



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 20 JUNE 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, M Cargill, G Forman, W Mills, C Neal-Sturgess and V Blake

In attendance

District Cllr S Juned and Ms S Duran, Deputy Town Clerk

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

District Cllr S Juned wished to make representation with respect to Items 8a) and 8b). District Cllr S Juned represents Alcester town ward and is aware that there is a shortage of affordable housing. She has requested that when the Town Council discuss the Revised Preferred Options Site Allocations Plan consultation (Item 8a) that they might shape their consultation response and be minded to consider a community land trust and housing association partnership to deliver affordable homes on the Reserve Site on Allimore Lane identified for Self-build and Custom housebuilding. The Chair agreed that the Clerk would research the idea with any info to be circulated ahead of the next meeting on 18 July 2022. The consultation ends on the 29 July 2022.

With respect to Item 8b), District Cllr wished to discuss lessons learnt. Orbit had sold their garage blocks by auction piecemeal in Alcester with different private developers purchasing. Whilst the Planning Committee had sought to do its best protecting resident's interests in its role as consultee, including access by the emergency services and bin storage locations, different outcomes had arisen with different developers. This contrasts with Southam where garage blocks had been sold to a housing association and a consistent, consolidated approach had been adopted across the town. It was felt that SDC should have taken a more uniform and strategic approach across the district as planning authority. There may be an opportunity to strengthen the Alcester NDP in this regard on review.

1. Apologies

None.

2. Declarations of Interest

None.

3. Minutes of last Meeting

Minutes of previous meeting were approved at Full Council.

4. Planning Applications

- a) **22/01529/COUQ- Field on right hand side of Mill Lane Oversley.** Proposed: Notification for Prior Approval for the proposed change of use of Agricultural building to 1 no. dwellinghouse including operational development. For: Mr & Mrs Adams. The previous planning application (21/04108/COUQ) for a 3 bedroom property on this site had been withdrawn. Cllrs felt that whilst recognising that the current application was for a one bedroom property on a smaller footprint, that arguments against such a conversion still held. This included difficulties with assessing compliance with the NDP, nature of the works deemed 'reasonably necessary' and whether building works have taken place since 20 March 2013. This proposal is within the Green Belt and according to the Alcester Landscape Sensitivity Study 2011 is in an ecologically high and visual moderate area of sensitivity. The site was considered 'undesirable' by cllrs in terms of location as it is on a piece of high land and is therefore more visible. There were additional concerns as to the proximity of the sewerage works. It was noted that whilst Highways have not objected to the application they have raised four conditions. Cllrs

wondered whether it was possible to withdraw permitted development rights on the remainder of the structure to forestall planning creep should the application be approved. **OBJECTION**

- b) **22/01522/FUL- 60 Hertford Road Alcester Warwickshire B49 6AZ.** Proposed: Single storey rear extension. For: Mr & Mrs Shadlock. **NO OBJECTION**
- c) **22/01360/FUL- 1 Regency Drive Kings Coughton Alcester B49 5QB.** Proposed: Replacement extension including a replacement roof. For: Mr Prabhakaran. Subject to compliance with the SDC design code for extensions cllrs had **NO OBJECTION**
- d) **Amendment 22/00424/FUL- 45 Birmingham Road Alcester B49 5EE.** Proposed: Creation of a new vehicular access including dropped kerb and new drive to front of property. *Amendment- description of development simplified for clarity.* **For information only- no consultation response is being sought.** For: Mr P Furze.

5. Interim responses by ATC by email meeting

- a) **22/01089/FUL- 5 Boteler Close Alcester B49 5BS.** Proposed: Single storey side extension. For: Mrs N Edginton. Comments due by 15 June 2022. Case Officer: Richard Lambert. Cllrs felt there was insufficient parking provision/space for the proposed 4 bedroom property. **OBJECTION**
- b) **Amendment 22/00424/FUL- 45 Birmingham Road Alcester B49 5EE.** Proposed: Creation of a new vehicular access including dropped kerb and new drive to front of property. *Amendments include amended site plan and section submitted for clarity and to address Town Council's concerns related to visibility, surface water drainage and design.* For: Mr P Furze. Comments due by 9 June 2022. Case Officer: Malwina Idziak. Following correspondence from the Case Officer, the Committee reviewed their decision and withdrew the objection. **NO OBJECTION**
- c) **22/01328/FUL- 5 Minerva Mews Alcester Warwickshire B49 5EY.** Proposed: Proposed extension to form new kitchen and utility. For: P Beamish. Comments due by 20 June 2022. Case Officer: Richard Lambert. **NO OBJECTION**

6. Notice of Decision by SDC

- a) **22/01043/TREE- 1 Moorfield Road Alcester B49 5DA.** Proposed: -T1 ash - Cut to a stump. For: Mrs E Hempell. **CONSENT WITH CONDITIONS**
- b) **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). For: Arden Forest Developments Ltd and Cal Gavin Ltd. **APPROVAL**
- c) **22/00772/FUL- 4 Weatherhead Close Alcester B49 5RH.** Proposed: Erection of single storey extension. For: Mr P Beaman. **PERMISSION WITH CONDITIONS**
- 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. **PERMISSION WITH CONDITIONS**
- 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. **CONSENT GRANTED WITH CONDITIONS**
- f) **22/00424/FUL- 45 Birmingham Road Alcester B49 5EE.** Proposed: Creation of a new vehicular access including dropped kerb and new drive to front of property. For: Mr P Furze. **PERMISSION WITH CONDITIONS**

7. Proposition to Full Council

None.

8. Correspondence

- a) SDC- Revised Preferred Options Site Allocations Plan. *Advance notification of consultation 16 June- 29 July 2022. Consultation to be discussed and a response agreed at the July Planning Committee meeting.*

- b)** Orbit- With reference to your recent contact (Case: ORBIT0388122). *Corres in response to email from District Cllr S Juned re Castle Road, South Court development-bin collection point. Orbit are not willing to adapt a piece of land at 35 Castle Road for use as a bin collection point. Mr & Mrs Hopkins advised by District Cllr S Juned.*
- c)** Orbit- Acknowledgement (Case: ORBIT0388122). *Email from ATC in support of above.*
- d)** SDC- Community Infrastructure Levy - CIL Parish Payment for Alcester Town Council June 2022. *Payment of £ 6,837.90 for CIL receipts accruing from developments 19/02270/FUL Garage Blocks, Alauna Avenue, Alcester and 20/01667/FUL Garage Block, Hertford Road, Alcester.*
- e)** SDC Planning Enforcement- Large extension at rear of Whitehall Cross Road Alcester B49 5EX. *No further action to be taken by Planning Enforcement as a result of the rendering on the main house being painted.*

9. Urgent Business at the discretion of the Chair

None.

10. Date and time of next meeting

Monday 18 July 2022 at 7pm via Zoom.