



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING IS TO BE HELD
ON MONDAY 21 NOVEMBER 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 before 2 pm on Friday 18 November 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.

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) Amendment 21/02650/FUL- SIG Roofspace Alcester Heath Alcester B49

5JG. Proposed: Details relating to storage materials, maximum heights and traffic management proposals in the external yard area. *Amendments include: Acoustic report - External yard operations - Oct 2022; 2 drawings; Factory Layout Refit- RS-0000-F-LAY-01 & Racking Elevation -RS-0000-F- RACK-ELEV-01, showing a new area for an external steel assembly area, which is proposed to be encased by 2m high acoustic screens; Agent states the screens will be effective in reducing sound emissions from steel preparation activities so that the sound levels from all operations at the site, including the steel preparation works, are predicted to meet the limits for the site specified in Condition 13 of planning permission 17/03089/FUL at the site boundaries.* For: Roofspace Solutions. Comments due by 22 November 2022. Case Officer: Louise Koelman

b) 22/03199/LBC- 55 High Street Alcester B49 5AQ. Proposed: Proposed Works to repair & replace the severely decaying external timbers to the Building. For: Mr Dance, Pmd Magnetix Leisure Ltd. Comments due by 24 November 2022. Case Officer: Heather Kenny.

5. Interim responses by ATC by email meeting

a) 22/02785/FUL- 11 Henley Street Alcester Warwickshire B49 5QX. Proposed: Convert a single dwelling to two dwellings. For: Mrs E Moore. Comments due by 4 November 2022. Case Officer: Emma Booker. Following correspondence with the Case Officer, cllrs reviewed the application once again and in consideration of internal floorspace and external private amenity space standards agreed to change their response from support to **OBJECTION**.

b) 22/03076/PIP- 80 Alauna Avenue Alcester B49 6AN. Proposed: Construction of 2no. dwellings on land adjacent to 80 Alauna Avenue, Alcester, B49 6AN. For: Mr M

Young, Fuber Young Development Ltd. Comments due by 11 November 2022. Case Officer: Victoria Kempton. **OBJECTION** for the following reasons:

- There is concern regarding the potential for over development of a small site.
- Failure to supply sufficient details on the proposed properties to allow full consideration of the application.
- Lack of detail on the proposed properties to assess impact on street scene.
- No details on landscaping, access to the site and impact on neighbouring properties including overlooking.

c) **22/02897/FUL- Alcester Tennis Club Moorfield Road Alcester.** Proposed: This is a proposal to replace the Tennis Clubhouse and replace an existing store to provide updated facilities for the benefit of club members and visitors. For: Mr P Jackson, Alcester Tennis Club. Comments due by 14 November 2022. Case Officer: Victoria Kempton. **SUPPORT** for the following reasons:

- The Alcester Neighbourhood Development Plan policy CW1 states that proposals will be supported which enhance or improve existing community and leisure facilities.
- It is noted that the development is in Flood Zone 3 and the Conservation Area. However, the Flood Risk Report includes mitigation measures and it is considered that there is no adverse impact on the Conservation Area.

d) **22/03074/TREE- In the Parish of Alcester.** Proposed: -T1 horse chestnut - Reduce crown by 3metres. For: Alcester Town Council, C/O Roots to Shoots Ltd. Comments due by 15 November 2022. Case Officer: Sebastian Onslow. **NO REPRESENTATION**

e) **22/03073/TREE- Alcester Cemetery Birmingham Road Alcester.** Proposed: - T1, T2, T3 and T4 sycamore located to northwest corner boundary of Cemetery - Sever ivy and allow to dieback. Remove lower stem epicormic. Reduce canopy height by 2metres and canopy spread by 1metre to balance. -T7, T8, T9 and T10 common lime located to western boundary site frontage - Removal of basal and lower stem epicormic. Raise low west side canopy to provide a 3metre clearance over public footpath. Reduce canopy height by 3metres and canopy spread by 1metre to create uniform height with other frontage limes and alleviate wind loading stress on old pollard unions. Thin canopies by 10-15%. -T16 sycamore located to southern boundary of Cemetery, 5.3metres from wall - Fell. -T21 Lawson cypress located 1metre from southern boundary wall - Fell. -T26 Monterey cypress located towards central/southern aspect of Cemetery - Fell. For: Mike Hamilton, Roots to Shoots Ltd. Comments due by 15 November 2022. Case Officer: Ruth Rose. **NO REPRESENTATION**

f) 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. *Amendment- Canopy removed from EV charging points- no response is sought.* For: Bridge End Limited. Case Officer: Sarah Flaherty. Following clarification by the Case Officer that the EV points are replacing the new car sales area previously indicated on the plan, no additional comments were required. (Previous submission **NO OBJECTION**)

g) **22/02966/FUL- Alcester Town Football Club Stratford Road Oversley Green Alcester Warwickshire B49 6LN.** Proposed: Single storey extension and canopy extension to provide covered seating area, bar area and storage area with other alterations. For: Mr I Chester, Alcester Town Football Club. Comments due by 16 November 2022. Case Officer: Victoria Kempton. **SUPPORT** subject to WCC Highways approval of the new entrance off the Stratford Road. The proposal is in line with Alcester Neighbourhood Development Plan policy CLW1 (Support for community and leisure facilities development). Councillors were pleased to see a Climate Change checklist showing that the proposal includes EV Charging points.

6. Notice of Decision by SDC

a) **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.
PERMISSION WITH CONDITIONS

- b) **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. **PERMISSION WITH CONDITIONS**
- c) **22/02882/TREE- Churchill House Henley Street Alcester B49 5QX.** Proposed: T1 - Leylandii - fell. T2 - Leylandii - fell. T3 - Cherry - fell. T4 - Spruce (noted as Lawson Cypress) - fell. T5 - laurel - fell. For: Ms C Harris. **CONSENT WITH CONDITIONS**
- d) **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. **PERMISSION WITH CONDITIONS**
- e) **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, solar panels and flue. 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. **PERMISSION WITH CONDITIONS**
- f) **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. **CONSENT GRANTED WITH CONDITIONS**
- g) **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. **CONSENT WITH CONDITIONS**
- h) **22/00898/FUL- Fernecumbe House Kings Coughton Alcester B49 5QD.** Proposed: Erection of 1 self-build dwelling and associated works. For: Mr Gilmour. **REFUSAL**

7. Bloor Homes Update meeting- report

8. Alcester Housing Needs Survey update

- 9. SDC- Consultation on Development Requirements SPD Revised Part L (Open Space).** Notification of Public Consultation: Thursday 3 November to Friday 16 December 2022. Discussion on proposed changes to the definition of open space for new developments.

10. Proposition to Full Council

11. Correspondence

- a) Warwickshire County Council - Draft Local Transport Plan consultation. The consultation closes on 20 November 2022. The strategies and survey can be found on the Ask Warwickshire site: <https://ask.warwickshire.gov.uk/insights-service/local-transport-plan/> For info
- b) SWDP- SWDP [South Worcestershire Development Plan] Review Publication Public Consultation (Regulation 19). The consultation begins on 1 November 2022 and closes at 23:59 on 13 December 2022. For info as adjoining parish
- c) SDC- Decision notice **22/02777/LDP- 1C Meeting Lane Alcester Warwickshire B49 5QT.** Proposed: To replace all the existing wooden windows and doors with single layer glazing with UPVC double glazed units. For: Mrs A Moreland. **CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT**

12. Urgent Business at the discretion of the Chair

13. Date and time of next meeting

Monday 19 December 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".