



ALCESTER TOWN COUNCIL

PLANNING COMMITTEE MEETING WAS HELD ON MONDAY 10 JULY 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 and K Foster

In attendance

Ms S Duran, Deputy Town Clerk

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None.

A G E N D A

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) **23/01586/FUL- Veterinary Surgery 1 Cross Road Alcester Warwickshire B49 5EX.** Proposed: Extend existing veterinary surgery to allow it to meet modern standards and continue operating in its current location. For: Mr P Dennis, Vet Partners. **HOLDING OBJECTION** pending the Case Officer's report on parking provision. The Town Council are keen to support the expansion of a local business but concerns exist regarding the availability of parking at this busy surgery.
- b) **23/01286/ADV- Superdrug 41-43 High Street Alcester Warwickshire B49 5AF.** Proposed: Built up acrylic, non- illuminated signage with aluminium backing. Existing swing signage retained. **NO OBJECTION** to the ADV application as filed.
- c) **23/01631/FUL- 18 Roebuck Park Alcester Warwickshire B49 5EF.** Proposed: Conversion of garage, first floor front extension and pitched roof to existing rear extension. For: Mr & Mrs P Steele. **NO OBJECTION**
- d) **23/01232/FUL- Poachers Retreat Alcester Heath Alcester B49 5JJ.** Proposed: Change of use of existing accommodation into a holiday let along with external alterations to facilitate the change of use (part retrospective). For: Mr J Clabburn. **SUPPORT** as it is in line with Alcester Neighbourhood Development Plan Policy EC 8 - Support for new or improved tourist attractions and accommodation. However, this is subject to the consideration and provision of cycle storage.
- #### 5. Interim responses by ATC by email meeting
- a) **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. Comments due by 19 June 2023. Case Officer: Lindsey Young. **NO OBJECTION** subject to the Listed Officer's consent once the LBC application comes forward.
- b) **23/01391/FUL- White House Birmingham Road Kings Coughton Alcester Warwickshire B49 5QD.** Proposed: Installation of outbuilding in front garden. For: Mr J Downham. Comments due by 28 June 2023. Case Officer: Sarah Leach. **NO OBJECTION** but would request that consideration be given to adopting energy efficient solutions for lighting and heating. *Application subsequently withdrawn- see 12b)*

- c) **23/01245/FUL- Alcester Inn St Faiths Road Alcester Warwickshire B49 6AQ.**
Proposed: Retention of and reposition external refrigeration units and erection of a 2m fenced enclosure (screen). For: Mr P Owens, Westbourne Leisure. Comments due by 6 July 2023. Case Officer: Emma Booker. **NO OBJECTION** subject to the Case Officer's recommendation and a condition that the mitigation works are carried out within 6 months of approval if permission granted as the refrigeration units are already in situ.
- 6. Notice of Decision by SDC**
- a) **23/00808/FUL- Silverdale Mill Lane Oversley Green Alcester B49 6LF.**
Proposed: Demolish existing garage and porch, refurbishment of bungalow to include rear and front extension. For: Mrs K Bocking. **PERMISSION WITH CONDITIONS**
- b) **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: Mrs J King. **CONSENT WITH CONDITIONS**
- c) **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. **PERMISSION WITH CONDITIONS**
- d) **23/00944/FUL- 7 Stratford Road Alcester B49 5AU.** Proposed: Pergola to rear garden. For: Mr T Bishop. **PERMISSION WITH CONDITIONS**
- e) **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. **PERMISSION WITH CONDITIONS**
- f) **23/00921/FUL- The Old Stables Maples Drive Alcester B49 5FE.** Proposed: Reduction, re-roofing of conversion of part of existing garage to form hobby workshop with toilet. Extension to the remaining garage to create a replacement garage with new pitched roof and south facing solar panels. For: Mr P Burns. **PERMISSION WITH CONDITIONS**
- 7. Response to Alcester Housing Needs Survey Report 2023.** In person discussion meeting arranged for Thursday 20 July at 2pm at Globe House.
- 8. Report on Bloor Homes Western Update meeting** on 10 July 2023 at 6.30pm via Zoom meeting.

General progress update (Mr A Winstone):

North site: 112 occupations

Southern site: 21 occupations

The northern site will not be completed until the southern site is built out as the compound is located here (37 plots). Bloor Homes financial year runs from July 2022-June 2023 and it is anticipated that 82 completions will be completed across the site in 2023-2024. Final occupations will be in summer 2026.

Sales activity is still strong with interest from people in the local area and Solihull. There is only one plot available until 1 October, then more will be released.

Allotments will be delivered in late summer 2023 and offered to Alcester Park residents. There has been slow progress with the Section 106 Deed of Variation for the southern phase to divert funds from the Built Facilities Contribution to the Greig Hall. The Deed is now with Bloor's solicitors. The Built Facilities Contribution was paid to SDC on first occupation.

There was one plot substitution on the southern phase- replacement of a 2.5 storey with a 2 storey 3 bed property.

Site issues- Several complaints about noise and dust from residents on Allimore Lane, not helped by the recent very hot and dry weather. Contractors were reminded that start times are not before 8am. Bloor's hope that these issues have now been resolved.

Road naming ceremony- northern phase- The road naming ceremony for the northern phase will take place on Wednesday 19 July 2023 from 1-3pm at the Sales Centre, Alcester Park. Details to be finalised over a Zoom meeting this week, but there will be a ceremony followed by refreshments at the Sales Centre.

Land

Mr M Charnock, Senior Land Director, Bloor Homes, also attended the meeting wanting to engage with the Town Council with respect to three parcels of land south of Allimore Lane in which Bloor Homes have an interest. The sites are mentioned in the SHLAA

2021 (sites ALC 12, 13 and 15), two of which are reserve housing sites in the current Revised Preferred Options Site Allocations Plan Consultation 2022. It was noted that one of the parcels was located in Arrow & Weethley parish and the two reserve housing sites were outside the Built Up Area Boundary. Councillors voiced concerns about access from Allimore Lane and existing flooding issues with Spittal Brook.

Alcester is in great need of local needs 2 bed social/affordable housing and bungalows. The Committee Clerk agreed to send the link to the 2023 Housing Needs Survey Report to Bloors.

Although very early days, Mr Charnock wondered whether another meeting with the Town Council would be beneficial and it was agreed he would contact the Committee Clerk in a couple of months.

9. Update- Road naming ceremony- Alcester Park North. Wednesday 19 July 2023 from 1 to 3pm at Alcester Park Sales Office (see 8 above).

10.To discuss the timing and commencement of the ANDP review

The Chair highlighted the fact that there were various upcoming potential changes to national planning policies and Local Plans. Whilst we are only two years in from the Alcester Neighbourhood Development Plan (NDP) being 'made', we shall need to give some thought on reviewing and updating the plan in line with these higher policies. Previously, a Steering Group had been formed from residents and councillors to draft the NDP. Committee Clerk to circulate Locality document on 'How to implement monitor and review your made neighbourhood plan' (2019) for discussion at the October 2023 Planning Committee meeting.

11.Proposition to Full Council

None.

12.Correspondence

a) St Nicholas Night Committee- Request for non-commercial market licence application form. *Committee Clerk forwarded.*

b) **SDC- 23/01391/FUL- White House Birmingham Road Kings Coughton Alcester Warwickshire B49 5QD.** Proposed: Installation of outbuilding in front garden. For: Mr J Downham. **WITHDRAWN APPLICATION**

13.Urgent Business at the discretion of the Chair

None.

14.Date and time of next meeting

Monday 14 August at 7pm via Zoom.