



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 14 MARCH 2022 AT 7PM
BY VIDEO CONFERENCE**

For the health and well-being of our community, as a result of the Covid-19 crisis, Planning Committee meetings are sometimes being held by email. However, where possible meetings are being held remotely using Zoom software or in person.

Present

Cllrs M Bowe, C Neal-Sturgess, M Cargill, K Cargill and W Mills

In attendance

Ms S Duran, Deputy Town Clerk

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None.

1. Apologies

Cllrs V Blake and G Forman

2. Declarations of Interest

None.

3. Minutes of last Meeting

Minutes of previous meeting were approved at Full Council.

4. Planning Applications

- a) **22/00479/FUL- 7 Poplar Close Oversley Green Alcester B49 6PL.** Proposed: Single storey rear extension. For: Mr & Mrs Townley. **NO OBJECTION**
 - b) **22/00424/FUL- 45 Birmingham Road Alcester B49 5EE.** Proposed: Sloped driveway to pavement level to allow off road parking at address. Dropping of 5x curbs & sloping of 2x curbs. Digging out area of the front garden to required levels. Compacting foundations. Build a tanalized treated timber sleeper wall to retain the flower bed on the left and the concrete path on the right. Lay block paving to surround the tarmac driveway. Side walls will be fitted with retaining walls to prevent instability where the height is changed and main drive will be covered with tarmac to provide a clean & tidy looking parking area. For: Mr P Furze. Cllrs felt that the clarity of the plans needed to be improved to make an informed decision, especially with respect to the elevations. In general, it was agreed that the design was not in keeping with the street scene. Concerns were also raised about the lack of permeability of the proposed surface in terms of run off and the visibility splay at the proposed driveway entrance as cars are densely parked on that side of the Birmingham Road. **OBJECTION**
 - c) **22/00498/FUL- 3 Ten Acres Alcester B49 6PY.** Proposed: Two storey side extension, small rear extension and internal alterations. For: Mrs K Skelton. It was noted that this is a sizeable extension but in keeping with the existing dwelling. **NO OBJECTION** subject to the roof line of the extension being subservient to the existing property.
 - d) **22/00627/FUL- Orchard View Primrose Lane Oversley Green Alcester B49 6LG.** Proposed: Construction of new single storey extension to existing house. For: Mrs J Devey. It was felt that although the single storey extension was in the green belt that it did not detract from the openness. **NO OBJECTION**
 - e) **22/00593/DDT- Dead/Dangerous Tree Notification- Recreation Ground Moorfield Road Alcester.** Proposed: -T1 goat willow: Remove. (Partly failed due to storm damage. No replacement planting required). For: Mr T Forman, Alcester Town Council. **For information only.**
- ### **5. Notice of Decision by SDC**
- a) **21/02576/FUL- Long Barn Mill Lane Oversley Green B49 6LF.** Proposed: Minor extension to the existing utility room, erection of a garden room to the rear of the

property which will protrude out from the existing kitchen and extension of the existing garage to create an annex space. For: Mr D Cook. **APPLICATION WITHDRAWN**

- b) **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. **PERMISSION WITH CONDITIONS**
- c) **22/00123/TREE- The Old Manse Bulls Head Yard Alcester B49 5BX.** Proposed: -T1 Laburnum: fell. -T2 holly: reduce overall crown by 1metre to shape/balance (alternative specification agreed with the applicant). -T3 Lawson cypress: fell. -T4 holly: fell. -T5, T6, T7 ash x3no. - fell. For: Mrs E Davey. **CONSENT WITH CONDITIONS**
- d) **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. For: Mr T Turner. **PERMISSION WITH CONDITIONS**

6. Report on Bloor Homes Western Update meeting 14 March 2022

Alcester Park north:

- S106 Deed of Variation now completed and monies with indexation paid to SDC (£26,992.88). The Deed expressly allocates the Built Facilities financial contribution to the Greig Memorial Hall. It is intended that a similar Deed will be drafted for the southern parcel once Bloor Homes own all the land.
- Current occupations are 42 with a further 13 homes reserved- these include open market and affordable homes. Approximately 60 homes built and the housing market remains strong.
- It is anticipated this section will be complete by March/April 2023 apart from the compound which will be retained for the southern part of the development and will therefore be completed at a later stage.

Alcester Park south:

- S106 Unilateral Undertaking complete and Slow worm Licence granted and financial contribution paid for the Reptile Habitat Maintenance at Abbey Fields. Information boards have been erected and hibernacula sites created. All works and obligations completed.
- Bloors are keen to proceed with the build out and road infrastructure has started.
- Bloors intend to update residents as to progress this week. Construction activity will increase. Cllr M Cargill requested a copy of the letter and a copy will also be sent to the Town Council.
- First occupations will be properties that back on to Eclipse Road from January 2023. There will be some overlap with the north.
- Road naming- Probably 12-18 months away. Bloors would be happy to host a ceremony at their Sales Offices to include drinks and nibbles.
- This is a high-quality development and Bloors are keen to engage with the community. Very few complaints have been received by Bloors to date. Please refer any enquiries to Mr Andrew Winstone, Bloor Homes Western.
- The Chair, Cllr M Bowe expressed his sincere thanks to Bloor Homes for their contribution to bathroom facilities and rainwater goods for the Greig Hall which were very much appreciated. Mr Winstone indicated his interest in attending the formal opening of the Greig Hall.

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

The Advertising policy has been revoked by Full Council and deleted from the website as SDC hold the authority. The Markets Licensing Policy has been redrafted removing reference to Licensing Agreements and the Advertising policy and clarifying payment terms. A link to SDC guidance to promotional materials has been added. The Ts& Cs for the Eric Payne Community Centre were also reviewed in light of the flyposting issue

and the existing clause strengthened. The amended Ts & Cs were then shared with Alcester War Memorial Town Hall. It is likely that a similar clause will be included for the Greig Hall in due course.

In terms of licensing conditions, it was agreed that requiring stall holders to have DBS check would be too onerous.

The documentation was approved subject to clarification with the Town Clerk of compliance with food safety legislation as the Environmental Health team at SDC are the enforcing authority.

8. Proposition to Full Council

Adoption of Markets Licensing Policy at April meeting.

9. Correspondence

a) Alcester and Forest of Arden Food Festival- Notification of payment of licence fee (£629) for the May Food Festival. (Notice of Decision issued).

b) SDC- SN/2201/456 Street Naming and Numbering Consultation- Land South of Allimore Lane, Alcester.

The Town Council undertook a road naming consultation for the new development at Allimore Lane south between August- October 2021. The council was delighted with the response from the community and 65 nominations were received. Progress is now being made with the street naming and numbering process at Stratford on Avon District Council for this development and seven road names are required. Ahead of any suggestions by the Town Council for new street names proposed to honour deceased persons from the local community, the families of the said person must be consulted and permissions obtained. Criteria for selection are broad and based on the impact of a nominated person's life on the community.

10. Urgent Business at the discretion of the Chair

None.

11 Exclusion of the Public

None.

12 Date and time of next meeting

Monday 4 April 2022 at 7pm in person meeting.