



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 19 DECEMBER 2022 AT 7PM
BY VIDEO CONFERENCE**

Alcester Town Council (ATC) are using Zoom software to facilitate the holding of online Planning Committee meetings. Planning applications may also be discussed by email meeting.

Present

Cllrs M Bowe, G Forman, W Mills, C Neal-Sturgess, M Cargill and V Blake

In attendance

Ms S Duran, Deputy Town Clerk

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None.

1. Apologies

None.

2. Declarations of Interest

None.

3. Minutes of last Meeting

Minutes of previous meeting were approved at Full Council.

4. Planning Applications

- a) **22/03362/FUL- Greenbank Tibbets Close Meeting Lane Alcester Warwickshire B49 5QU.** Proposed: Raising roof to provide new accommodation at first floor. For: Degville. Cllrs agreed that although this was a significant extension it was in keeping with other large properties in the close. The increased roof height would not have an adverse impact on other properties and the footprint remains much the same as the previous application 20/03377/FUL. Concerns from Historic England were noted. It was agreed that a commitment to solar panels together with a note to the Case Officer for a new Climate Change checklist to be submitted (existing document is from the previous application) should be requested. **NO OBJECTION**
- b) **22/03582/FUL- The Old Stables Maples Drive Alcester Warwickshire B49 5FE.** Proposed: Extension to existing garage, providing workshop and workspace over. Dormer windows to front. For: Mr P Burns. Cllrs felt that this was inappropriate development in this location, overdevelopment of the site and the new garage building is overbearing with the increased height disturbing the amenity of the area. It is noted that a previous planning application for an additional property in this location was refused. **OBJECTION**
- c) **22/02923/VARY- 48 Hertford Road Alcester B49 6AZ.** Proposed: Variation of condition 2 of planning permission 19/02327/FUL, date of decision 06.02.2020, to allow for alterations to approved plans. For: Mr D Curry, DXM Properties Ltd. Cllrs felt that the change from a semi-detached to a detached dwelling was an improvement to the original design and with more room for parking. **NO OBJECTION**
- d) **22/03513/VARY- 34A High Street Alcester B49 5AB.** Proposed: Variation of conditions 2 (plans and drawings), 3 (obscure glazing), 4 (external materials), of decision 21/02390/FUL dated 01.02.2022. For: Mr N Farthing, Farthing Properties. Whilst cllrs were content with the change to the internal layout, they were concerned about the use of UPVC in this application within the Conservation Area. Wood was felt to be a more appropriate material, in line with the Heritage Officer's report and the Alcester Neighbourhood Development Plan Policy HBE8 Development Design. **OBJECTION**
- e) **22/03515/VLBC- 34A High Street Alcester B49 5AB.** Proposed: Variation of condition 2 of application reference Number: 21/02391/LBC Date of Decision: 01/02/2022 to enable insert UPVC doors and windows and to vary the layout of the building, including the removal of one window and insertion of a new bathroom window

as shown on the plans. Applicant wishes to insert UPVC doors and windows and to vary the layout of the building, including the removal of one window and in insertion of a new bathroom window as shown on the plans. For: Mr N Farthing, Farthing Properties. Whilst cllrs were content with the change to the internal layout, they were concerned about the use of UPVC in this application within the Conservation Area. Wood was felt to be a more appropriate material and in line with the Heritage Officer's report and Alcester Neighbourhood Development Plan Policy HBE8 Development Design.

OBJECTION

5. Interim responses by ATC by email meeting

a) 22/03413/TEL56- Verge Toward Oversley Green Stratford Road Alcester.

Proposed: Proposed 5G telecoms installation: H3G 15metre street pole and additional equipment cabinets. For: Gallivan, CK Hutchinson Networks (UK) Ltd. Comments due by 13 December 2022. Case Officer: Victoria Kempton. Whilst it is acknowledged that there has been a reduction in height to the mast since the last application 22/01611/TEL56, it is the proposed location that causes significantly greater harm to the local amenity.

- The location is inappropriate for a tall mast and series of cabinets. This is a small triangular grassed area lovingly maintained on the approach to our historic town.
- The proposal is contrary to Alcester Neighbourhood Development Plan policy TI 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. Members have requested that the applicant works with the Town Council to identify a suitable site.

b) 22/03416/TPO- Laurel House Evesham Street Alcester Warwickshire B49

SDS. Proposed: -T46 & T47 yew - Crown lift both to approximately 4metres above ground level on south side over the garden of Laurel House, to allow more light through to the Old White Lion development and "Coniston". For: Mr T Keeling. Comments due by 13 December 2022. Case Officer: Sebastian Onslow. **NO OBJECTION**

6. Notice of Decision by SDC

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 Limited. **REFUSAL**

b) 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 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: Mr M Hamilton, Roots to Shoots Ltd. **CONSENT WITH CONDITIONS**

c) 22/02515/LBC- Three Gables Mill Lane Oversley Green Alcester Warwickshire

B49 6LF. Proposed: Replacement of dormer window at building rear for timber slimline double-glazed flush three-light casement matching size of the existing window and

installed within existing unaltered opening. For: Mr T Jacques. **CONSENT WITH CONDITIONS**

- d) **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. **PERMISSION WITH CONDITIONS**

7. Proposition to Full Council

None.

8. Correspondence

- a) SDC- Withdrawn Application **22/02785/FUL- 11 Henley Street Alcester Warwickshire B49 5QX.** Proposed: Convert a single dwelling to two dwellings. For: Mrs E Moore.
- b) SDC- Withdrawn Application **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.
- c) SDC- Withdrawn Application **22/00681/FUL- Arrow Mill Dunnington Road Ragley Park Alcester B49 5NL.** Proposed: Proposed conversion and extension of outbuildings to create 14 no. guest letting rooms, laundry and plant room, together with associated car and cycle parking provision and external landscaping works and enclosing brick wall. For: Brunning and Price.
- d) SDC- South Warwickshire Local Plan (SWLP)- Issues and Options Consultation. Notification of press release. The next consultation will run from 9 January- 20 February 2023 (subsequently amended to 6 March 2023). *Circulated to cllrs. ATC will formulate a response to the consultation in the New Year.*
- e) SDC- South Warwickshire Local Plan Briefing Sessions. Notification to cllrs re online Q & A sessions in December 2022 for forthcoming Issues and Options consultation. *Circulated to cllrs. Cllr M Bowe and the Committee Clerk attended the session on 14 December. The slide presentation was forwarded to cllrs.*
- f) SDC- Community Infrastructure Levy - CIL Parish Payment for Alcester Town Council. Notice of payment of £2,596.42 to Alcester Town Council with respect to planning application 19/02770/FUL Garage Blocks, Alauna Avenue, Alcester.
- g) Alcester Methodist Church- Exploring possible plans for expansion. *The Committee Clerk has responded.*
- h) Alcester Town Football Club- Alcester Town FC Club House Extension. *Cllr M Bowe has responded.*

9. Urgent Business at the discretion of the Chair

None.

10. Date and time of next meeting

Monday 16 January 2023 at 7pm via Zoom.