



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 21 FEBRUARY 2022 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, G Forman, K Cargill, V Blake and W Mills

In attendance

Ms S Duran, Deputy Town Clerk

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None.

A G E N D A (Standing Orders apply)

1. Apologies

Cllr M Cargill

2. Declarations of Interest

None.

3. Minutes of last Meeting

Minutes of previous meeting were approved.

4. Planning Applications

a) **22/00274/FUL- 74 Newport Drive Alcester Warwickshire B49 5BJ.** Proposed: First floor extension over existing hall and room to provide addition bedroom and bathroom. For: Mr & Mrs B Allard. **NO OBJECTION**

b) **21/03997/LBC- 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 24, 41 Malt Mill Lane Alcester B49 5QR.** Proposed: Installation of Fire alarm to No 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 24, and 41. For: Mr C Halford, Orbit Group. **SUPPORT**- For health and safety reasons.

c) **Amendment 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). *Additional information has been received as follows:*

2021-19-01E Landscape Concept Plan

2021-19-02D Landscape Concept Sections

2021-19-03C Tree Protection and Retention

2021-19-RP01D Maintenance and Management Plan inc. appendices

4312-01-B100 P26 - Plans and Sections

4312-01-B102 P07 - External Materials

4312-01-B103 P08- Site Sections

B3617-E-004- P3 - Plot 1 future tenant external lighting

B19392-104 - DRAINAGE LAYOUT - P5

B19392C - TN01 - Drainage Statement - 2022.01.21

B19392C-101 - PROPOSED LEVELS - P3

B19392C-102 - PROPOSED CROSS SECTIONS - P3

B19392C-103 - KERBING & CONSTRUCTION - P4

B19392C-Calc01 - Micro Drainage Calculations - Storm - 2022.01.18

Transport StatementV4.0

Cllrs felt that they were not qualified to form a view on the additional technical information above as to whether this documentation satisfied the original objections.

In spite of inclusion of additional parking spaces in the Transport Statement v4.0, it is noted that the objection from WCC Highways still stands. After much careful discussion it was agreed to offer no objection, seeking the opinion of the Planning Officer but subject to removal of the WCC Highways objection.

5. Interim decision by ATC by email meeting

- a) **22/00132/FUL- The Swan Swan Street Alcester B49 5DP.** Proposed: Part change of use of ground floor from Hotel (C1) to commercial use (Use Class E - excluding restaurant use). For: Mr J Broadhurst, Alexandra Group Ltd. **NO OBJECTION**

6. Notice of Decision by SDC

- 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. For: Mr T Lievesley. **PERMISSION WITH CONDITIONS**

- b) **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. **PERMISSION WITH CONDITIONS**

- c) **21/02391/LBC- 34A High Street Alcester B49 5AB.** Proposed: Proposed reinstatement works after fire damage. For: Ms R Steele. **CONSENT GRANTED WITH CONDITIONS**

- d) **21/02390/FUL- 34A High Street Alcester B49 5AB.** Proposed: Proposed reinstatement works after fire damage. For: Ms R Steele. **PERMISSION WITH CONDITIONS**

- e) **21/02085/FUL- Alcester Heath Farm Alcester Heath Alcester B49 5JJ.** Proposed: Change of use of existing barn to holiday accommodation use, installation of roof lights, replacement and alteration to the main entrance, fenestration alterations and installation of a mezzanine floor and other associated internal and external works. For: Mr & Mrs K Ross. **PERMISSION WITH CONDITIONS**

- f) **21/02086/LBC- Alcester Heath Farm Alcester Heath Alcester B49 5JJ.** Proposed: Installation of roof lights, replacement and alteration to the main entrance, fenestration alterations and installation of a mezzanine floor and other associated internal and external works. For: Mr & Mrs K Ross. **CONSENT GRANTED WITH CONDITIONS**

- g) **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. **PERMISSION WITH CONDITIONS**

- h) **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. **PERMISSION WITH CONDITIONS**

- i) **21/03930/LBC- Thrush Green Cottage Mill Lane Oversley Green B49 6LQ.** Proposed: Replacement of modern rendered infill panels. For: K Greenhalgh. **CONSENT GRANTED WITH CONDITIONS**

7. Market licence applications for 2022 Alcester and Forest of Arden Food Festivals- Granted

Licences for 21 May and 15 October 2022 to be issued following payment of fees.

8. Review of Markets Licensing Policy, related application forms and Advertising Policy.

Following queries raised at the last Planning Committee meeting which have been referred to the Town Clerk, this item has been deferred until the next meeting.

9. Date of next Bloor Homes Western Update meeting

14 March 2022 at 6.30pm by Zoom.

10. Proposition to Full Council

None.

11. Correspondence

a) Bloor Homes Western- Slow Worm Licence at Abbey Fields

Email correspondence circulated prior to the meeting. The Town Council is in receipt of £20,000 as a Reptile Habitat Maintenance Contribution following completion of the Licence and a s106 Unilateral Undertaking.

b) SDC- Planning Committee Notification 21/03482/FUL Mill House

The Planning Officer had recommended refusal. The Chair, Cllr M Bowe, and District Cllr M Cargill attended SDC Planning Committee on 16 February 2022 and spoke against the officer's recommendation to SDC committee to refuse and also in support of the application. Cllr Bowe was delighted to report that this was successful. There was not even a requirement for the proposed property to be tied to the business.

12. Urgent Business at the discretion of the Chair

a) 22/00123/TREE - Tree Works Notification - The Old Manse, Bulls Head Yard, Alcester

Following email clarification by the Planning Officer explaining the necessity for the proposed removal of 6 of the 7 trees, and further discussion, it was agreed to remove the objection. Cllrs were pleased that the T2 Holly tree would be retained.

13 Exclusion of the Public

None.

14 Date and time of next meeting

Monday 14 March 2022 at 7pm via Zoom.