



# ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON  
MONDAY 12 JUNE 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, M Cargill, C Neal-Sturgess, G Forman, W Mills, V Blake and K Foster

## **In attendance**

Ms S Duran, Deputy Town Clerk

## **PUBLIC PARTICIPATION AT DISCRETION OF CHAIR**

None.

- 1. Appointment of Chair (Lead Councillor for Planning), Cllr Mike Bowe and election of Vice Chair, Cllr Mark Cargill.** Proposed by Cllr M Bowe and seconded by Cllr G Forman.
- 2. Apologies**  
None.
- 3. Declarations of Interest**  
None.
- 4. Minutes of last Meeting**  
Minutes of previous meeting were approved at Full Council.  
The Chair welcomed Cllr K Foster to the committee.
- 5. Planning Applications**
  - a) 23/01286/ADV- 41-43 High Street Alcester Warwickshire B49 5AF.** Proposed: Built up acrylic, internally illuminated signage with aluminium backing. Existing swing signage retained. For: Abram. Councillors agreed that this application seems confused- the proposal is for signage but this is embraced within other documentation relating to the conversion and addition of first and second floor residential apartments. **OBJECTION**
  - b) 23/01414/FUL- The New Inn 25 Bleachfield Street Alcester Warwickshire B49 5BB.** Proposed: Replacement of existing boundary fence and new fence to existing parking area Extend existing parking area Construct new shed and relocate existing sheds. For: Mr M Shuttleworth. In spite of contact with the Case Officer, Lindsey Young, about the lack of any documentation associated with this application, information was not forthcoming until 4pm this afternoon and we were not notified. It was therefore agreed to defer discussions and use email meeting to agree a submission.
  - c) 23/01245/FUL- Alcester Inn St Faiths Road Alcester Warwickshire B49 6AQ.** Proposed: Retention of external refrigeration units. For: Mr P Owens, Westbourne Leisure. Following correspondence with the Case Officer, Emma Booker, it was agreed to make the application invalid due to insufficient information.  
It has been observed that there has been a deterioration in the standard of documentation associated with the last five planning applications on the SDC online planning portal. This has subsequently involved the Committee Clerk having to contact SDC Planning Department with little or no response. Councillors agreed that a letter should be written to Richard Gardner, Committee Planning Manager to register our concerns.
- 6. Interim responses by ATC by email meeting**
  - a) 23/00949/TPO- Yew Trees 79 Priory Road Alcester Warwickshire B49 5EA.** Proposed: -T6 western red cedar - Fell tree to ground level. -T9 yew - Reduce canopy away from building by approximately 2metres. Raise canopy to 3.2metres above ground level. For: Mr R German. Comments due by 4 May 2023. Case Officer: Tom Luck. Cllrs felt that as the overall programme of works to trees at this property is

significant, this additional application also requires input from the officer to help the committee consider the impact on the Conservation Area. **OBJECTION** subject to a requirement for further information. Cllr Mike Bowe and the Committee Clerk met with the Tree Officer on Zoom and in line with the officer's recommendations it was agreed to **maintain the objection**. The officer indicated that he will be recommending refusal for T6- Western Red Cedar as this is a nice tree and visible from the public realm. However, it should be noted that the officer suggested that works to T9 (Yew) were reasonable. See 7g) below.

- b) **23/00950/TPO- Yew Trees 79 Priory Road Alcester Warwickshire B49 5EA.** Proposed: -T7 silver birch - Fell. For Mr R German. Cllr Mike Bowe and the Committee Clerk met with the Tree Officer on Zoom and in line with the officer's recommendations it was agreed to **maintain the OBJECTION** (subsequently withdrawn- see 12d)
- c) **23/00948/TREE- Yew Trees 79 Priory Road Alcester Warwickshire B49 5EA.** Proposed: T1 Lawson's cypress - Fell. -T2 Norway maple - Reduce canopy by approximately 2.5metres, to suitable growth points. -T3 cherry plum - Remove small stem at base to north. Open up central canopy, thin central canopy by 30%. -T4 cherry plum - Reduce canopy to south by approximately 1.5metres, to suitable growth points. -T5 cherry plum - Remove central growth of small branches with weak branch attachments. Thin central canopy by 30%. -T8 common hazel - Fell. For: Mr R German Cllr Mike Bowe and the Committee Clerk met with the Tree Officer on Zoom regarding the impact of the application on the Conservation Area. However, following new information from a resident with respect to tree T1- Lawson's Cypress '*biodiversity value .....often witnessing several species of birds using the tree to perch. Bats are frequently seen flying between (the resident's home) and 79 Priory Road and it is likely that the tree is used as a bat roost or for foraging*', it was agreed to take a different view to that of the Tree Officer and to **maintain the OBJECTION**. (See 7f) below)
- d) **23/01133/TREE- 1 Corinthian Court Alcester B49 5AY.** Proposed: T826 - mountain ash - reduce and reshape by approx. 2-2.5 metres to approx. red line on photo. For: Mrs H Beeson, Firstport Property Services Ltd. Comments due by 18 May 2023. **NO OBJECTION**. (See 7j) below).
- e) **23/00859/LBC- 5-7 High Street Alcester Warwickshire B49 5AE.** Proposed: Remove cementitious render and impermeable paint to the externals and internals using a variety of methods including hand cleaning, DOFF system, and chemical poultices; Remove brickwork to whole gable end for duration of timber frame repairs and reinstate on completion to match; Repair timber frame including removal of rotten sections and splicing in of new timber members and joints; Repair existing windows; Repair damaged wattle and daub panel to SE elevation to match existing. For: Miss S Meade, Watts Group Ltd. Comments due by 5 May 2023. Case Officer: Heather Kenny. **NO OBJECTION**. (See 7i) below).
- f) **23/00291/FUL- Three Gables Mill Lane Oversley Green Alcester Warwickshire B49 6LF.** Proposed: To replace the roof on car port (not attached to house) and install 12 solar panels on it. For: Mr T Jacques. Comments due by 5 May 2023. Case Officer: Lindsey Young. Cllrs were pleased to see that the applicant is seeking to have a beneficial impact on addressing climate change effects by reducing the carbon footprint and saving energy at the property. **SUPPORT**
- g) **23/01150/FUL- 148 Alcester Heath Alcester Warwickshire B49 5JJ.** Proposed: A proposed porch, outbuilding and two storey side and rear extension. Amendments to the existing single storey element at the rear. For: Mr K Murphy. Comments due by 22 May 2023. Case Officer: Declan Jermy. **OBJECTION** as the requested Climate Change checklist, omitted from the original associated documents, remained outstanding and cllrs were unable to make an informed response.
- h) **23/01087/FUL- 42 Alauna Avenue Alcester Warwickshire B49 6AN.** Proposed: Single storey rear bedroom and shower room. For: Mrs M Woodfield. Comments due by 25 May 2023. Case Officer: Richard Lambert. **NO OBJECTION**

- i) **23/01174/FUL- 11 Henley Street Alcester Warwickshire B49 5QX.** Proposed: New bathroom window to the rear elevation. For: Mrs E Moore. Comments due by: 6 June 2023. Case Officer: Richard Lambert. **NO OBJECTION**
- j) **23/01188/FUL- Orchard View Primrose Lane Oversley Green Alcester Warwickshire B49 6LG.** Proposed: Conversion of an existing domestic garage to a kitchen. For: Mrs J Devey. Comments by: 6 June 2023. Case Officer: Richard Lambert. **NO OBJECTION**
- k) **23/01134/TREE- The Priory Priory Road Alcester B49 5EA.** Proposed: -T1 Leyland cypress - Fell. -T2 and T3 x2no. yew - Reduce height by 4metres and tidy crown. For: MrsJ King. Comments due by 6 June 2023. Case Officer: Julie Webb. **NO OBJECTION**
- l) **23/01217/VARY- Oversley Mill Services Alcester Bypass Alcester 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 shop building and pump area, alterations to drive thru building, addition of PV panels, revised parking layout, alterations to vehicle washing facility and new balancing pond. 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: Bridge End Ltd. Comments due by 7 June 2023. Case Officer: Sarah Flaherty. *Cllr G Forman declared an interest in this application and did not take part in email discussions.* **NO OBJECTION.** Councillors were pleased to note that the Planning Statement indicated that the applicant had obtained pre-submission advice from SDC since the last application was rejected.
- m) **23/01235/FUL- 3 Adams Way Springfield Business Park Alcester B49 6PU.** Proposed: Extension to an industrial unit and a new small industrial unit. For: A and J Stringer, A and J Stringer Properties. Comments due by 12 June 2023. Case Officer: Ryan O'Keefe. **NO OBJECTION** as the application is in line with Alcester Neighbourhood Development Plan policies EC2 Supporting employment on brownfield sites and EC5 Support for commercial development.  
However, councillors were disappointed that a full climate change checklist was not submitted with the application- preventing a consistent approach to assessment of applications and subsequent discussion.

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

- a) **23/00412/REM- Garages South of Castle Road.** 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. **APPROVAL**
- b) **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. **CONSENT FOR ARBORICULTURAL WORK**
- c) **22/03583/FUL- Rosehill Priory Road Alcester Warwickshire B49 5DY.** Proposed: Porch and Conservatory. For: Mrs R Mucci. **PERMISSION WITH CONDITIONS**
- d) **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 & Mrs J Folkes. **PERMISSION WITH CONDITIONS**
- e) **23/00879/TREE- Recreation Ground Moorfield Road Alcester.** Proposed: T1 - silver maple- Tag reference 30477 -Reduction of 4-5 metres to 5no lateral branches. care taken to maintain shape of crown. For: Mr T Forman, Alcester Town Council. **CONSENT WITH CONDITIONS**

- f) **23/00948/TREE- Yew Trees 79 Priory Road Alcester Warwickshire B49 5EA.**  
Proposed: T1 Lawson's cypress - Fell. -T2 Norway maple - Reduce canopy by approximately 2.5metres, to suitable growth points. -T3 cherry plum - Remove small stem at base to north. Open up central canopy, thin central canopy by 30%. -T4 cherry plum - Reduce canopy to south by approximately 1.5metres, to suitable growth points. -T5 cherry plum - Remove central growth of small branches with weak branch attachments. Thin central canopy by 30%. -T8 common hazel - Fell. For: Mr R German.  
**CONSENT WITH CONDITIONS**
- g) **23/00949/TPO- Yew Trees 79 Priory Road Alcester Warwickshire B49 5EA.**  
Proposed: -T9 yew - Reduce canopy away from building, by approximately 2metres, pruning to the red line, as indicated on the submitted, annotated photograph. (Note, the mid to lower crown will require lesser reduction to achieve the clearance). Raise canopy to 3.2metres above ground level, over property access and pavement. (Proposed works to the Western red cedar, T6 withdrawn). For: Mr R German.  
**CONSENT FOR ARBORICULTURAL WORKS**
- h) **23/00654/FUL- 17 Roebuck Park Alcester B49 5EF.** Proposed: Replacement extension with First Floor addition. For: Mr & Mrs B Joyce. **PERMISSION WITH CONDITIONS**
- i) **23/00859/LBC- 5-7 High Street Alcester Warwickshire B49 5AE.** Proposed: Remove cementitious render and impermeable paint to the externals and internals using a variety of methods including hand cleaning, DOFF system, and chemical poultices; Remove brickwork to whole gable end for duration of timber frame repairs and reinstate on completion to match; Repair timber frame including removal of rotten sections and splicing in of new timber members and joints; Repair existing windows; Repair damaged wattle and daub panel to SE elevation to match existing. For: Miss S Meade, Watts Group Ltd. **CONSENT GRANTED WITH CONDITIONS**
- j) **23/01133/TREE- 1 Corinthian Court Alcester B49 5AY.** Proposed: T826 - mountain ash - reduce and reshape by approx. 2-2.5 metres to approx. red line on photo. For: Mrs H Beeson, Firstport Property Services Ltd. **CONSENT WITH CONDITIONS**

#### 8. Review of Terms of Reference for the Planning Committee

Cllr K Foster asked if consideration of measures that would mitigate climate change could be included in the Terms of Reference (ToR). Councillors agreed that the best way to address this was via the Alcester Neighbourhood Development Plan which should be strengthened in this regard on review. The Committee currently often supports and comments on climate change mitigation measures. It also monitors the use of the Climate Change checklist that is supposed to accompany planning applications over 20 square metres. It was agreed to approve the draft ToR subject to additional wording proposed by Cllr W Mills under bullet point 1 of the Objectives.

#### 9. Alcester Housing Needs Survey Report 2023.

Report received from Warwickshire Rural Community Council in April 2023 and Full Council requested that Planning Committee have a look at the findings and bring forward a proposal for July Full Council. Alcester has a serious social and affordable housing need in spite of the small sample size which responded to the survey. Keyworkers have difficulty in finding and affording accommodation in the town. The Town Council owns a piece of land adjacent to Centenary Field. This parcel of land is subject to flooding but it was suggested that if this could be ameliorated then this land could be recommended for housing development. WCC and the Environment Agency do not currently have the funds/appetite to improve the flood defences in Alcester. It was agreed to explore some proposals to bring back to the next Planning Committee meeting in July with a view to taking a proposition forward to August Full Council. It may be helpful to have a conversation with Bloor Homes as to the associated opportunities and threats of development in this location.

Cllr M Cargill left the meeting.

#### 10. Road naming ceremony- Alcester Park North. Wednesday 19 July 2023 from 1 to 3pm at Alcester Park Sales Office. Roads in Alcester Park North are named after late

Mayors. Representatives of the families have been invited to attend the ceremony kindly hosted by Bloor Homes.

**11. Proposition to Full Council**

Terms of Reference.

**12. Correspondence**

- a) South Warwickshire Local Plan- Feedback Survey: SWLP Issues and Options Consultation and Second Call for Sites. Request to participate in survey which was completed and submitted by Committee Clerk 19 April 2023.
- b) Resident- Garages south of Castle Road. Concern about location of new boundary fence and nuisance vegetation growth. Cllr M Bowe, as Chair, met with resident and resolution agreed with developer.
- c) SDC- **Withdrawn Application 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.
- d) SDC, **Withdrawn Application 23/00950/TPO- Yew Trees 79 Priory Road Alcester Warwickshire B49 5EA.** Proposed: -T7 silver birch - Fell. For Mr R German.
- e) Cllr A Foster- Enquiry relating to lack of provision of bungalows at Alcester Park. Chair responded.
- f) SDC- Tree Officer responded to ATC's enquiries as to why consent was given on an application to which ATC had objected. *Circulated to councillors.*

**13. Urgent Business at the discretion of the Chair**

The Chair wanted to consider an update and timescales for the Alcester Neighbourhood Development Plan (ANDP). Cllr W Mills mentioned that the Town Council Action Plan Working Group was in the process of drafting an Action Plan for 2023-24 which included reference to the ANDP.

**14. Date and time of next meeting**

Monday 10 July at 7pm via Zoom.