



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING IS TO BE HELD
ON MONDAY 20 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, G Forman and W Mills

In attendance

Ms S Duran, Deputy Town Clerk

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None.

1. Apologies

Cllr M Hempell was absent without apology.

2. Declarations of Interest

Cllr C Neal-Sturgess- Item 4a)
Alcester Town Council- Item 4b)
District Cllr M Cargill- Item 4e) Ward Member
Cllr G Forman- Item 9a)

3. Minutes of last Meeting

Minutes of previous meeting were approved.

4. Planning Applications

- a) **21/03765/TREE- 17 Evesham Street Alcester B49 5DS.** Proposed: -T1 sycamore - reduce height from 14 metres to 11 metres. Reduce spread from 7 metres to 5 metres. -T2 sycamore - reduce height from 14 metres to 11 metres. Reduce spread from 15 metres to 12 metres. Reduce length of 7no. lateral branches that head towards roadside/pavement from 8 metres to 6 metres. For: Prof. Cllr. Clive Neal - Sturgess.
NO OBJECTION

- b) **21/03799/TREE- Alcester Cemetery Birmingham Road Alcester.** Proposed: -T1 sycamore - Remove epicormic growth from north side stem at 2metres overhanging neighbouring drive. Reduce canopy height by 2metres and canopy spread by 1metre to balance. This will create uniform height with other frontage sycamores and alleviate wind loading stress on old pollard unions. Reduce north side canopy away from property to provide a 1metre clearance. -T5 horse chestnut - Remove lower stem epicormic to aid future reinspection. Repollard to old pollard points at 3-3.5metres -T6 horse chestnut - Remove lower stem epicormic to aid future reinspection. Repollard to old pollard points at 3-3.5metres. -T11 sycamore - Reduce south side canopy spread by 1metre to provide adequate clearance from highway. -T20 yew - Remove lower stem epicormic to aid future reinspection. Raise low south side canopy to 5.2metres over highway. -T23 Thuja - Reduce canopy by 3-4metres to compensate for basal decay. Raise low south side canopy to provide a 5.2metre clearance over the highway. Not a tree for the long-term, alternatively fell and replant. -T24 holly - Reduce south side canopy spread by 1metre to provide adequate clearance from highway. For: Alcester Town Council. **NO REPRESENTATION**

- c) **21/03405/FUL- Bowood Stratford Road Oversley Green B49 6PG.** Proposed: Porch extension, a front extension, rear extension, the altering of a hipped roof as a gable with dormers and replacement fenestration. For: Mr & Mrs S Vathenen. Cllrs agreed that there was a good standard of design in accordance with Alcester Neighbourhood Development Plan (ANDP) Policy HBE8 Development design. **NO OBJECTION**

d) **21/03748/FUL- 14 Augustus Drive Alcester B49 5HH.** Proposed: Single storey side extension for dining/living area and kitchen utility. For: Mrs C McCornick. Cllrs agreed that there was adequate parking provision in accordance with the ANDP. **NO OBJECTION**

e) **21/03482/FUL- Mill House Kings Coughton.** Proposed: Removal of storage building (B8), palisade fence and breaking up and removal of concrete slab to facilitate the construction of detached dormer bungalow with garage along with all other associated works and including change of use of land from land used for storage of caravans (use class B8) to residential use (use class C3) with wildflower meadow and orchard and requiring diversion of footpath AL58. *Amendment received 14 December-addition of further plans to the application.* For: Mr T Turner.

Cllr W Mills felt that the functional need of the application had been expanded and strengthened since the previous application (21/02078/FUL) and should now satisfy the NPPF para79 and policies AS.10 and CS.10 of the Core Strategy. This in turn would satisfy ANDP policy HBE1.

Cllrs felt strongly that they would not want to lose Mr Turner's businesses from Alcester parish. Cllr G Forman commented that the proposed property potentially causes less harm to the Green Belt than the current caravan storage facility. Cllr C Neal-Sturgess noted that the previous application on this site had been refused by SDC Planning Committee as it was considered to be open market housing and open market housing had been indicated, probably in error, on the current application form. District Cllr M Cargill to speak to the agent, Stansgate Planning.

Significant in forming the committee members response to this application is the statement contained in 5:19 and confirmed in part at 6:2 of the submitted Planning Statement v2, ref EN/8539 dated November 2021, referred to as 'the s106 Agreement' by Cllr G Forman, which reads '5:19 Mr Turner has confirmed that, should planning permission be granted, the house would never come on to the open market, as it will always be part of the Turner Estate, and legal documents will prevent sale outside the estate. Mr Turner is happy to accept a condition attached to the planning permission which ties the dwelling to the Turner Estate so that the occupation of the dwelling is permanently connected to businesses on this site' and the final three lines of '6:2The applicant has provided a more detailed description of why the dwelling is needed to support the existing businesses on the land and the applicant is willing to accept a condition tying the occupation of the dwelling to the business use'.

The application accords with the following ANDP policies:

6.1 Housing and the Built Environment- Objective A- Provision of a range of housing types to meet community needs, whilst protecting the Town's character

HBE1 Residential development within the Built-Up Area Boundary

HBE7- Electric car charging points

HBE 8 Development design

HBE9 Public Realm

HBE10 Heritage Assets

6.2 Economy Objective A- Promoting and Protecting economic activity and job opportunities

NE1 Trees, hedges and landscape features

NE2 Biodiversity

The majority response of the Planning Committee was to **SUPPORT** this application. The Chair, however, wished to note his objection.

5. Interim decision by ATC by email meeting

a) **Amendment 21/03447/FUL- 3 Old Rectory Garden Alcester B49 5DB.**

Proposed: Erection of a front porch. *Amendments include omission of render. Porch only in matching brick proposed.* **NO OBJECTION**

6. Notice of Decision by SDC

a) **21/01358/FUL- The Mill Industrial Park, Unit 20 Birmingham Road Kings Coughton B49 5QG.** Proposed: 4no. bay extension to existing industrial unit. Steel frame building to match existing unit. For: Mr T Turner, Turner R&D. **PERMISSION WITH CONDITIONS**

- b) **21/02421/FUL - Oversley Castle, The Fold Yard Church Lane Wixford B49 6DH.** Proposed: A single storey extension and replacement sliding doors. For: Mr & Mrs B Knight. **REFUSAL.** It was noted that the Planning Committee had not objected to this application but the Case Officer had refused the application, in part, based on ANDP policies HBE8 Development design and HBE10 Heritage Assets.
- c) **21/02422/LBC- Oversley Castle, The Fold Yard Church Lane Wixford B49 6DH.** Proposed: A single storey extension and replacement sliding doors. For: Mr & Mrs B Knight. **CONSENT REFUSED**
- d) **21/03286/LBC- Thrush Green Cottage Mill Lane Oversley Green B49 6LQ.** Proposed: Replacement rendered infill panels to C20 extension and replacement conservatory roof. For: K Greenhalgh. **CONSENT GRANTED WITH CONDITIONS**
- e) **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. **PERMISSION WITH CONDITIONS.**
- f) **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). For: Gallagher Estates, Pettifer Developments and Bloor Homes Ltd. **APPROVAL OF RESERVED MATTERS**

7. Proposition to Full Council

None.

8. Correspondence

- a) **Resident- Re: Bloor Homes development in Alcester-** Advice required on border with the Bloor Homes development. Referred by Committee Clerk to Mr A Winstone, Bloor Homes Western.
- 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. Acknowledgement of response and awaiting alternative street name proposal from the developer.

9. Urgent Business at the discretion of the Chair

- a) **Amendment 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. *Amendment includes the proposed site plan and landscaping plan which have been updated to show a site access width of 3. 5m. The tree report has been updated to reflect the proposal and reference works to visibility splays/access alterations. Updated drawing nos. 2644-020I Proposed Site Plan and 2644-026F Proposed Landscape Plan have had the access amended due to error on previous plan. This letter is for information only- any further comments to the Case Officer by 7 January 2022.* Cllrs agreed that a wider entrance on a busy road was advantageous in terms of visibility and no further comment was required.
- b) **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.

Subsequent to the response of No Objection by the Planning Committee, the Chair had noted that WCC Highways had now objected to this application on the basis that 93 parking spaces are required but only 80 have been provided. Highways are concerned about parking provision for any future user who may then overspill onto the highway. Highways seemed to indicate they would be content with a condition. It was agreed that the Committee Clerk would contact the agent, Stansgate Planning, as to their

response to the objection. Cllr G Forman commented that neither we nor SDC can go against WCC as the higher authority.

- c) Use of the ANDP in planning application consultation responses. It was agreed that we should use policies from the ANDP where possible and where relevant to evidence objection or to support our responses to planning applications.

10.Exclusion of the Public

None.

11.Date and time of next meeting

Monday 10 January 2021 at 7pm via Zoom.