



# ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING IS TO BE HELD  
ON MONDAY 13 FEBRUARY 2023 AT 7PM  
BY VIDEO CONFERENCE**

Alcester Town Council (ATC) will be using Zoom software to facilitate the holding of online Planning Committee 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 10 February 2023.

## **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) **23/00245/TREE- STREET RECORD Corinthian Court Alcester.** Proposed: 814 - plum - Remove epicormic growths 818 - sycamore - Remove epicormic growths 823 - mountain ash - Remove 3 lowest branches. Reduce & reshape by approx. 1.5-1.75 metres 790-808 - poplars - Remove epicormic growths. Remove basal/stem growth to approx. 5m. For: Helen Beeson, FirstPort Limited. Comments due by 22 February 2023. Case Officer: Sebastian Onslow
- b) **23/00257/TREE- Our Lady and St Joseph Priory Road Alcester Warwickshire B49 5DY.** Proposed: -TA Cupressus x2no. - Reduce crown height by 2metres. -TB yew x2no. - Reduce crown height by 1metre. -TC hedge - Trim by 0.5metres. -TD Thuja group - Fell (replant with smaller mixed broadleaves). -TE ash - Reduce crown height by 1metre to previous points. Thin crown by 10%. -TF ash x2no. - Reduce over-extended lateral branches by 2-3metres. For: Mr M A Hamilton, Roots to Shoots. Comments due by 24 February 2023. Case Officer: Sebastian Onslow
- c) **Amendment 21/02650/FUL- SIG Roofspace Alcester Heath Alcester B49 5JG.** Proposed: Part retrospective installation of a gas tank, installation of storage areas identified as steel preparation and windows area, new racking area adjoining south western boundary with two rows at a height of 4.7m and four rows at 6.2m, changes to the traffic management system within the external yard area, and additional tree planting. (Originally granted planning permission under 14/01661/FUL for a change of use into Use Class B2 (General Industry)). *Amendment includes revised noise report including a BS4142 noise assessment as required by the Council's Environmental Health officer.* For: Roofspace Solutions. Any further comments due by 28 February 2023. Case Officer: Louise Koelman
- d) **Amendment 22/01746/FUL- 24 Alauna Avenue Alcester B49 6AN.** Proposed: Demolition of garage and erection of two storey side and rear extension. *Amendments include new parking layout, Swept path analysis for 2 spaces to the front and one to the rear, legal confirmation of right of way.* For Mrs M McGhee. Any further comments due by 21 February 2023. Case Officer: Lindsey Young

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

- a) **22/03655/FUL- The Field House Allimore Lane Alcester Warwickshire B49 5PR.** Proposed: Construction of a single storey rear extension to an existing property. Rearrangement and refurbishment of the entrance hall leading to the staircase and the adjacent rooms. The existing outbuilding adjoined to the annex shall also be refurbished to allow for a new gym. For: Mrs C Heath. **NO OBJECTION**
- b) **Amendment 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. An amendment/additional information has been received: A reduction in scale and height. Roof lights in place of dormers. Obscure glass to remaining dormer. For: Mr P Burns. Comments due by 7 February 2023. Case Officer: Catherine Gibbons. Whilst it is acknowledged that the amendments are an improvement, it is felt that they are not significant and that this amended proposal would still create an inappropriate development in this location and overdevelopment of the site. **OBJECTION**
- c) **23/00086/FUL- 7 Stratford Road Alcester Warwickshire B49 5AU.** Proposed: Pergola to rear of house and garden shed in rear garden. For: Mr T Bishop. Comments due by 8 February 2023. Case Officer: Richard Lambert. This application does not require excavation to form a base for either item and presents no risk to the possible archaeological heritage of the area. Although the property is within the conservation area it does not seem as if harm would be done by the installation of both freestanding items. **NO OBJECTION**
- d) **23/00100/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 13 February 2023. Case Officer: Victoria Kempton. 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. Councillors were pleased to note that existing trees will be protected by fencing during construction. **SUPPORT**

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

- a) **22/03416/TPO- Laurel House Evesham Street Alcester Warwickshire B49 5DS.** 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. **CONSENT FOR ARBORICULTURAL WORKS**
- b) **22/03199/LBC- 55 High Street Alcester B49 5AQ.** Proposed: Works to repair & replace the severely decaying external timbers to the building. For: Mr Dance, Pmd Magnetics Leisure Ltd. **CONSENT GRANTED WITH CONDITIONS**
- c) **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. **PERMISSION**
- d) **22/03362/FUL- Greenbank Tibbets Close Meeting Lane Alcester Warwickshire B49 5QU.** Proposed: Raising roof to provide new accommodation at first floor. For: Degville. **PERMISSION WITH CONDITIONS**
- 7. Commercial Market Licence Application-** Alcester Food Festival- May and October 2023
- 8. Next Bloor Homes Western Update meeting-** 20 March 2023 at 6.30pm via Zoom meeting.
- 9. AllPoints Fibre Ltd- Telecommunications shelter locations-** See 11c) and 11g) below.

## **10. Proposition to Full Council**

### **11. Correspondence**

- a) SDC- Planning Committee Notification- 22/01494/VARY Garages South of Castle Road to be considered on 25 January 2023 (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). The Case Officer, Eleanor Bass, is minded to grant this application. On receipt of the Case Officer's committee report, councillors reviewed the application carefully again and felt that their objection would not be upheld. Councillors therefore agreed to withdraw the objection. This application will therefore not go to committee and our attendance will not be required (See 6c) above).
- b) SDC- Planning application withdrawn 22/02897/FUL Alcester Tennis Club Moorfield Road Alcester- a proposal to replace the Tennis Clubhouse and replace an existing store to provide updated facilities for the benefit of club members and visitors.
- c) SDC- Planning application withdrawn 22/03302/FUL Birmingham Road Alcester Stratford Upon Avon Warwickshire B49 5QA- a proposal for telecommunications shelter, fencing and all other ancillary development.
- d) Sarah Brooke-Taylor, WRCC Housing Needs Enabler- Alcester Town Council- Housing Needs Survey. Survey packs delivered to Globe House on Monday 23 January 2023 for delivery with the Spring newsletter in March.
- e) Mr P Burns- For attention of Alcester Planning Committee ref: 22/03582/FUL The Old Stables, Maples Drive, Alcester, B49 5FE. Further correspondence and invitation to undertake a site visit following response to amendment application 5b). *Circulated to councillors.*
- f) South Warwickshire Local Plan- Issues & Options consultation- Notice of further online consultation briefing session available on Friday 3 February plus posters for circulation. *Circulated to councillors.*
- g) AllPoints Fibre Ltd- Telecommunications shelter locations- Following ATC's objection and the subsequent withdrawal of planning application noted at 11c) above, a request has been received to facilitate a call with respect to finding alternative suitable locations for a telecommunications shelter (see 9 above). *Circulated to councillors.*

### **12. Urgent Business at the discretion of the Chair**

### **13. Date and time of next meeting**

Monday 20 March 2023 at 7pm via Zoom (please note 8 above).

*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".*