



# ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON  
MONDAY 31 JANUARY 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, M Cargill, K Cargill, V Blake and W Mills

## **In attendance**

Ms S Duran, Deputy Town Clerk

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

None.

### **1. Apologies**

Cllr G Forman and Cllr C Neal-Sturgess apologised for his late attendance due to technical issues.

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

None.

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

Minutes of previous meeting were approved.

### **4. Planning Applications**

a) **21/04060/FUL- 58 Alauna Avenue Alcester B49 6AN.** Proposed: Single storey rear extension. For: Mr N Smith. Cllr M Cargill commented that there were already similar extensions in Alauna Avenue. **NO OBJECTION**

b) **22/00123/TREE- The Old Manse Bulls Head Yard Alcester B49 5BX.** Proposed: -T1 Laburnum: fell. -T2 holly: fell. -T3 Lawson cypress: fell. -T4 holly: fell. -T5, T6, T7 ash x3no. - fell. For: Mrs E Davey. Cllrs expressed concerns at the removal of seven trees in the Conservation Area, including three Ash trees, without any explanation and agreed that the application should be challenged. **OBJECTION**

c) **21/04108/COUQ- Field on Right Hand Side of Mill Lane Oversley Green.** Proposed: Prior approval notification for the change of use of agricultural building into 1no. dwelling including associated operational development under Class Q(b). For: Mr & Mrs Adams. The Chair and cllrs thanked the Committee Clerk for finding and sending the useful guidance note on Class-Q Agricultural buildings to dwellinghouses (2021). It was agreed these should be added to the Planning online resources page on the website.

This property is within both the Green Belt and a Special Landscape Area. Several members agreed that the application seemed to generally comply with the criteria required to satisfy the change of use notification. However, Cllr W Mills felt it was difficult to assess whether the application is compliant with the Alcester NDP, in particular policies HBE8 and NE1, due to insufficient information. Cllr M Cargill expressed concern as to nature of the walls and roof materials in terms of the amenity as a dwellinghouse with respect to the building operations which would be deemed reasonably necessary to convert the building. The main question mark seemed to be over the age of the building in its current form. Looking at the photographs in the Structural Survey and from local knowledge it appears that the wall facing the lane and the roof are newer works. It is noted that the architect indicates that the building has been present since 20 March 2013 and no building operations have been undertaken since then. Clarification is sought on this point. Members agreed to submit a response of **OBJECTION** due to insufficient information to be able to reach an informed decision.

## 5. Notice of Decision by SDC

- 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.

### **CONSENT WITH CONDITIONS**

- 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.

### **CONSENT WITH CONDITIONS**

- c) **21/03839/HHPA- 23 School Road Alcester B49 5DF.** Proposed: Rear conservatory extension. For: Mr McClelland. **PRIOR APPROVAL NOT REQUIRED**

- d) **21/03791/TPO- Walls and Ceilings Tything Road West Kinwarton Alcester.** Proposed: -T1 oaks - Reduce south side canopies overhanging garages by 2.5metres. For: Mr J Workman. **CONSENT FOR ARBORICULTURAL WORK**

- e) **21/01642/FUL- Fernecumbe 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 A Gilmour. **PERMISSION WITH CONDITIONS**

- f) **21/00829/FUL- Friars Holt Birmingham Road Kings Coughton B49 5QF.** Proposed: Erection of the carport. For: Mr P Hunt. **REFUSAL.** The Chair had sought clarity from the Case Officer as the committee had not been further consulted on this decision. The Case Officer confirmed that as the Committee had submitted a response of No Objection this did not merit contact from the Case Officer. It is only where ATC recommend 'Support' or 'Objection' to an application that the Case Officer's opposing view will trigger the application going to SDC Committee and any subsequent dialogue. Care will be needed as to the wording of responses by ATC going forward.

6. **Review of Markets Licensing Policy, related application forms and Advertising Policy.** The Committee Clerk outlined the justification of the policy review and had circulated draft documents in advance of the meeting. Historically the Planning Committee have updated these policies. Reference to the traffic island advertising had been deleted from the Draft Markets Licensing Policy. The suite of documents associated with the Market Licensing Policy were approved subject to confirmation of the requirement for a Licensing Agreement. Clerk to clarify with the Town Clerk and to send the revised draft policy to members.

The Draft Advertising Policy stimulated much discussion. Clarification is to be sought from the Town Clerk as to the scope of ATC's remit. Does the Policy cover town events and commercial events? Or can the Town Council only enforce the Policy where an activity/event is required to seek permission from ATC? Recently there was a Teak Sale at the Town Hall with many notices in town and on the island. Would ATC have the authority to remove these? Is it the responsibility of the businesses/venues to impose conditions on advertising? How would this be enforced? This may apply to the Greig Hall and the Chair agreed to circulate the Ts & Cs from a similar venue, The Civic

Stourport, that may be helpful. Cllr V Blake commented that the Town Hall are currently updating their Ts & Cs so clarification and guidance would be timely.

**7. Response to Consultation on Warwickshire's Vision for Bus Travel**

The Committee Clerk thanked cllrs for their input. Responses had been collated, a response submitted online on 25 January 2022 and an acknowledgement received. ATC's response to the Bus Service Improvement Plan consultation in September 2021 had been broadly included in the current proposals for consultation. It was agreed that with respect to the Enhanced Partnership Plan and Enhanced Partnership Scheme 1, the principles were sound- in that these are small but important steps to bring together interested parties to work jointly to work on improving existing services across the county in a relatively small cost-effective way. Where commercial services are not viable, it is important to retain funding for schemes such as UBUS. An electronic copy of the response was sent to committee members.

**8. Proposition to Full Council**

March Full Council- To adopt the updated Markets Licensing Policy and associated documents.

**9. Correspondence**

**a) 20/01587/FUL- Broad Lane Caravans Kings Coughton Alcester B49 5QD.**

Proposed: Demolition of existing structures and erection of a Class A1 foodstore with new vehicular access/egress to Birmingham Road, new internal vehicular access road, car parking, servicing area, and hard and soft landscaping. **APPLICATION WITHDRAWN.** It would seem that Aldi are however seeking alternative premises in the area.

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

None.

**11 Exclusion of the Public**

None.

**12 Date and time of next meeting**

Monday 21 February 2022 at 7pm via Zoom.