



# ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING IS TO BE HELD  
ON MONDAY 16 MAY 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 mainly held online.**

Alcester Town Council (ATC) will be using Zoom software to facilitate the holding of meetings.

Should any resident wish to submit a question to the Planning Committee or to participate in the meeting via Zoom, please email the Deputy Town Clerk [administration@alcester-tc.gov.uk](mailto:administration@alcester-tc.gov.uk) before 2 pm on Friday 13 May 2022.

## **Present**

To record members present to ensure a quorum is met.

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

The committee may take presentations from the public at the discretion of the chair, maximum 5 presentations at 3 minutes each.

## **A G E N D A (Standing Orders apply)**

### **1. Election of Chair and Vice Chair**

### **2. Apologies**

To receive apologies.

### **3. Declarations of Interest**

To receive any Declarations of Interest.

*(Note: Members are reminded that, unless they have been granted a dispensation, if they have a Disclosable Pecuniary Interest as defined in the Council's Code of Conduct they may not participate in any discussion of or vote on the matter and must also leave the room for the duration of the matter)*

### **4. Minutes of last Meeting**

Minutes of previous meeting were approved at Full Council.

### **5. Planning Applications**

- a) **22/01002/VARY- Alcester Inn St Faiths Road Alcester Warwickshire B49 6AQ.** Proposed: Removal of condition no. 4 of planning permission 21/01511/FUL dated 27 January 2022 to remove the condition requiring a car park management plan. Original description of development: Erection of a single storey function room and toilets. For: Mr P Owens, Westbourne Leisure. Comments due by 18 May 2022. Case Officer: Amy Flute
- b) **22/01207/FUL- 12 Roman Way Alcester B49 5HB.** Proposed: Demolition of existing conservatory and erection of new single-story rear extension. For: Mrs L Fleeming. Comments due by 23 May 2022. Case Officer: Malwina Idziak
- c) **Amendment application 21/03405/FUL- Bowood Stratford Road Oversley Green B49 6PG.** Proposed: Porch extension and rear infill extension to provide shower room. Fenestration changes. *Amendment: Omission of first floor extension- For information only- a consultation response is not being sought.* For: Mr and Mrs S Vathenen
- d) **22/00672/FUL- 9 Hopkins Precinct Kinwarton Road Alcester Warwickshire B49 6AA.** Proposed: Proposed first and second floor extension to existing building to create 4no. dwellings and other associated development. For: Alcester Properties Ltd. Comments due by 27 May 2022. Case Officer: Sarah Chadwick
- e) **22/01212/LBC- Flat 32A High Street Alcester B49 5AB.** Proposed: Repairs to the roof following the fire to the adjacent property in April 2021. For: Mr T Cox. Comments due by 26 May 2022. Case Officer: Heather Kenny
- f) **22/01121/LBC- Alcester War Memorial Town Hall Henley Street Alcester.** Proposed: Repairs to internal stairs in the SW corner of the building. For: Trustees of Alcester War Memorial Town Hall Charitable Incorporated Organisation. Comments due by 30 May 2022. Case Officer: Joanne Manning

## **6. Interim response by ATC by email meeting**

### **a) 22/00898/FUL- Fernecumbe House Kings Coughton Alcester B49 5QD.**

Proposed: Erection of 1 self-build dwelling and associated works. For: Mr A Gilmour.  
**OBJECTION** for the following planning reasons:

- The plan on the current application appears to show insufficient space for parking and turning for two reasonably large properties adjacent to the busy A435 which could be required for 4 residents' cars plus visitors. It is likely that residents of and visitors to these properties would potentially not be able to exit in a forward direction onto the A435 which is a main trunk road.
- The Fernecumbe House site consists of a derelict property surrounded by land used as a garden for over 20 years as evidenced by the statement under the 'Existing Use' section of the application document. Cllrs felt that this proposal would be harmful to the openness of the Green Belt, comprised overdevelopment and failed to meet the criteria of the following policies:
  - HBE1 of the Alcester Neighbourhood Development Plan- All areas outside the Built-up-Area are classed as countryside. New housing in the countryside will only be supported in accordance with the criteria in paragraph 79 (now 80) of the NPPF and Core Policy strategies AS.10 Countryside and Villages, CS.10.Green Belt. CS10 allows infill in Local Service Villages but Kings Coughton is not defined as a Local Service Village so therefore CS10 cannot apply.
  - NPPF Clause 79 Sustainable development.
  - NPPF Clause 80 Avoid the development of isolated homes, referred to by the developer.
  - NPPF Clause 147 & NPPF Clause 148 Proposals affecting the Green Belt.
  - NPPF - ENSURING THE VITALITY OF TOWN CENTRES, Clause 89- is intended to apply for main town centre uses not open market housing development.

## **7. Notice of Decision by SDC**

### **a) 22/00479/FUL- 7 Poplar Close Oversley Green Alcester B49 6PL.** Proposed: Single storey rear extension. For: Mr & Mrs Townley. **PERMISSION WITH CONDITIONS**

### **b) 21/03405/FUL- Bowood Stratford Road Oversley Green B49 6PG.** Proposed: Porch extension and rear infill extension to provide shower room. Fenestration changes. For: Mr and Mrs S Vathenen. **PERMISSION WITH CONDITIONS**

### **c) 22/00709/FUL- 3 Newport Drive Alcester B49 5BL.** Proposed: Erection of a garage with attic store over. For: Mr and Mrs D Randle. **PERMISSION WITH CONDITIONS**

### **d) 22/00498/FUL- 3 Ten Acres Alcester B49 6PY.** Proposed: Two storey side extension, small rear extension and internal alterations. For: Mrs K Skelton. **PERMISSION WITH CONDITIONS**

## **8. Review of Terms of Reference for the Planning Committee**

## **9. Update- Street Naming and Numbering Consultation- Land South of Allimore Lane, Alcester**

## **10.Date of next update meeting with Bloor Homes Western**

## **11.Proposition to Full Council**

## **12.Correspondence**

### **a) SDC- SN/2202/476 Street Naming and Numbering Consultation- Garages site, Hertford Road, Alcester.** One street name is required and the developer has proposed Thornton Court.

### **b) MSc Student UWE- Invitation to complete a questionnaire about democracy and the English planning system for dissertation research by end of May 2022.** Chair suggested completion by Committee Clerk.

### **c) Resident- Castle Road, South Court development- bin collection point.** Email forwarded to District Cllr S Juned.

## **13.Urgent Business at the discretion of the Chair**

**14. Date and time of next meeting**

Monday 20 June 2022 at 7pm via Zoom.

*Sarah Duran*

**Deputy Town Clerk to Alcester Town Council**

*Exclusion of the public from meetings for confidential items of business*

*To exclude the public (including the press) from a meeting of the Council, it is necessary for the following proposition to be moved and adopted "that, in accordance with the provisions of the Public Bodies (Admission to Meetings) Act 1960, the public be excluded from the meeting for item number(s), which involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended) as indicated".*