



# ALCESTER TOWN COUNCIL

## PLANNING COMMITTEE MEETING WAS 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 sometimes being held by email. However, where possible meetings are 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**

Attendance by Sarah Brooke-Taylor, Warwickshire Rural Community Council (WRCC) Housing Enabler who provided the committee with a succinct and comprehensive insight into her role and the escalating rental housing waiting list pressures within the Alcester parish. Sarah works with rural housing communities to identify housing needs and seeks to facilitate the provision of homes against those needs. Homes are identified through Housing Needs Surveys (HNS). However, finding available residential development land is the challenge. Using SDC data from November 2021, there were 369 people in Alcester on the housing waiting list. In 2017, 71 homes had been identified through the Alcester HNS. The data demonstrates a substantial increase in demand which is likely to increase further with the pending economic situation. It is recommended that the 2017 HNS in Alcester is now renewed.

### **1. Apologies**

None. Cllrs W Mills and M Cargill left the meeting early at 7.45pm to attend another council meeting.

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

Cllr G Forman- Items 4a) and 4d). The Chair touched on the issue of impartiality with respect to a Disclosable Pecuniary Interest as opposed to a personal interest. Cllrs were directed to guidance available on the Planning Online resources page of the website- [Probity in Planning](#) p25.

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

Minutes of previous meeting (August) were approved at September Full Council. (The September meeting was cancelled as it fell during the period of national mourning).

### **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. Cllr G Forman left the meeting for both the duration of the discussion and consultation response. **NO OBJECTION** subject to clarification on the number and position of PV panels.
- 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. Cllr G Forman rejoined the meeting. **NO REPRESENTATION**
- 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. **NO OBJECTION** with recommendation to replace the five trees.

- 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. Cllr G Forman left the meeting for both the duration of the discussion and consultation response. **NO OBJECTION** subject to clarification of the New Car Sales Area being replaced by EVC points. Cllr G Forman rejoined the meeting.

#### 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- 15 October 2022-** Notice of Decision issued August 2022 following payment of £629 for over 100 traders for the October event (Joint application for both festivals in February 2022).

**8. Alcester Housing Needs Survey**

Cllrs agreed to request that WRCC undertake a HNS (short form) on our behalf to commence in January 2023.

**9. Housing matters-** Feedback from seminars attended by Cllr M Bowe.

Cllrs agreed to postpone discussion of this important topic until the results of the new HNS were available. Meanwhile, cllrs were encouraged to read the presentations which had been circulated ahead of the meeting.

**10. Climate Change Action Plan-** Portfolio target and timeline requested by Cllr K Foster. Cllr W Mills suggested that when planning application consultations are received, the Development Requirements Supplementary Planning Document- Part V Climate Change Adaptation and Mitigation with specific reference to the Climate Change checklist could be afforded more scrutiny to identify possible opportunities where greater maximisation might be achieved. Although ATC have no authority in this matter it was considered that reference to the climate checklist responses, over time, might highlight the seriousness of ATC's approach to this important subject. For example, cycle storage provision is now required for applications with the addition of bedrooms. Cllrs also felt that it would be useful to engage with developers prior to planning applications being submitted so that local criteria could be discussed and smoother progress made through the planning process. It was noted that SDC do offer pre-application advice- fee payable. The Chair added that the committee could be more mindful and robust in responses to planning applications with respect to climate change mitigation and also reference policies within the Alcester Neighbourhood Development Plan (NDP). On review and renewal of the NDP, references/policies with respect to mitigating the impact of climate change should be strengthened. The Committee Clerk to complete the Portfolio template 'Climate Action Aims & Objectives' provided, circulate to cllrs and, subject to approval, return to Cllr K Foster.

**11. Date of next Update meeting with Bloor Homes Western-** 21 November 2022 at 6.30pm on Zoom.

**12. SWLP- Alcester Settlement Design Analysis Consultation.** Response submitted, following excellent work by a small sub-committee, and an acknowledgement received.

**13. Proposition to Full Council**

To commission a Housing Needs Survey (short form) from WRCC to commence in January 2023.

**14. Correspondence**

**a)** Resident- Enquiry as to whether a shed needed planning permission. Committee Clerk responded.

**b)** Alcester Methodist Church- Request to discuss proposals to enlarge the church. Committee Clerk invited the representative to attend at 6.45pm ahead of the December Planning Committee meeting at 7pm on Zoom. No response to date.

**c)** SDC- Diversion of Public Footpath AL58 (part of) Alcester- Confirmed Notice and Order. For information only. (Section of path in Kings Coughton).

**15. Urgent Business at the discretion of the Chair**

**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. Following correspondence with the Case Officer and her request that the Planning Committee reconsider its response by 24 October, councillors agreed to withdraw their objection subject to the standard condition that the Case Officer has indicated will be included for the garage conversion. Councillors were content with the explanation provided by the Case Officer with respect to their principle objection of parking provision.

**16. Date and time of next meeting**

Monday 21 November 2022 at 7pm via Zoom.