



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 20 MARCH 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, V Blake, W Mills, C Neal-Sturgess, M Cargill and G Forman

In attendance

Ms S Duran, Deputy Town Clerk and District Cllr S Juned

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

AllPoints Fibre Ltd- Sarah Dale, Wayleave Manager attended to discuss alternative suitable locations for a telecommunications shelter in the Birmingham Road vicinity. Sarah Dale outlined her role as Wayleave Manager as requested by the Chair. Councillors questioned why the Birmingham Road location had been selected and the rationale was explained. AllPoints Fibre Ltd have proposed three further locations which are at pre-application stage. Cllrs W Mills and M Cargill offered three further sites that they had identified. All proposed site information to be shared between the two parties. It was agreed that a meeting would be arranged between Cllrs Mills and Cargill and representatives from AllPoints Fibre Ltd to take this forward to try and ensure a mutually agreeable site with minimum residential impact. Sarah Dale left the meeting. Mrs Nina Knapman attended with respect to her concerns about the car port in particular and objection to planning application 4b) below [22/03583/FUL](#)- Rosehill Priory Road Alcester Warwickshire B49 5DY.

District Cllr S Juned raised a query as to a planning enforcement but it was confirmed that the Planning Committee are not notified of such matters.

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) **23/00269/FUL- Oversley Lawns Primrose Lane Oversley Green Alcester B49 6LG.** Proposed: Single storey extension to rear of existing house. For: Mr T Startin. **NO OBJECTION**
- b) **22/03583/FUL- Rosehill Priory Road Alcester Warwickshire B49 5DY.** Proposed: Porch, Conservatory and Carport. For: Mrs R Mucci. Cllr W Mills stated that the car port element of the application did not comply with Alcester Neighbourhood Plan Policies HBE 8 (Development Design) and HBE 10 (Heritage Assets). The proposal is likely to have a detrimental impact on the quality, character and appearance of the Alcester Conservation Area and the settings and distinctiveness of the listed buildings on the east side of Priory Road. The set back footprint of the various dwellings on the western side of Priory Road has been rigorously maintained during modernisations to preserve the open nature of the Conservation Area. The car port falls outside the building line. **OBJECTION**
Mrs Nina Knapman left the meeting.
- c) **23/00624/FUL- 39 Fields Park Drive Alcester B49 6QR.** Proposed: Conversion of garage into study/workspace and utility with new roof over. New window to bedroom 2 insulation and render to porch wall. For: Mr and Mrs J Folkes. **NO OBJECTION**
- d) **23/00654/FUL- 17 Roebuck Park Alcester B49 5EF.** Proposed: Replacement extension with First Floor addition. For: Mr and Mrs B Joyce. **NO OBJECTION**

e) **23/00512/LBC- Holly Bush Hotel 37 Henley Street Alcester Warwickshire B49 5QX.** Proposed: Minor internal works to remove 2no windows and adjoining masonry to improve internal circulation space. For: Mr I Everington, Everards of Leicestershire. **NO OBJECTION** subject to any recommendations by the Conservation Officer.

f) **23/00255/TPO- Alcester Tennis Club Moorfield Road Alcester Warwickshire B49 5DA.** Proposed: T1 - lime - Reduce crown height by 2metres, as per annotated photograph. T2 - horse chestnut - Reduce crown height and spread by 1-2metres, as per annotated photograph. Reason: maintenance pruning as several years since any work was undertaken. Safety concerns following recent large branch failure onto one of the tennis courts. For: Mr M A Hamilton, Roots to Shoots. **NO OBJECTION**

5. Interim responses by ATC by email meeting

a) **22/03666/FUL- Alcester Inn St Faiths Road Alcester Warwickshire B49 6AQ.** Proposed: Retention of existing refrigeration units. For: Mr P Owens, Westbourne Leisure Ltd. Comments due by 2 March 2023. Case Officer: Emma Booker. **OBJECTION** in line with comments from the Environmental Health Officer's Report. (This application has since been withdrawn- see 11f) below)

b) **23/00346/FUL- 10 Augustus Drive Alcester B49 5HH.** Proposed: Single storey side extension. For: Mr and Mrs P Tanner. Comments due by 7 March 2023. Case Officer: Declan Jermy. **NO OBJECTION**

c) **23/00424/TREE- Greenbank Tibbets Close Meeting Lane Alcester Warwickshire B49 5QU.** Proposed: -T1 Lombardy poplar - Reduce height by 5metres, to approximately 15metres. For: Mr J Whitmore, D.J Trees & Hedges Ltd. Comments due by 8 March 2023. Case Officer: Sebastian Onslow. **NO OBJECTION.**

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. Following correspondence with the Case Officer, Lindsey Young, and on the basis of the response from WCC Highways, the Town Council removed their objection. **OBJECTION WITHDRAWN** (See also 6d) below)

e) **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.

Following a site visit on Friday 24 February 2023 and further discussions between cllrs by email, it was agreed that the **OBJECTION** would be maintained for the following reasons:

- The proposed new location of the outside steel preparation area is a solution that Roofspace Solutions have introduced because the original proposal to create a noise mitigated flow build process from raw material to finished product through the building has been abandoned in favour of this outside facility where there are no plans to mitigate noise emitted from the fabrication process.
- The operation of this process in the open air during wet and windy weather conditions would also be a risk to employee health.
- The racking position on the southern boundary (it is noted that this is already in operation) is very close to Turnpike House and presents a hazard to the wellbeing of employees within the offices through lack of daylight, overhanging of steel beams encroaching close to the office windows and noise generated by persistent forklift truck activity. Large lengths of steel are being removing and restacked in

a manner that creates a potential hazard with irregular overhang of multiple large lengths of steel.

- The proposed screen of trees is inadequate to serve any useful purpose and any growth is likely to impact negatively on Turnpike House.

f) **23/00412/REM- Garages South of Castle Road Alcester.** Proposed: Application for the approval of reserved matters relating to landscaping, to outline planning permission 22/01494/VARY (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 Developments. Comments due by 15 March 2023. Case Officer: Eleanor Bass. Cllr W Mills was pleased to see that the two trees proposed are Crab Apple which according to the Woodland Trust are British native. The blossom attracts bees and insects and is appropriate for the claim of Alcester being a 'bee friendly' town. **NO OBJECTION**

g) **23/00405/FUL- Goodflex Rubber Company 37 Tything Road East Kinwarton Alcester B49 6ES.** Proposed: Proposed solar array parking canopy. For: Mr P Pyne, Goodflex Rubber Company. Comments due by 20 March 2023. Case Officer: Sarah Flaherty. Notwithstanding that the application is in the adjoining parish of Kinwarton, as Alcester Town Council has declared a Climate Emergency, cllrs were pleased to see a company trying to reduce its carbon footprint and energy costs. **SUPPORT**

h) **23/00454/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, Insulation and render finish to external gable and front wall, change of window colour. For: Mr and Mrs R Le Resche. Comments due by 20 March 2023. Case Officer: Lindsey Young. **NO OBJECTION** from cllrs that responded.

6. Notice of Decision by SDC

a) **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. **PERMISSION**

b) **22/03515/VLBC- 34A High Street Alcester B49 5AB.** Proposed: Variation of condition 2 (plans and drawings) of application reference number: 21/02391/LBC decision dated 01.02.2022. For: Mr N Farthing, Farthing Properties. **CONSENT GRANTED WITH CONDITIONS**

c) **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. **PERMISSION WITH CONDITIONS**

d) **Amendment 22/01746/FUL- 24 Alauna Avenue Alcester B49 6AN.** Proposed: Demolition of garage and erection of two storey side and rear extension. For Mrs M McGhee. **PERMISSION WITH CONDITIONS**

e) **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. **PERMISSION WITH CONDITIONS**

f) **23/00245/TREE- STREET RECORD Corinthian Court Alcester.** Proposed: -T814 plum - Remove epicormic growths. -T818 sycamore - Remove epicormic growths. - T823 mountain ash - Remove 3no. lowest branches. Reduce & reshape by approximately 1.5-1.75 metres. -T790-808 poplars - Remove epicormic growths. Remove basal/stem growth to approximately 5metres. For: Ms H Beeson, FirstPort Limited. **CONSENT WITH CONDITIONS**

g) **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.

CONSENT WITH CONDITIONS

h) **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. **REFUSAL**

7. Report on Bloor Homes Western Update meeting- 20 March 2023 at 6.30pm via Zoom meeting.

General progress update:

- Whole site: 109 occupations with one being on the southern phase.
- Southern phase: There are a further 15 private sales confirmed. However, the first occupation has beneficial implications for the payment of S106 monies by Bloor Homes to SDC.
- Bloor Homes financial year runs from July 2022- June 2023 and it is anticipated that 68 dwellings will be completed across the site with 78 completions in 2023-2024 which is better than originally forecast. Final occupations will be in summer 2026.
- Interest is still strong- particularly for 4 bed properties and from people in the local area.
- Allotments will be delivered in summer 2023. The car park is built. They will be managed by the management company (Trinity) as per the S106 Agreement.

The Chair enquired about the installation of gas central heating in new builds going forward. Mr A Winstone confirmed that there are changes to building regulations which come into force in June 2025- New Future Homes Standards. These were unlikely to apply to Alcester Park as all plot foundations will probably have been started by then. Gas central heating will continue to be installed as it remains the cheapest and most cost effective heat source and the existing infrastructure is also in place. Air source heat pumps offer an alternative but remain expensive to roll out on a large scale. Developers will need help to switch!

The Chair asked whether solar power was a viable alternative. Mr A Winstone confirmed that it is used for electricity but not usually for heating. A 'Fabric First' approach is taken with construction material to make reductions in energy consumption and the use of renewables. An energy report is available from Bloor Homes for the southern phase.

- Road naming ceremony- northern phase

It is likely that the road naming ceremony for the northern phase only will take place on Wednesday 19 July 2023 at the Sales Centre, Alcester Park. The Sales Centre can accommodate about 30 guests. The detail needs to be finalised, but it is envisaged that there will be a ceremony at 11am (with the families ribbon cutting at the road sign) with lunch at the Sales Centre afterwards. Bloors have offered to kindly host and provide a photographer. A meeting with the Site Manager and Sales Manager to be arranged. Mr A Winstone to confirm.

- Site issues- Cllr G Smithers had contacted the Chair and raised some concerns from residents on Alcester Park with respect to dog poo bins, street lamp number 5, boundary fencing and intrusive beeping from equipment which Mr A Winstone addressed. The Chair to respond to Cllr G Smithers.

8. Feedback from seminars, Tackling the housing crisis the local way and Self and Custom Build Housing- Cllr Mike Bowe, Chair. *Briefing note circulated to councillors.* The Chair felt that the information gained was both realistic and positive in terms of offering other options/solutions outside of the affordable and social housing models.

9. Housing Needs Survey update. Survey now live and closes on Saturday 25 March 2023. Paper copies of survey packs distributed with Spring newsletter. Alternatively online completion available. Committee Clerk unable to obtain an update on responses as WRCC officer on leave. However, as at 8 March 2023 nine surveys had been completed online which was encouraging.

10. Proposition to Full Council

None.

11. Correspondence

- a) SDC- Planning application withdrawn 22/03582/FUL- The Old Stables Maples Drive Alcester Warwickshire B49 5FE. Proposed: Extension to existing garage, providing workshop and workspace over. Dormer window to front. For: Mr P Burns
- b) SDC- Planning application withdrawn 22/03666/FUL- Alcester Inn St Faiths Road Alcester Warwickshire B49 6AQ. Proposed: Retention of existing refrigeration units. For: Mr P Owens, Westbourne Leisure Ltd (See 5a) above).
- c) South Warwickshire Local Plan- Issues & Options consultation- Cllrs agreed a response which was collated, approved and submitted on 28 February 2023.
- d) Mark Dufty, Goodflex Rubber Company- Planning application number: 23/00405/FUL- Enquiry about possibly attending a Planning Committee meeting and the planning process. However, whilst ATC has been invited to comment, the application relates to an adjoining parish so enquiry redirected to Kinwarton Parish Council. *Circulated to councillors*
- e) Mr S Clark- Amendment 21/02650/FUL SIG Roofspace Alcester Heath Alcester B49 5JG- Acknowledgement of our response to SDC and the time and attention spent. *Circulated to councillors (See 5e) above)*
- f) SWLP- Beaudesert & Henley in Arden response- Issues & Options consultation. Sent to the Town Clerk for information. *Circulated to councillors*
- g) Resident- Objection to 22/03583/FUL Rosehill. *Circulated to councillors*

12. Urgent Business at the discretion of the Chair

Committee Clerk to forward correspondence to District Cllr M Cargill to follow up which was sent to John Careford, Head of Development, SDC. We have not had a reply to our emails expressing concerns about the lack of communication for the delegated permission for the installation of a 5G mast under planning application 22/03413/TEL56 and to which both the Ward member and the Town Council objected.

13. Date and time of next meeting

Monday 17 April 2023 at 7pm via Zoom.