



# ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON  
MONDAY 18 JULY 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, G Forman, W Mills, C Neal-Sturgess and V Blake

## **In attendance**

Ms S Duran, Deputy Town Clerk

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

None.

### **1. Apologies**

Cllr M Cargill

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

None.

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

Minutes of previous meeting were approved at Full Council.

### **4. Planning Applications**

- a) APPEAL- 21/00957/ADV- Burton House 2 Stratford Road Alcester B49 5AB.** (Planning Inspectorate Reference Number **APP/J3720/W/21/3284514**) Proposed: Installation of two small flag poles with flags. For: Mr W Sanders, Sanders & Sanders. When the original application was made Alcester Town Council Planning Committee submitted a response of objection in May 2021. The Alcester Neighbourhood Development Plan was officially adopted in July 2021 and so further enforces the reasons for that objection. See policy HBE10 - Heritage Assets:  
*'Development within or adjacent to the Alcester Conservation Area and/or affecting a heritage asset or within the setting of a heritage asset, will only be supported where the public benefits of the proposal clearly outweigh any harm to the Conservation Area, a heritage asset, or its setting'*.  
The promotion of the business is not deemed to be of 'public benefit'. It was agreed that this further representation in **OBJECTION** would be made to the Planning Inspectorate via the portal.
- b) APPEAL- 21/00958/LBC- Burton House 2 Stratford Road Alcester B49 5AB.** (Planning Inspectorate Reference Number **APP/J3720/Y/21/3284515**) Proposed: Installation of two small flag poles with flags. For: Mr W Sanders, Sanders & Sanders. Please see comments above at Item 4a) Further similar representation in **OBJECTION** to be made to the Planning Inspectorate.
- c) 22/01749/FUL- 12 High Street Alcester B49 5AD.** Proposed: Single storey extension. For: Mr & Mrs Hobby. **NO OBJECTION**
- d) Amendment 22/01089/FUL- 5 Boteler Close Alcester B49 5BS.** Proposed: Single storey side extension. Amendment relates to additional plans submitted. WCC Highways have not objected. For Mrs N Edginton. **NO OBJECTION**
- e) 22/01891/TREE- 2 Moorfield Road Alcester B49 5DA.** Proposed: -T1 hornbeam - Reduce height by at least 3 metres and spread by at least 2 metres. For: Mr B Hyde. **NO OBJECTION**
- f) 22/01935/TEL28- Outside Number 34 Kingley Avenue Alcester.** Proposed: Installation of 1x light pole. *In accordance with Part 16 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, the above Notification was received on 29 June 2022. Notification for information only.* For: Openreach. **NO OBJECTION** but no opportunity to comment on the SDC portal.

- g) **22/02065/TEL28- Outside 1 Bulls Head Yard Alcester.** Proposed: Installation of 1no. 9metre light pole. *In accordance with Part 16 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, the above Notification was received on 11 July 2022. Notification for information only.* For: Openreach. **NO OBJECTION** but no opportunity to comment on the SDC portal.

**5. Interim responses by ATC by email meeting**

- a) **22/01622/FUL- 8 Boteler Close Alcester B49 5BS.** Proposed: Single storey side extension consisting of bedroom and downstairs bathroom. For: Mrs J Adams. Comments due by 8 July 2022. Case Officer: Richard Lambert. **NO OBJECTION**
- b) **22/01611/TEL56- STREET RECORD Oversley Green, B49 5AS.** Proposed: 5G telecoms installation: H3G Phase 8 high street pole c/w wrap-around cabinet and 3 further additional equipment cabinets. For: Tom Gallivan Ref SOA21042, CK Hutchison Networks (UK) Ltd. Comments due by 11 July 2022. Case Officer: Victoria Kempton. Cllrs agreed that the location is inappropriate for such a tall mast and series of cabinets. This is a small triangular grassed area lovingly maintained on the approach to our historic town. In addition, the proposal is contrary to Alcester Neighbourhood Development Plan policy TL 2 which supports new telecoms development subject to stated provisions - one of which is *'The impact of the development on its surroundings with particular regard to the siting and appearance of the proposed apparatus and associated structures and the surrounding area'*. **OBJECTION**
- c) **22/01374/FUL- 'The Pool House' Oversley Castle Wixford Alcester B49 6DH.** Proposed: To rise the existing garage roof by 1.2m - for storage use. For: Mr S Ward. Comments due by 11 July 2022. Case Officer: Richard Lambert. **NO OBJECTION**
- d) **22/01746/FUL- 24 Alauna Avenue Alcester B49 6AN.** Proposed: Demolition of garage and erection of two storey side and rear extension. For: Ms M McGhee. Comments due by 18 July 2022. Case Officer: Lindsey Young. **NO OBJECTION**
- e) **22/01750/LBC- 12 High Street Alcester B49 5AD.** Proposed: Proposed single storey extension, extending the existing single storey link building over the courtyard area. Opening up the kitchen end wall to create a family kitchen / dining space. Master bedroom french door cill height raised to form window. For: Mr & Mrs Hobby. Comments due by 18 July 2022. Case Officer: Lindsey Young. **NO OBJECTION**

**6. Notice of Decision by SDC**

- a) **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. **PERMISSION WITH CONDITIONS**
- b) **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, Alcester War Memorial Town Hall Charitable Incorporated Organisation. **CONSENT GRANTED WITH CONDITIONS**
- c) **22/00672/FUL- 9 Hopkins Precinct Kinwarton Road Alcester Warwickshire B49 6AA.** Proposed: First and second floor extension to existing building to create 4no. dwellings and other associated development. For: Alcester Properties Limited. **REFUSAL.** Whilst this application was refused on design, local concerns remain over parking issues associated with this application and location. District Cllr S Juned had arranged to meet with the WCC Highways Localities Officer. Committee Clerk to chase feedback from meeting.
- d) **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: Mrs C Jones. **CONSENT GRANTED WITH CONDITIONS**
- e) **22/00903/FUL- 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: Mrs C Jones. **PERMISSION WITH CONDITIONS**

- f) **22/00829/FUL- 74 Newport Drive Alcester B49 5BJ.** Proposed: Retrospective planning permission for replacement garage. For: Mr & Mrs B Allard. **PERMISSION WITH CONDITIONS**
- g) **22/01299/FUL- 4 Orchard Drive Alcester Warwickshire B49 5BP.** Proposed: Demolition of existing conservatory; single storey rear extension and internal alterations. For: Mr & Mrs Shaw. **PERMISSION WITH CONDITIONS**
- h) **22/01529/COUQ- Field on Right Hand Side Of Mill Lane Oversley Green.** 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. **PRIOR APPROVAL REFUSED**

**7. SDC- Revised Preferred Options SAP Consultation: 16 June - 29 July 2022.**

The Planning Committee had no objection in principal to the proposals. However, there was concern about any potential amendments to the Built Up Area Boundary (BUAB). It would be very important for the BUAB to be amended ahead of any consideration of development proposals for those sites so that the policies within the Alcester Neighbourhood Development Plan (ANDP) would apply. In particular, with reference to the two policies below. The ANDP would also have to be updated to reflect any change to the BUAB.

**Policy HBE 1- Residential Development within the Built-up Area Boundary**

Proposals for new housing within the Built-up-Area Boundary, either by means of new build, or by converting, extending and/ or redeveloping existing vacant or partly occupied buildings, will be supported, where appropriate having regard to Policies EC1, EC4 and CLW1. The Built-Up-Area Boundary as defined in the Core Strategy is shown on Map 2 of the [ANDP](#) on p16. For the avoidance of doubt, the sections which are within the parishes of Kinwarton and Arrow with Weethley and not included in the Neighbourhood Area are shaded blue. Within the Built-up-Area Boundary, community-led housing schemes and serviced plots for those wishing to build or commission their own housing will be supported. All areas outside of 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 of the NPPF and Policies AS.10 and CS.10 of the Core Strategy.

**Explanation 6.1.7** (for HBE 1). Stratford-on-Avon District Council (SDC) [Core Strategy](#) (see para 6.2.22) refers to an indicative target of about 530 homes, plus windfall development for the Alcester area (including the parish of Kinwarton) over the Plan period. To date permissions and commitments in the Alcester area amount to 554 (including 119 homes in the parish of Kinwarton). Stratford-on-Avon District Council is preparing a Site Allocations Plan which proposes the allocation of reserve sites to be released in defined circumstances which demonstrate the need for additional houses. The sites being considered include two sites to the south of Allimore Lane. If these allocations are made it will be necessary to modify the Built-up Area Boundary to include them.

**Policy HBE 4- Bungalows**

Proposals for the development of bungalows within the Built-Up Area Boundary will be supported. Developments of 10 or more units within the Built-Up Area Boundary (except specialist accommodation) should include at least 10% bungalows.

Committee Clerk to draft consultation response for submission.

Cllrs are aware of the lack of affordable/social housing in Alcester and are looking into solutions- including researching the potential options available such as Community Land Trusts.

**8. Feedback from South Warwickshire Local Plan - Growth directions workshops-** See Item 12a) below

**9. WCC- Consultation- Local Cycling and Walking Infrastructure Plan- closing date 14 August 2022.**

The Planning Committee had no objection in principal to the proposals for Warwickshire but intend to make the following comments.

It was felt that Alcester was under represented in terms of walking and cycling plans. The potential schemes identified seem to be of medium (Ar02 Hertford Road- Adams

Way and Ar01 A435 Studley-Coughton-Alcester) or low priority (X20 Avon & Arrow Greenway). The cost of the schemes seems likely to be prohibitive in some cases as land would need to be purchased from private landowners prior to development.

### **Part 1**

**Challenge 3:** Population growth (including increases in older and school age populations) and associated pressures on highways and local services.

Opportunities:

(Final bullet point) To support more accessible and inclusive walking and cycling facilities

It was felt that this statement needed to be strengthened in terms of inclusion for disabled service users and those with buggies and small children.

**Point to note- Ar02** Alcester disused railway path (p26- cycle track/path on open space). This runs from Hertford Road to Adams **Way** (not Adams Close as stated).

Committee Clerk to draft consultation response for submission and forward to Cllr W Mills and G Forman for comment.

**10. SDC- Proposed Diversion of public footpath AL58 Alcester.** It was agreed to **SUPPORT** the proposed diversion.

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

None.

### **12. Correspondence**

**a) South Warwickshire Local Plan** - Growth directions workshops. The Chair attended Workshop 4 in Stratford upon Avon on 14 July 2022 and updated the committee. Delegates including representatives from various stakeholders attended. SWLP continues even though the merger between Warwick and Stratford District Councils is no longer occurring. The plan will need to include provision for 35,000 additional homes to 2050. There is likely to be a review of the Green Belt and very few communities are likely to escape new development.

**b) Planning application withdrawn- 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.

**c) CPRE Warwickshire-** Proposed Wildlife Park at Willicote, near Clifford Chambers. Email requesting support to oppose the development. Forwarded to cllrs who were invited to respond individually as appropriate. Not directly related to Alcester parish.

**d) WCC-** Warwickshire Minerals Local Plan 2018 – 2032: Receipt of Inspectors' Report. Warwickshire County Council's Cabinet and County Council will now consider the Inspector's Report and whether to adopt the Minerals Local Plan with the recommended Main Modifications at a meeting on 19 July 2022. For information.

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

None.

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

Monday 15 August 2022 at 7pm via Zoom.