



# ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING IS TO BE HELD  
ON MONDAY 17 OCTOBER 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 14 October 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.

Attendance by Sarah Brooke-Taylor, Warwickshire Rural Community Council Housing Enabler- renewing Alcester's Housing Needs Survey.

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

### **1. Apologies**

To receive apologies.

### **2. 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)*

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

Minutes of previous meeting were approved at Full Council.

### **4. Planning Applications**

- a) **22/01892/VARY- Oversley Mill Services Alcester Bypass Arrow Warwickshire B49 6PQ.** Proposed: Variation of condition 2 of planning permission 20/03479/FUL date of decision 3rd August 2021 to allow for alterations to forecourt canopy, revised location of drive thru building, alterations to petrol station building size, roof and addition of PV panels, revised parking layout and alterations to vehicle washing facility. Original description of development: Proposed redevelopment of existing petrol filling station, comprising of a replacement shop/canopy, new pumps/pipework, car/jet wash area, extended car park and new coffee drive thru store. For: Mr A Brown, Bridge End Ltd. Comments due by 19 October 2022. Case Officer: Sarah Flaherty.
- b) **22/02774/TREE- Recreation Ground Gas House Lane Alcester.** Proposed: T1 - horse chestnut - split branch pruned back to branch collar. Retrospective work. For: Mr T Forman, Alcester Town Council. Comments due by 24 October 2022. Case Officer: Sebastian Onslow.
- c) **22/02882/TREE- Churchill House Henley Street Alcester B49 5QX.** Proposed: T1 - Leylandii - fell T2 - Leylandii - fell T3 - Cherry - fell T4 - Lawson Cypress - fell T5 - Laurel - fell. For: Ms C Harris. Comments due by 26 October 2022. Case Officer: Sebastian Onslow.
- d) **Amendment 22/02249/FUL- Oversley Mill Services Alcester Bypass Alcester B49 6PQ.** Proposed: Installation of electric vehicle charging bays with associated electrical equipment and customer parking bays together with new hardstanding and kerbs to suit. *Amendments made to red line on location plan and amended plans*

received showing landscaping scheme. For: Bridge End Limited. Any further comments to the Case Officer: Sarah Flaherty.

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

- a) **22/01942/ADV- Alcester Inn St Faiths Road Alcester Warwickshire B49 6AQ.** Proposed: The erection of three car park management signs (one pole mounted). For: Mr P Owens, Westbourne Leisure. Comments due by 2 September 2022. Case Officer: Emma Booker. **NO OBJECTION**
- b) **22/01939/VARY- Alcester Inn St Faiths Road Alcester B49 6AQ.** Proposed: Variation of condition numbers 2, 3 and 4 of planning permission 21/01511/FUL dated 27 January 2022 to revise the footprint and elevation design of the extension and provide parking management details. Original description of development: Erection of a single storey function room and toilets. For: Mr P Owens, Westbourne Leisure. Comments due by 2 September 2022. Case Officer: Emma Booker. **NO OBJECTION**
- c) **22/02456/AGNOT- Bridge Farm Kings Coughton Alcester B49 5QQ.** Proposed: Agricultural storage barn. For: Mr G Collett, J Collett and Son. *Please note that this is a Notification for prior approval and not a formal planning application. ATC has been asked to comment only if there is evidence that the proposal exceeds what is reasonably required for the purposes of agricultural development on the land.* Comments due by 8 September 2022. Case Officer: Ryan O'Keeffe. **NO OBJECTION- NO COMMENT**
- d) **22/01948/FUL- Alcester Guide And Scout Centre Moorfield Road Alcester B49 5DA.** Proposed: Single storey extension to Guide and Scout Centre building. For: Mr M Clark (Chairman), Alcester Guide & Scout Centre. Comments due by 7 September 2022. Case Officer: Eleanor Bass. Cllr V Blake declared an interest with respect to this application and did not therefore make a recommendation. The remainder of the committee felt that this well-presented application should be **SUPPORTED** for the following reasons:
- The centre serves an important and growing community need.
  - The Alcester Neighbourhood Plan (ANDP) policy CLW1 applies. It states that 'development proposals which enhance and improve existing community and leisure facilities... will be supported, where shown to be economically sustainable and serve a demonstrable need'.
  - ANDP policies HBE8 - Development design and HBE10- Heritage Assets. Whilst the development is in the Conservation Area, the design and location mean there is very little adverse impact and the public benefits significantly outweigh this.
- The Design and Access Statement (page 5 Landscaping) refers to removal of a tree. In accordance with ANDP policy NE1, the Planning Committee request that a new native tree be planted to replace it, in a position the applicant deems suitable.
- The Planning Committee seek clarification with respect to the Flood Risk Assessment page 4 para 3.1 which states that it is in Flood Zone 3. However, it would appear that lessons learnt in the flood in 2007 have been included in terms of flood resilience as the applicant is proposing to match the flooring materials and flood barriers implemented to the existing building following that flood event.
- e) **22/02249/FUL- Oversley Mill Services Alcester Bypass Alcester B49 6PQ.** Proposed: Installation of electric vehicle charging bays with associated electrical equipment and customer parking bays together with new hardstanding and kerbs to suit. For: Bridge End Limited. Comments due by 9 September 2022. Case Officer: Sarah Flaherty. Cllr G Forman declared an interest with respect to this application and did not therefore make a recommendation. More electric vehicle charging points are needed to support the move to electric vehicles. **NO OBJECTION**
- f) **22/02392/FUL- Willowbank 8 Tibbets Close Meeting Lane Alcester Warwickshire B49 5QU.** Proposed: Single storey rear extension to kitchen, internal alterations, enlargement of front and rear dormer windows. For: Mr and Mrs R Le Resche. Comments due by 12 September 2022. Case Officer: Lyndsey Young. **NO OBJECTION**

- g) Amendment 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 13 September 2022. Case Officer: Lyndsey Young. Having reviewed this application and considered the objections of the owner of the adjoining property and claimed ownership of the right of way, it would appear that parking and manoeuvring cars would be an issue. On drawing number 4016\_002 parking for 3 cars is outlined. However, the spaces do appear narrow and it looks almost impossible to get in and out of a car parked between the new wall and left hand boundary fence. A car parked in this location would also mean there would be insufficient room to move bins from the back to the front of the property. **OBJECTION**
- h) 22/02585/FUL- Alcester Heath Farm Alcester Heath Alcester B49 5JJ.** Proposed: Installation of solar panels to south-west facing roof of detached garage. For: Mr & Mrs K & L Ross. Comments due by 5 October 2022. Case Officer: Ryan Okeeffe. **NO OBJECTION**
- i) Amendment 22/00940/FUL- Cruck House 19 Henley Street Alcester B49 5QX.** Proposed: Conversion of garage space into dayroom providing ancillary use to the dwelling house. Installation of solar panels on the existing roof of the garage. For: Ms V Irvine. Comments due by 29 September 2022. Case Officer: Malwina Idziak. As the Planning Committee noted previously, there is evidence that this property is a five bedroom dwelling and as such requires more parking space than this application provides if the conversion of the garage, as proposed, were to go ahead. The loss of garage parking adversely impacts on the parking needs for this dwelling and councillors agreed by email meeting- **OBJECTION SUSTAINED.**
- j) 22/02722/FUL- 23 Ropewalk Alcester B49 5DD.** Proposed: Proposed demolition of existing rear conservatory and the erection of single storey rear extensions with the addition of rooflights. Proposed remodelling of the principal elevation, refurbishment of the existing side extension and addition of new hardstanding to the existing driveway. For: Mr P Crouch. Comments due by 3 October 2022. Case Officer: Sarah Leach. **NO OBJECTION**
- k) Amendment 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 and revised layout in respect of parking. 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. Comments due by 3 October 2022. Case Officer: Eleanor Bass. Cllrs remain concerned that the substation access gates swing out and appear to obstruct the parking provision for property No2. It is also disappointing that the developer has not given any consideration to the problematic waste bin collection points raised in the Town Council's initial response dated 16/08/2022. **OBJECTION SUSTAINED**
- l) 22/02515/LBC- Three Gables Mill Lane Oversley Green Alcester Warwickshire B49 6LF.** Proposed: Replacement of timber single-glazed storm type three-light casement with top hung light in dormer at building rear for double-glazed window matching the existing design. For: Mr T Jacques. Comments due by 3 October 2022. Case Officer: Heather Kenny. **NO OBJECTION**
- m) 22/02465/LBC- Cruck House 19 Henley Street Alcester B49 5QX.** Proposed: Removal of modern paint from brickwork to half of front elevation. For: Ms V Irvine. Comments due by 3 October 2022. Case Officer: Heather Kenny. **NO OBJECTION**
- n) 22/02581/DEM11- The Greig Kinwarton Road Alcester B49 6AD.** Proposed: Dismantle and remove wooden shed. For: Mrs V Lowe, Alcester Town Council. Comments due by 13 October 2022. Case Officer: Zoya Zulfiqar. **NO REPRESENTATION**

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

- a) 22/01622/FUL- 8 Boteler Close Alcester B49 5BS.** Proposed: Single storey side extension consisting of bedroom and downstairs bathroom. For: Mrs J Evans. **PERMISSION WITH CONDITIONS**

- 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. **CONSENT WITH CONDITIONS**
  - 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. **CONSENT WITH CONDITIONS**
  - d) **22/01181/FUL- East Side Oversley Castle Wixford Alcester B49 6DH.** Proposed: Rear single storey extension to existing bungalow. For: Mr L Field. **REFUSAL**
  - e) **22/02024/LBC- 20 Evesham Street Alcester B49 5DW.** Proposed: Repair works to rear roof. For: Mrs S Jones. **CONSENT GRANTED WITH CONDITIONS**
  - f) **21/03443/ADV- Walls And Ceilings Ltd 3-5 Tything Road Alcester B49 6EP.** Proposed: New company logo signs. For: Mr J Workman, Walls and Ceilings International Ltd. **CONSENT GRANTED WITH CONDITIONS**
  - g) **21/03441/ADV- Walls And Ceilings 22 Tything Road West Kinwarton Alcester B49 6EP.** Proposed: New company logo signs. For: Mr J Workman, Walls and Ceilings International Ltd. **CONSENT GRANTED WITH CONDITIONS**
  - h) **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. **PERMISSION WITH CONDITIONS**
  - i) **22/01942/ADV- Alcester Inn St Faiths Road Alcester Warwickshire B49 6AQ.** Proposed: The erection of three car park management signs (one pole mounted). For: Mr P Owens, Westbourne Leisure. **CONSENT GRANTED WITH CONDITIONS**
  - j) **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. **PERMISSION WITH CONDITIONS**
  - k) **22/02392/FUL- Willowbank 8 Tibbets Close Meeting Lane Alcester Warwickshire B49 5QU.** Proposed: Single storey rear extension to kitchen, internal alterations, enlargement of front and rear dormer windows. For: Mr & Mrs R Le Resche. **PERMISSION WITH CONDITIONS**
  - l) **22/01939/VARY- Alcester Inn St Faiths Road Alcester B49 6AQ.** Proposed: Variation of condition numbers 2, 3 and 4 of planning permission 21/01511/FUL dated 27 January 2022 to revise the footprint and elevation design of the extension and provide parking management details. Original description of development: Erection of a single storey function room and toilets. For: Mr P Owens, Westbourne Leisure. **PERMISSION**
  - m) **22/01948/FUL- Alcester Guide And Scout Centre Moorfield Road Alcester B49 5DA.** Proposed: Single storey extension to Guide and Scout Centre building. For: Mr M Clark (Chairman), Alcester Guide & Scout Centre. **PERMISSION WITH CONDITIONS**
7. **Alcester Commercial Market application- Alcester Food Festival-October 2022-** Notice of Decision issued August 2022 following payment (Joint application for both festivals in February 2022)
  8. **Alcester Housing Needs Survey**
  9. **Housing matters-** Feedback from seminars attended by Cllr M Bowe
  10. **Climate Change Action Plan-** portfolio target and time line
  11. **Date of next Update meeting with Bloor Homes Western-** 21 November 2022
  12. **SWLP- Alcester Settlement Design Analysis Consultation.** Response submitted and acknowledgement received.
  13. **Proposition to Full Council**
  14. **Correspondence**
    - a) Resident- Enquiry as to whether a shed needed planning permission
    - b) Alcester Methodist Church- Request to discuss proposals to enlarge the church
    - c) SDC- Diversion of Public Footpath AL58 (part of) Alcester- Confirmed Notice and Order for our records. (Section of path in Kings Coughton).
  15. **Urgent Business at the discretion of the Chair**
  16. **Date and time of next meeting**

Monday 21 November 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".*