



# ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON  
MONDAY 25 APRIL 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, V Blake, G Forman and W Mills

## **In attendance**

Ms S Duran, Deputy Town Clerk

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

Ms Lynda Harford, Alcester resident attended as an interested observer.

### **1. Apologies**

None.

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

Cllr C Neal-Sturgess- Item 4b)- 22/00940/FUL- Cruck House 19 Henley Street Alcester B49 5QX

Cllr G Forman- Item 4c)- 22/01028/LBC- 13 Bleachfield Street Alcester B49 5BB and Item 9a)- 22/00898/FUL- Fernecumbe House Kings Coughton Alcester B49 5QD

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

Minutes of previous meeting were approved at Full Council.

### **4. Planning Applications**

- a) **22/00681/FUL - Arrow Mill Dunnington Road Ragley Park Alcester B49 5NL.** Proposed: Conversion and extension of outbuildings to create 14 no. guest letting rooms, laundry and plant room, together with associated car and cycle parking provision and external landscaping works and enclosing brick wall. For: Brunning and Price. *This application is in an adjoining parish.* Councillors had various concerns from development in the green belt to flooding. However, it was noted that several statutory consultees such as WCC Highways, WCC Planning Ecology, Environment Agency and Severn Trent had already submitted objections and therefore the committee will be responding with an **OBJECTION.**
- b) Cllr C Neal-Sturgess left the Zoom meeting. **22/00940/FUL- Cruck House 19 Henley Street Alcester B49 5QX.** Proposed: Conversion of garage space into dayroom providing incidental use to the dwelling house. New outbuilding providing incidental use to the dwelling house. Installation of solar panels. For: Ms V Irvine. Concerns remain with respect to inadequate parking provision as per the committee's former response to a previous withdrawn application 21/02984/FUL through loss of amenity of the garage as a parking space. The property is also in a flood risk area. Cllrs noted the Conservation Officer's comments with respect to the inferior design quality of the new outbuilding in the garden and potential harm to the listed building and concurred with her opinion. Cllr W Mills brought Policy HBE10 of the Alcester Neighbourhood Development Plan (ANDP) to the attention of the committee- Heritage Assets. **OBJECTION.**
- c) Cllr C Neal-Sturgess rejoined and Cllr G Forman left the Zoom meeting. **22/01028/LBC- 13 Bleachfield Street Alcester B49 5BB.** Proposed: Refurbishment of existing property internally and externally, minor internal alterations, and addition of 1 new window and 2 roof lights. For: Ms C Jones. The Chair reminded the committee of the response to the associated FUL application in support (see Item 5a). This is a Grade 2 listed building that has been empty for a large number of years and fallen into disrepair. It is considered that the applicant's

proposals to return this property to residential use would be beneficial to this Grade 2 listed building and the immediate surrounding area. It was felt that No Substantial Harm would be associated with the proposed restoration. The Planning Committee is pleased to see the plans for a sympathetic restoration in bringing an empty dilapidated property back to a home. **SUPPORT.**

- d) Cllr G Forman rejoined the Zoom meeting. **22/01043/TREE- 1 Moorfield Road Alcester B49 5DA.** Proposed: -T1 ash - Cut to a stump. For: Mrs E Hempell. It was felt that whilst trees should be preserved where possible, this was a very large tree for the location. **NO OBJECTION** subject to the opinion of the Case Officer.

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

- a) **22/00903/FUL- 13 Bleachfield Street Alcester B49 5BB.** Proposed: Refurbishment of existing property internally and externally, minor internal alterations, and addition of one new window and two roof lights. For: Ms C Jones. This is a Grade 2 listed building that has been empty for a large number of years and fallen into disrepair. It is considered that the applicant's proposals to return this property to residential use would be beneficial to this Grade 2 listed building and the immediate surrounding area. It was felt that No Substantial Harm would be associated with the proposed restoration. The Planning Committee is pleased to see the plans for a sympathetic restoration in bringing an empty dilapidated property back to a home. **SUPPORT**

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

- a) **22/00274/FUL- 74 Newport Drive Alcester Warwickshire B49 5BJ.** Proposed: First floor extension over existing hall and games room to provide additional bedroom and bathroom. For: Mr & Mrs B Allard. **PERMISSION WITH CONDITIONS**

#### **7. Proposition to Full Council**

None.

#### **8. Correspondence**

- a) South Warwickshire Local Plan Team- South Warwickshire Local Plan update- Invitation to councillors to attend one of two virtual briefing sessions on 27 April or 5 May 2022. The Chair and Committee Clerk will be attending the virtual session on 5 May 2022.
- b) SDC- SN/2202/479 Street Naming and Numbering CONSULTATION - Garages South of Castle Road, Alcester. One street name required and name proposed by the developer is South Court. Approved.

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

- a) Cllr G Forman left the Zoom meeting and did not return. **22/00898/FUL- Fernecumbe House Kings Coughton Alcester B49 5QD.** Proposed: Erection of 1 self-build dwelling and associated works. For: Mr A Gilmour. Comments due 16 May 2022. Case Officer: Amy Flute

The committee had only had a few hours to review this application, but the Chair felt it was an opportunity to explore some initial thoughts before formulating a later response to SDC by email meeting. Cllrs to submit further thoughts and recommendations to the Committee Clerk by Wednesday 4 May 2022. Discussions this evening centre around the type of land proposed for this development, overdevelopment, infill development, parking provision, access onto and exiting busy highway A435 and compliance with ANDP policy HBE1- Residential development within the Built Up Area Boundary. This policy makes reference to 'All areas outside the Built up Area boundary are classed as countryside. New housing in the countryside will only be supported in accordance with the criteria in paragraph 79 (in the updated NPPF that is now para 80) and policies AS.10 and CS.10 of the Core Strategy'. This section applies in this case.

The Committee Clerk is therefore to confirm with the Case officer the following:

Is a change of use application required for the land from agricultural to residential use? Confirm the developer's comment that the Case Officer has stated the

proposal could be considered as limited infill in terms of the requirements of policy CS.10 (c).

Confirm that the developer's statement that the land is not within the curtilage of Fernecumbe house is correct.

SWLP- Call for sites- Confirmation that this site is on the list and what significance, if any, is attached with respect to the granting of any planning permissions.

- b)** The Chair asked whether members had considered proposing themselves for candidacy on the Planning Committee next year as there is currently a good, strong and efficient team.

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

Monday 16 May 2022 at 7pm via Zoom. Cllr W Mills offered her apologies.