, Derrick Ward would have a road named after him. Committee Clerk to draft a nomination form to include a section on the story behind the nomination. Nominations would need to be for deceased persons with a connection to Alcester. Consultation to be advertised on social media and on the town noticeboards.
- c) **SDC Planning Department email re 21/02355/TREE - Notification for Tree Works in the Conservation Area - 3 Old Rectory Garden.** Following correspondence with the Case Officer, the Planning Committee agreed to withdraw the holding objection to this application as justification for works is not a necessary requirement for Conservation Area Notifications.
- d) **SDC Planning Department email re 21/02078/FUL Mill House, Birmingham Road.** The Case Officer has advised that he will be recommending objection to this application. As the Town Council have offered a response of support, then this has triggered referral to an SDC Planning Committee on 29 September. District Cllr M

Cargill was unsurprised by this but felt the rationale was poor and he would be happy to take it forward and speak in support at committee. Cllrs felt that interpretation had been subjective. The Chair wanted to make it clear that the Town Council needs to take a view separate to that of the Ward member. It was agreed that members did not want to fight this on behalf of the developer who should be making their own case and that District Cllr M Cargill would contact the Planning agent and/or Mr Turner. The Chair will forward his notes on the matter to District Cllr M Cargill who will provide a combined response to the Planning Committee in the next couple of days. It was agreed to delay a response to the Case Officer until contact has been made with Mr Turner and an appropriate response drafted.

**10. Urgent Business at the discretion of the Chair**

None.

**11 Exclusion of the Public**

None.

**12 Date and time of next meeting**

Monday 13 September 2021 at 7pm