



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 16 JANUARY 2023 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, 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

Cllr G Forman.

2. Declarations of Interest

None.

3. Minutes of last Meeting

Minutes of previous meeting were approved at Full Council.

4. Planning Applications

a) **22/03302/FUL- Birmingham Road Alcester Stratford Upon Avon Warwickshire B49 5QA.** Proposed: Telecommunications shelter, fencing and all other ancillary development. For: Miss S Dale, All Points Fibre. It was agreed that this was an inappropriate location for this proposal with an adverse effect on the streetscene-industrialising the space. The palisade fencing is incongruous and will have a detrimental impact on both the streetscene and the amenity of neighbouring properties. The proposal is not compliant with Alcester Neighbourhood Development Plan Policy TI 1 Telecommunications.... bullet point 5...'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...'. The Ward Member, Cllr Mark Cargill, has objected. Cllrs were disappointed that All Points Fibre had not engaged with the Town Council with respect to a proposed location for the apparatus. It was felt that there were more suitable sites nearer to the roundabout. **OBJECTION**

b) **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. This appears to be a distinctive, high quality design. However, Cllrs decided that as comments were not due until 27 January 2023, it was agreed to request the missing Climate Change checklist from the Case Officer, Sarah Leach, before making a decision. The subsequent response will be agreed by email meeting.

5. Interim responses by ATC by email meeting

a) Following correspondence from the applicant, review of response to **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. Comments due by 11 January 2023. Case Officer: Catherine Gibbons. **OBJECTION MAINTAINED**

6. Notice of Decision by SDC

None

7. South Warwickshire Local Plan (SWLP)- Issues and Options Consultation. The consultation document is very large and available online www.southwarwickshire.org.uk/swlp/issuesandoptions. There are over 100 questions

but we are encouraged to focus on our area of interest. It was agreed that all cllrs would attend one of the SWLP consultation meetings- either online or in person. Online consultation meetings are being held using Microsoft Teams on 19 January (6- 7.30pm) and 16 February (11am- 12.30pm). There is also an in person meeting at Alcester Library on Monday 6 February from 2-5pm. All meetings are open to everyone. Following attendance, it was agreed cllrs and committee clerk would meet in person on Friday 17 February at 9.30am at Globe House to agree a consultation response.

8. Proposition to Full Council

None.

9. Correspondence

- a) SDC- South Warwickshire Local Plan (SWLP)- Issues and Options Consultation. Notification of Public Consultation: Monday 9 January to 6 March 2023 (*see 7 above*).
- b) SDC- SWLP- Online consultation event for the South Warwickshire Local Plan Issues and Options consultation. *For information- see 7 above*
- c) SDC- Policy Consultation Acknowledgement. Development Requirements Supplementary Planning Document (SPD) Part L: Open Space. Consultation 3 November to 16 December 2022. *For information*
- d) WCC-Warwickshire Minerals Plan (2018-2032) - Notification of Post Adoption Statement. In accordance with the Environmental Assessment of Plans and Programmes Regulations 2004. *For information*
- e) Correspondence from both the applicant, Mr P Burns, and the Case Officer: For attention of Alcester Planning Committee ref: 22/03582/FUL- The Old Stables Maples Drive Alcester Warwickshire B49 5FE. Applicant has provided additional information following submission of the Planning Committee's comment (*see 5a above*).
- f) Henley Parish Council- South Warwickshire Local Plan. *Henley Parish Council have concerns about the proposed strategic locations in the SWLP and potential release of the Green Belt. They are seeking a joined up approach from local Parish Councils. Town Clerk has responded.*

10. Urgent Business at the discretion of the Chair

SDC Planning Committee Notification 22/01494/VARY Garages south of Castle Road Alcester on 25 January 2023. Cllrs reviewed the application again together with their previous responses. The Case Officer, Eleanor Bass, is recommending that the application be granted. It was agreed that, in the first instance, further information would be sought from the Case Officer as soon as possible ahead of the meeting on 25 January. Unaddressed concerns still remain with respect to the substation access gates swinging out which appear to obstruct the parking provision for property No 2. It is also extremely disappointing that the developer does not seem to have given any consideration to the problematic waste bin collection points raised in the Town Council's initial response to the application dated 16/08/2022 as follows:

- Refuse collection- Remains a matter of concern. SDC Streetscene have implemented a new waste collection system and there will be some weeks where properties will need to put out up to 4 separate bins. SDC will not collect from these proposed properties due to distances involved and bins will need to be brought onto Castle Road for collection- potentially causing obstruction and increasing the burden on neighbours' amenity. Cllrs would like to encourage the developer as a minimum to enter a dialogue with SDC Streetscene as to how better to manage this situation. An amendment to the bin collection point would be the best solution.

Once we have heard from the Case Officer and/or the developer on these two points the proposal will be reviewed again by email meeting.

11. Date and time of next meeting

Monday 13 February 2023 at 7pm via Zoom.