



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 15 AUGUST 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, M Cargill and V Blake

In attendance

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

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Mr J Gilmour, as applicant, attended in support of Item 4e) Amendment 22/00898/FUL- Fernecumbe House Kings Coughton Alcester B49 5QD. Mr Gilmour sought to reassure the committee and counter their objections in stating that in his opinion the proposed development was in a sustainable location. Mr Gilmour felt that this was not an inappropriate development and was in keeping with the area- the current site would be enhanced in terms of vegetation.

1. Apologies

None.

2. Declarations of Interest

Cllr C Neal-Sturgess- Item 4a)

Cllr G Forman- Item 4d)

Cllrs temporarily left the Zoom meeting ahead of the relevant items.

3. Minutes of last Meeting

Minutes of previous meeting were approved at Full Council.

4. Planning Applications

Cllr C Neal- Sturgess temporarily left the meeting.

- a) 22/02024/LBC- 20 Evesham Street Alcester B49 5DW.** Proposed: Repair works to rear roof. For: Mrs S Jones. Retrospective application which due to the challenging location is difficult to observe **NO OBJECTION**

Cllr C Neal-Sturgess rejoined the meeting

- b) 22/02166/TREE- The Old Manse Bulls Head Yard Alcester B49 5BX.** Proposed: -T1 holly - Fell. -T2 hazel - remove 4no. tallest stems from stool. For: Mrs A J Denham-Bailey, Trees N Gardens Ltd. **NO OBJECTION**

- c) 22/02270/TREE- Public Car Park Bulls Head Yard Alcester.** Proposed: -T3 sycamore, located directly adjacent to applicant's boundary wall - Remove 3no. lowest lateral branches that overhang the applicant's garden. For: Mrs A J Denham-Bailey, Trees N Gardens Ltd. **NO OBJECTION**

Cllr G Forman temporarily left the meeting.

- d) Amendment 22/00898/FUL- Fernecumbe House Kings Coughton Alcester B49 5QD.** Proposed: Erection of 1 self-build dwelling and associated works. *An updated site plan, location plan, tree survey and transport technical note has been received.* For: Mr A Gilmour. Whilst it was acknowledged that there has been some attempt to overcome various objections by WCC Highways and the Planning Committee, it was unanimously felt that there was no compelling argument to change councillors' view. This development falls outside the Built-Up Area Boundary and as such the site should be treated as countryside in line with policy HBE1 of the Alcester Neighbourhood Development Plan. It was noted that Highways still have an objection in place. It was unanimously agreed to sustain the **OBJECTION.**

Cllr G Forman rejoined the meeting and Mr Gilmour left.

- e) **Amendment 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. *Amended Location/Block Plan to show access to rear (Cert B submitted). Block Plan shows proposed vegetation screening. Proposed Elevations corrected to show the side window in the proposed outbuilding is to be facing the north. Additional information about Flood Zone, foundation details, proposed materials and parking provision.* For: Ms V Irvine. Cllrs noted that there had been an issue with Certificate B on the planning application form. They also reaffirmed their view that the proposed new outbuilding was inappropriate in the narrow garden of this iconic listed building. Concerns also remain over parking provision- there are barely 2 spaces. In addition, it was noted that in a recent promotional marketing video (2021) the property was marketed as having 5 bedrooms and not 3 as stated. Cllrs agreed to sustain the **OBJECTION** submitted on 26 April 2022.
- f) **22/01494/VARY- Garages South of Castle Road Alcester.** Proposed: Variation of condition no.3 of planning permission reference 17/02395/OUT dated 12 January 2018 to allow for revisions to design of dwellings. Original description of development: Outline application (with only landscaping reserved) to demolish existing garages and erect a group of 3 terraced dwellings with access. For: Mr K Greenall, Temple Oak Development Ltd. Floor plans and window design were considered acceptable in principle. However, concerns were again raised over the proposed design of parking provision- tandem parking for plots 1 and 3. Cllrs would like to see tracking diagrams for the development- particularly with respect to parking for plot 2 and the vehicular access to the Electricity Sub-station. It was felt that if residents found it difficult to park within the development this would lead to overspill onto an already congested Castle Road. Refuse collection is also a matter for concern. SDC Streetscene have implemented a new waste collection system and there will be some weeks where properties will need to put out up to 4 separate bins. SDC will not collect from these proposed properties due to distances involved and bins will need to be brought onto Castle Road for collection- potentially causing obstruction and increasing the burden on neighbours' amenity. Cllrs would like to encourage the developer as a minimum to enter a dialogue with SDC Streetscene as to how better to manage this situation. An amendment to the bin collection point would be the best solution. On the basis of issues with parking and refuse collection, cllrs wish to submit an **OBJECTION**.

5. Interim responses by ATC by email meeting

- a) **22/02057/FUL- 8 Birch Abbey Alcester Warwickshire B49 5BU.** Proposed: Single storey rear extension to provide larger kitchen and breakfast room and family room. For: Mr A Swift. Comments due 10 August 2022. Case Officer: Richard Lambert. **NO OBJECTION**
- b) **22/01181/FUL- East Side Oversley Castle Wixford Alcester B49 6DH.** Proposed: Rear single storey extension to existing bungalow. For: Mr L Field. Comments due by 10 August 2022. Case Officer: Catherine Gibbons. **NO OBJECTION**
- c) **22/02004/FUL- Briar Cottage Bulls Head Yard Alcester Warwickshire B49 5BX.** Proposed: New insulated 'Guardian' roof to replace uPVC conservatory roof. For: Mr A Finson. Comments due by 11 August. Case Officer: Richard Lambert. **NO OBJECTION**

6. Notice of Decision by SDC

- a) **22/01328/FUL- 5 Minerva Mews Alcester Warwickshire B49 5EY.** Proposed: Extension to form new Kitchen and utility. For: P Beamish. **PERMISSION WITH CONDITIONS**
- b) **22/01522/FUL- 60 Hertford Road Alcester Warwickshire B49 6AZ.** Proposed: Single storey rear extension. For: Mr & Mrs Shadlock. **PERMISSION WITH CONDITIONS**
- c) **22/01089/FUL- 5 Boteler Close Alcester B49 5BS.** Proposed: Single storey side extension. For Mrs N Edginton. **PERMISSION WITH CONDITIONS**

- d) **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. **PRIOR APPROVAL REFUSED**
- e) **22/01360/FUL- 1 Regency Drive Kings Coughton Alcester B49 5QB.** Proposed: Replacement single storey rear extension and first floor side extension. For: Mr Prabhakaran. **PERMISSION WITH CONDITIONS**
- f) **22/01749/FUL- 12 High Street Alcester B49 5AD.** Proposed: Single storey extension. For: Mr & Mrs Hobby. **PERMISSION WITH CONDITIONS**
- g) **22/01750/LBC- 12 High Street Alcester B49 5AD.** 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. **CONSENT GRANTED WITH CONDITIONS**
- h) **22/01891/TREE- 2 Moorfield Road Alcester B49 5DA.** Proposed: -T1 beech (noted as hornbeam) - Reduce canopy height by 1.5metres and spread by 1.0metres. Thin canopy by 10-15% (revised specification agreed with the applicant). For: Mr B Hyde. **CONSENT WITH CONDITIONS**

7. Report on Bloor Homes Western July Update meeting

General progress update:

Northern phase: 74 occupations with a further 46 reserved or exchanged.

Southern phase: Release first houses in August- with frontage onto spine road, Mayor's Drive. First occupations anticipated February 2023. The existing compound will stay where it is until southern phase built out. Then the remaining final 40 properties on the northern site located on the compound site will be built out.

All built out and occupied by the end of 2026.

House types should largely remain the same across both phases, any new types will be of a similar architectural style. No plot substitutions anticipated on southern phase. The Chair asked what was the driver for this- changes in the market? AW replied that sometimes they are just internal changes at Bloors with modifications in their own house type specification.

Northern phase: 9% properties are 2.5 storeys

Southern phase: 12% properties are 2.5 storeys. There are also 3 apartment blocks with affordable home provision.

Issues on site- Public right of way had become obstructed by some fencing. This has since been resolved by the site team.

Section 106 Agreements- Southern phase- Draft Deed of Variation is progressing to allow the Built Facilities contribution to be directed to the Greig Hall. Completion on the Newport Schools Foundation Land is imminent. Once the Deed of Variation and the land acquisition have been completed, funds can be released. Payment for the Sustainable Travel Packs contribution is due now.

Northern phase- All contributions have now been paid as the trigger of 50 occupations has been reached.

Road naming ceremony- northern phase. There are still some cul de sacs that have not yet been built. Probably looking at the end of the year when the bulk of the signage will have been erected. It may be possible to use temporary signage for the remainder. Bloors happy to host event.

The Chair asked Mr Winstone to comment on the state of the property market generally. Mr Winstone had consulted his Sales Director who confirmed that the cost of living crisis and the war in Ukraine has dampened interest in sales following a bumper couple of years. Sales are readjusting to prepandemic levels. Bloors are selling 5 homes a week across 7 active sites. A September 'bounce' is expected. Bloors are fortunate to have forward sold- supply is now becoming the issue! Bloors feel they are in a good position.

8. Alcester Housing Needs Survey. See Item 12

9. SWLP- Alcester Settlement Design Analysis Consultation. Survey closes 9 September 2022. This consultation seeks local knowledge about the settlement of

Alcester concerning any potential omissions with respect to the physical connectivity within Alcester, landforms and building density ranges. The Chair wished to defer to cllrs local knowledge of the area to inform a response as he was relatively new to Alcester. It was agreed that a sub-group be established comprising Cllrs V Blake (Chair), W Mills and M Cargill. Cllrs D Henderson (Lead Councillor Public Footpaths) and S Blackman would also be invited to join. An initial meeting has been arranged for Tuesday 23 August at 2pm at Globe House. The sub-group will report by Monday 5 September in order that the Planning Committee can approve a consultation response by the deadline of Friday 9 September 2022. Cllr W Mills felt that the Connectivity Table, in particular, was important and significant in any future development and needed to be considered very carefully. It was noted that many of the Local Green Spaces in the Alcester Neighbourhood Development Plan were missing from the information captured in the Landforms map.

10. Proposition to Full Council

None.

11. Correspondence

- a) 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.
APPLICATION WITHDRAWN
- b) SDC- Revised Preferred Options SAP Consultation: 16 June - 29 July 2022.**
Acknowledgement of submission response.
- c) WCC- Consultation- Local Cycling and Walking Infrastructure Plan.** Acknowledgement of submission response and subsequent correspondence from Alison Kennedy, Principal Transport Planner.
- d) Avon and Arrow Greenway Project (AAGP)- Draft Warwickshire Local Cycling and Walking Infrastructure Plan.** Request to support the AAGP in any submission response. ATC submitted a response to the consultation on 20 July ahead of receipt of correspondence from AAGP.
- e) WCC- Warwickshire Minerals Local Plan 2018 – 2032: Adoption.** WCC adopted the Warwickshire Minerals Local Plan 2018-2032 at Full Council on 19 July 2022. The Warwickshire Minerals Local Plan will now form part of the Development Plan for the county alongside the adopted Waste Core Strategy and the Local Plans for the Borough and Districts in Warwickshire. It will be used to make decision on mineral planning applications for mineral extraction, processing and restoration and will provide assistance to Boroughs and Districts to ensure that minerals resources and infrastructure are safeguarded and not sterilised unnecessarily by non-mineral development. Noted

12. Urgent Business at the discretion of the Chair

The Chair advised the committee that he had recently attended a couple of useful and informative seminars. The first 'Giving councils more of a say on housing' (focusing on community led housing) and the other a South Warwickshire Local Plan (SWLP) workshop. District Cllr S Juned has touched on community led housing in previous discussions. The workshop was designed to assist with devising a strategy for housing across the SWLP area. This involved exercises with Lego bricks looking at the distribution of homes, one using Greenbelt as development land and one without. What was missing from these exercises were the house types and needs of the community. The Housing and Built Environment policies of Alcester's Neighbourhood Development Plan were based on a Housing Needs Survey which was undertaken in 2017 and now needs to be renewed. It was agreed that Sarah Brooke-Taylor would be invited to the September meeting to discuss this with the committee. It was noted that it is inherently very difficult to produce a model for housing distribution. The Chair would also like to talk in more depth about community led housing specifically with reference to Alcester and the SWLP. He would like the Planning Committee to explore this as a project over the next 6 months to see whether it stimulates any interest and whether there is any appetite locally.

13. Date and time of next meeting

Monday 19 September 2022 at 7pm via Zoom.