



ALCESTER TOWN COUNCIL

PLANNING COMMITTEE MEETING WAS HELD ON MONDAY 6 DECEMBER 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, V Blake and W Mills

In attendance

Ms S Duran, Deputy Town Clerk

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Mrs M Rogers, Stansgate Planning, Mr J Hockaday (developer), Mr I Catchpole (architect) and Mr M Gough (Cal Gavin Ltd) attended with respect to **21/03337/REM-** Land North Of Arden Forest Industrial Estate Arden Road Alcester and also gave an overview of progress at Alcester Employment Park. Cal Gavin Ltd are looking to expand their research, development, production and testing facility in thermal engineering from Minerva Mill to plots 1A & 1B Alcester Employment Park. This is a high quality development. Mr Gough was delighted to report that Cal Gavin Ltd are the first SME to develop a partnership with the University of Birmingham. Cllrs raised questions regarding drainage and lighting and Mrs M Rogers was able to offer reassurance either through the discharge of conditions from the outline application or proposals submitted to SDC as part of the current application. The same drainage consultant has been used for both applications to ensure consistency and continuity. The SDC Climate Change Checklist for new build developments has been submitted and is referred to at Para 5.22 in the Planning Statement.

With respect to the rest of Alcester Employment Park, progress is being made and an application will come forward for Plot 5. The road into the site has had to be moved south under a Section 73 variation. This has had a knock on effect on already discharged conditions.

1. Apologies

Cllrs G Forman and M Hempell

2. Declarations of Interest

District Cllr M Cargill- Item 4c) Ward member. Alcester Town Council- Items 4f),4g) and 4h)

3. Minutes of last Meeting

Minutes of previous meeting were approved.

4. Planning Applications

- a) **21/03337/REM- Land North of Arden Forest Industrial Estate Arden Road Alcester.** Proposed: Reserved matters application following grant of 16/02615/OUT for plots 1A and 1B. Erection of one industrial unit, total footprint 2,785sqm, vehicle parking, landscaping, drainage and all associated works (includes information required to be submitted by conditions 8 trip generation, 9 car parking, 10 cycle parking and 11 levels of 16/02615/OUT). For: Arden Forest Developments Ltd and Cal Gavin Ltd. This is an exciting, high quality development for Alcester offering future additional employment opportunities- especially as it is in partnership with the University of Birmingham. Cllr M Cargill proposed **SUPPORT** for the application, seconded by Cllr C Neal-Sturgess and this was carried.
- b) **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 to include revised highway and landscaping plans to address statutory consultee comments.* For: Gallagher Estates, Pettifer Developments and Bloor Homes Ltd. Cllr M Cargill still had concerns about the 5% potential for flooding but recognised that the bund was over and above what was required of the developers and is considered by the Case Officer to be betterment. **NO OBJECTION**

- c) **21/02650/FUL- SIG Roofspace Alcester Heath Alcester B49 5JG.** Proposed: Details relating to storage materials, maximum heights and traffic management proposals in the external yard area. For: Roofspace Solutions. WCC Highways have objected to this application. Cllrs also had concerns about parking of HGVs, the impact of any noise in the steel preparation area on the amenity of neighbouring properties and the nature and purpose of the container adjacent to this area near the entrance. **OBJECTION**
- d) **21/03264/FUL- Malt Mill Lane Complex Malt Mill Lane Alcester.** Proposed: Installation of external air conditioning unit and server cabinets. For: Mr C Halford, Orbit Housing. Whilst acknowledging that the applicant has sought to address some of the issues raised in objection to a previous application, 21/00023/FUL which was refused causing harm to a listed building, cllrs would like to offer **NO OBJECTION** but seek the Case Officer's recommendation.
- e) **21/03512/FUL- Whitehall Cross Road Alcester B49 5EX.** Proposed: Retrospective planning permission for erection of a brick garden wall just under 6' high to the south of the property. For: Mr & Mrs B Wilcox. Cllrs expressed disappointment with the retrospective nature of this application. The new wall is built. Removing the hedge from behind the wall had revealed an existing boundary wall with railings at an appropriate height and design in keeping with the property. However, cllrs agreed that they would offer **NO OBJECTION** and be guided by the Case Officer's recommendation.
- f) **21/03441/ADV- Walls and Ceilings 22 Tything Road West Kinwarton Alcester B49 6EP.** Proposed: New company logo signs. For: Mr J Workman, Walls and Ceilings International Ltd. **NO REPRESENTATION**
- g) **21/03443/ADV- Walls and Ceilings Ltd 3-5 Tything Road Alcester B49 6EP.** Proposed: New company logo signs. For: Mr J Workman, Walls and Ceilings International Ltd. **NO REPRESENTATION**
- h) **21/03791/TPO- Walls and Ceilings Tything Road West Kinwarton Alcester.** Proposed: T1 - oak - Reduce side canopy overhanging garages by 2.5metres. For: Mr J Workman. **NO REPRESENTATION**
5. **Interim decision by ATC by email meeting**
- a) **21/03012/FUL- 35 Newport Drive Alcester B49 5BL.** Proposed: Partial demolition of existing garage and erection of single storey extension to the side of existing dwelling house. **NO OBJECTION**
6. **Notice of Decision by SDC**
None.
7. **Local Government Boundary Commission (LGBCE): Stratford-on-Avon Draft recommendations - Parish warding arrangements for Alcester.** Draft consultation response proposed at November Full Council, agreed and response submitted online. Acknowledgement received.
8. **Proposition to Full Council**
None.
9. **Correspondence**
- a) **SDC- Notification of withdrawn applications for Cruck House 19 Henley Street Alcester B49 5QX:**
- **21/02982/FUL & 21/02983/LBC-** Proposed: Single storey rear extension, erection of an outbuilding in rear garden and alterations to existing property.
 - **21/02984/FUL-** Proposed: Conversion of existing garage into holiday accommodation use following fenestration amendments and installation of solar panels.

b) SDC- SN/2110/433 New Street Name - Garage Blocks, Alauna Avenue, Alcester. Street Naming and Numbering – Request for Road Names. Development: 19/02770/FUL - Demolition of 30 lock-up garages and construction of five dwellings and associated works. The developer has made a proposition of Leigh Court for the single street name required. Cllr W Mills and K Cargill commented that Lea Close, consisting of vulnerable residents is close by. In the event of the Emergency services being called, this could have a detrimental effect and cause confusion as the street names sound similar. In addition, the postcodes are similar B49 6AN and Lea Close is B49 6AP. **OBJECTION** under Item 4 Appendix 1- SDC A practical guide to obtaining street names, property numbering and post codes for a new development.

10.Urgent Business at the discretion of the Chair

Cllr M Bowe asked Cllr W Mills whether she thought any references could be made to the Alcester Neighbourhood Development Plan (ANDP) in response to this evening's applications. Cllr Mills replied that she had evaluated the applications against the ANDP and did not think reference could be made to it.

11.Exclusion of the Public

None.

12.Date and time of next meeting

Monday 20 December 2021 at 7pm via Zoom.