



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 13 FEBRUARY 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 G Forman

In attendance

Ms S Duran, Deputy Town Clerk, District Cllr S Juned and Mr Stephen Clark, Turnpike House

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Mr S Clark, joint owner of Turnpike Gatehouse- a suite of offices adjacent to the Roofspace site, attended the meeting with respect to Item 4c) **Amendment application 21/02650/FUL- SIG Roofspace Alcester Heath Alcester B49 5JG** and his concerns in objection. These were largely centred around the lack of consideration of Turnpike House in the noise report dated 7 February 2023 either from Roofspace or SDC, loss of light due to the height of the racking and Health & Safety concerns about the proximity of the racking to the offices. Mr Clark expressed his frustrations as to the incomplete nature of the application in relation to Turnpike House and felt that SDC could not therefore make an informed decision. Mr Clark then left the meeting.

1. Apologies

Cllr V Blake

2. Declarations of Interest

None.

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. **NO OBJECTION**
- 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. **NO OBJECTION**
- 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. Councillors noted that the latest noise report only referred to residential properties but not the adjacent commercial premises at Turnpike House. The impact of noise on individuals is a Health & Safety issue. It was

agreed that Cllr M Cargill would speak with the SDC Environmental Health Officer and that the Committee Clerk would arrange a site visit with Roofspace Solutions for week commencing 20 February. Cllrs to forward their availability. Mr Clark would also be advised of the site visit and cllrs would visit Turnpike House afterwards. Cllrs would make their recommendations and comments following the site visit.

- 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. The reference to a legal right of way is considered a civil matter and not within our purview. In spite of the revised parking layout and swept path analysis, the spaces still appear narrow and concern remains about compliance with SDC SPD parking requirements and turning circles to ensure vehicles exit in a forward gear. **OBJECTION**

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** (This application was subsequently withdrawn).

- 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. Circulated to councillors. Approved. Committee Clerk to request payment in advance of issuing the Notice of Decision.
8. **Next Bloor Homes Western Update meeting-** 20 March 2023 at 6.30pm via Zoom meeting. The Chair would like the following question to be considered at the meeting- are Bloors building homes without gas central heating?
9. **AllPoints Fibre Ltd- Telecommunications shelter locations-** See 11c) and 11g) below. It was agreed that Cllrs M Cargill and W Mills would consider and bring forward suitable alternative locations to the next Planning Committee meeting on 20 March 2023 to be held via Zoom to which AllPoints Fibre Ltd will also be invited to attend.

10. Proposition to Full Council

None.

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 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 (see new application 5d) above).
- 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. PDF copy circulated to councillors. Committee Clerk to make arrangements for paper copies of the surveys to reach Look Local week commencing 20 February for distribution with the Spring edition of the Town Council newsletters during the first week in March 2023.
- 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. The correspondence was acknowledged by the Committee Clerk with cllrs agreeing they were content with their submission in objection and would wait for the decision of the Case Officer. This application was subsequently withdrawn.
- e) 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. Various discussions this evening around green belt and Alcester's requirements for future growth and housing development. Reminder of meeting on Friday 17 February at 9.30am in Globe House to formulate a response to this consultation.

- f) 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. Circulated to councillors. See 9 above.

12.Urgent Business at the discretion of the Chair

Both the Town Council and the Ward Member for Alcester and Rural, Cllr M Cargill were extremely disappointed to learn from social media of the delegated decision by the Case Officer to approve 22/03413/TEL56 Proposed 5G telecoms installation: H3G 15metre street pole and additional equipment cabinets. Both parties had objected to this application in the strongest terms. Cllr M Cargill therefore had a conversation with both the Case Officer and the Planning Manager today to express both his grave concern and annoyance at not being informed. Whilst objecting, the Town Council and Cllr M Cargill had both offered to meet the applicant to discuss suitable alternative locations for the equipment. This offer was not taken up. Cllr W Mills noted that the Alcester Neighbourhood Plan Policy cited in the objection (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') was simply over ridden by SDC. The Planning Committee perhaps needs to consider offering an alternative location at the point of objection- a strategy going forward needs to be considered. Meanwhile, it was agreed that Cllr M Cargill and the Committee Clerk with input from Cllr W Mills would draft a letter to John Careford, Head of Development at SDC expressing our serious concerns as to the process and outcome. This will be circulated to cllrs for prior approval.

13.Date and time of next meeting

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