



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 15 NOVEMBER 2021 AT 7PM
GLOBE HOUSE, PRIORY ROAD, ALCESTER**

Present

Cllrs M Bowe, C Neal-Sturgess, M Cargill, K Cargill, V Blake, M Hempell, W Mills & G Forman

In attendance

Ms S Duran, Deputy Town Clerk

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None

1. Apologies

Cllr T Forman. Cllr K Forbes was absent without apology.

2. Declarations of Interest

Cllr W Mills- Item 4a)

3. Minutes of last Meeting

Minutes of previous meeting were approved at Full Council.

4. Planning Applications

- a) **21/03447/FUL- 3 Old Rectory Garden Alcester B49 5DB.** Proposed: Erection of a front porch and rendering to the northeast and northwest elevations. For: Mr & Mrs P Harris. This property is within the Conservation Area. Cllrs felt that the proposed rendering did not reflect the vernacular of the area. This small close contains properties that are classic for the period. In addition, the property is situated in a prominent location within the street scene and would represent a jarring context against remaining existing similar properties. Cllr G Forman proposed, and it was unanimously agreed, that the response should be one of **OBJECTION.**
- b) **21/03438/FUL- 3 Newport Drive Alcester B49 5BL.** Proposed: Demolish existing rear extension and replace with a single storey rear extension. For: Mr & Mrs D Randle. It was noted that the application included provision for an electric charging point. **NO OBJECTION**

5. Interim decisions by ATC

- a) **21/02984/FUL- Cruck House 19 Henley Street Alcester B49 5QX.** Proposed: Conversion of existing garage into holiday accommodation use following fenestration amendments and installation of solar panels. For: Ms V Irvine. Cllrs agreed by email meeting that the removal of a parking space inside the garage and the addition of further accommodation determines that the parking provision is inadequate for the existing property and the proposed holiday let. This property is situated in an area that struggles to meet the off-road parking needs of local residents and this application exacerbates this fact. It was agreed to submit a response of **OBJECTION** due to insufficient parking provision on site.
Cllr W Mills commented tonight that the Alcester Neighbourhood Development Plan should be referenced in planning consultation responses where possible.
- b) **21/03286/LBC- Thrush Green Cottage Mill Lane Oversley Green B49 6LQ.** Proposed: Replacement rendered infill panels and a replacement conservatory roof. For: K Greenhalgh. **NO OBJECTION**

6. Notice of Decision by SDC

- 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. **APPLICATION WITHDRAWN**

- b) **21/02786/FUL- 7 Stratford Road Alcester B49 5AU.** Proposed: Enlargement of existing rear dormer window. For: Mr & Mrs T Bishop. **PERMISSION WITH CONDITIONS**
- c) **21/01395/ADV- 17 - 19 Priory Road Alcester B49 5DX.** Proposed: Proposed fascia sign and wall sign. For: Mrs M Nathwani, Unique Smiles Dental Surgery. **CONSENT REFUSED**
- d) **21/02925/FUL- 43 Castle Road Alcester B49 6BQ.** Proposed: Installation of external wall insulation to all external elevations of the property with an off-white render finish. For: Orbit Group. **PERMISSION WITH CONDITIONS**
- e) **21/02870/FUL - 8 Boteler Close Alcester B49 5BS.** Proposed: Erection of a single storey side extension to house utility room and WC. For: Mr A Evans. **PERMISSION WITH CONDITIONS**
- f) **21/02917/TPO- Arrow Lodge Henley Street Alcester B49 5QY.** Proposed: -T1 ash - Fell. For: Mr M Bowe. **CONSENT FOR ARBORICULTURAL WORK**

7. Proposition to Full Council

None.

8. Report on update meeting with Bloor Homes 15 November 2021

Mr A Winstone, Bloor Homes Western attended an update meeting immediately preceding the Planning Meeting and reported as follows:

- The compound and sales centre area at the southern end of the northern parcel will also be used for Phase 2 of the development- southern parcel.
- Plots located in this area (around 15) will therefore be completed later.
- It is anticipated that the remaining 145 unaffected plots on the Northern Phase will be completed by December 2022
- Subject to approval of Reserved Matters for the Southern Phase, it is hoped to commence works in the next 6 months. There is currently some activity- stockpiling topsoil from the northern site and removal of cement fibre roofing from old chicken sheds involving specialist asbestos removal contractors. Following removal of the chicken sheds, archaeological investigations will commence in early 2022.
- The translocation of the Slow Worms to Abbey Fields and to within an onsite receptor site has been completed.
- Revised drawings are now with the Case Officer- minor amendments to plan- changes to active boundary on Allimore Lane, landscaping and flood defence bund to allow for tree roots.
- Northern phase- Currently 25 occupations plus forward sales.
- Play areas- It is expected that the LEAP and one of the LAPs will be open before Xmas 2021 subject to the usual safety checks.
- Cllr M Bowe asked when the first occupations might be expected for the Southern Phase. It is anticipated that this will be in 2023 and will be dependent on build continuity- ultimately 60 occupations a year. Cllr Bowe also questioned whether there had been any progress with communication with residents- especially in Eclipse Road. Mr Winstone agreed that this was something Bloors need to work on and would draft a letter to residents giving an update on progress, sending copies to the Town Council.
- Cllr M Cargill asked about the likelihood of increased traffic with a shared compound and sales area for both phases and the loss of amenity for adjacent built properties. Bloor Homes will monitor and manage this and it is possible that a one way system will be implemented.
- Abbey Fields- Unilateral Undertaking- Southern phase- Issues with one of the landowners are affecting the legal process and so it is taking more time. Payment of the £20,000 for the Slow Worms will be paid as soon as practically possible on completion of the Licence. Information Boards will be erected on Friday 26 November.
- Section 106 monies Northern Phase- Bloors have paid WCC and SDC but relevant payments have not yet trickled down to ATC. The Unilateral Undertaking is being amended by a Deed of Variation for the Built Facilities Contribution and includes other modifications which are with the Case Officer. Cllr M Cargill to follow up. Once the Reserved matters has been approved, a Deed of Variation will proceed for the Southern Phase.

- Greig Hall- Update on donated materials. Cllr Bowe thanked Bloors for their gift of rainwater goods and sanitary ware for this project which will be required at the end of January 2022. To pre-empt any increase in cost it was agreed to place the order and arrange delivery soon. It is hoped that the Greig Hall will reopen in April 2022.
- Request from Mr A Deeks, Clerk to Alcester United Charities Trust for a contact at Bloors with whom to start a dialogue to look at the purchase of an affordable home or small open market home. There may potentially be problems with the strict eligibility criteria for affordable homes, but it may be possible to assist with the interior furnishing of a small open market home. Mr Winstone to provide contacts at Stonewater (Housing Association) and the Sales Director at Bloor Homes Western.
- Street naming ceremony- Northern Phase- Bloors happy to accommodate this but suggest waiting for the development to be more advanced with more street names- perhaps in another 6 months and in the summer with potentially better weather.
- Street naming consultation- Southern Phase- Bloors content to let the Town Council manage this. Subject to Reserved matters approval, it is anticipated that street names will be required in about 6 months and 6-8 road names may be required.
- Cllr W Mills enquired as to whether it may be possible to have a flower bed or planter to soften the landscaping at the access to the development perhaps working with Alcester In Bloom. Mr Winstone agreed to the suggestion subject to obtaining WCC's approval as owner of the verge.
- Allotments- Bloors are making provision for 9 allotments, paths and 6 parking spaces. Water will be provided to a central point but there are no sheds. Management of the allotments is likely to be passed to the management company unless the Town Council are interested? Community Facilities to be approached.
- Cllr M Cargill made a request to re-engage with respect to the management company and also commented on the current road closures on Birmingham Road. Road works and closures are managed by WCC.
- Site visit- It was agreed that a site visit by cllrs in the New Year would be both beneficial and interesting.
Cllrs M Bowe and C Neal-Sturgess agreed that a good working relationship with the developer paid dividends.

9. Correspondence

None.

10. Urgent Business at the discretion of the Chair

None.

11. Exclusion of the Public

None.

12. Date and time of next meeting

Monday 6 December 2021 at 7pm via Zoom.