



# ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON  
MONDAY 14 AUGUST 2023 AT 7PM  
GLOBE HOUSE, PRIORY ROAD, ALCESTER  
(Access via Seggs Lane entrance)**

## **Present**

Councillors M Bowe, M Cargill, G Forman, W Mills, V Blake and C Neal-Sturgess

## **In attendance**

Ms S Duran, Deputy Town Clerk

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

None.

### **1. Apologies**

Cllr K Foster

### **2. Declarations of Interest**

Cllr W Mills- Item 4h)

### **3. Minutes of last Meeting**

Minutes of previous meeting were approved at Full Council.

### **4. Planning Applications**

- a) **23/01865/FUL- 1 Aspen Close Alcester Warwickshire B49 6AE.** Proposed: Single storey side and rear extension and creation of new hardstanding for vehicle parking. For: Miss I Whitehouse. **NO OBJECTION.** However, it was suggested that a Construction Management Plan is considered for the benefit of the neighbour's amenity due to the size, amount of development and narrow width of the access road at this location.
- b) **23/01856/FUL- 27 Augustus Drive Alcester B49 5HH.** Proposed: Single storey rear and side extension and front porch. For: Mr C Malone. **NO OBJECTION.** However, it was suggested that a Construction Management Plan is considered for the benefit of the neighbour's amenity.
- c) **23/01877/REM- Plots 2A, 2B And 3 Arden Forest Industrial Estate Arden Forest Way Alcester.** Proposed: Reserved matters for plots 2A, 2B and 3. Erection of three B8 industrial buildings, total floorspace 5137sqm, vehicle parking, landscaping, drainage and all associated works. For: Mr S Fletcher, Agriline Holdings Ltd. Cllr W Mills pointed out that the individual parking allocation for blocks A and B are not compliant with Alcester Neighbourhood Plan Policy EC5- Support for commercial development. There is a discrepancy in the number of parking spaces because provision has been calculated combining blocks A and B. **OBJECTION**  
It is noted that the Planning Statement section 4.1 indicates that the applicant intends to attend a Town Council Planning Committee meeting once the application had been submitted. The Planning Committee would be very pleased to receive the applicant.
- d) **23/01972/TREE- The Old Manse Bulls Head Yard Alcester B49 5BX.** Proposed: -T1 hazel stool - Reduce height from 3metres to 2metres. -T7 hawthorn - Reduce height from 8metres to 5metres. Reduce spread from 4metres to 3metres. For: Mrs E Davey. **NO OBJECTION**
- e) **23/01977/TREE- Public Car Park Bulls Head Yard Alcester.** Proposed: -T2 sycamore - Remove lowest 9'o'clock lateral (as viewed from garden) that hangs over the applicant's shed. -T3 sycamore - Remove 2no. lowest lateral branches overhanging greenhouse. For: Mrs E Davey. **NO OBJECTION**
- f) **23/01978/TREE- Simply Fresh 5 - 7 High Street Alcester B49 5AE.** Proposed: -T4 sycamore beyond boundary wall of The Old Manse - Remove 4no. lowest lateral branches. -T5 holly beyond boundary wall of The Old Manse - Fell. -T6 box - Remove 2no. lowest lateral branches that overhang boundary wall of The Old Manse. For: Mrs E Davey. **NO OBJECTION**
- g) **23/01985/TREE- 14 Church Street Alcester Warwickshire B49 5AH.** Proposed: -T1 yew - Fell. For: Bunting. **NO OBJECTION**

- h) **23/02078/TREE- 4 Old Rectory Garden Alcester B49 5DB.** Proposed: T1 - magnolia - reduce crown by 2.5 metres Remove lower branches which are against the adjacent hedge and prevent hedge trimming. For: Mrs W Mills. Having declared an interest, Cllr W Mills left the meeting. **NO OBJECTION.** Cllr W Mills rejoined the meeting.

#### **5. Interim responses by ATC by email meeting**

- a) **23/01727/TPO- Yew Trees 79 Priory Road Alcester Warwickshire B49 5EA.** Proposed: -T7 silver birch - Canopy raise to approximately 5metres, removing lower eastern limb. Reduce canopy by 3.5metres to create even crown. For: Mr R German. Comments due by 26 July 2023. **NO OBJECTION**
- b) **23/01789/TREE- 19 Chestnut Court Gas House Lane Alcester Warwickshire B49 5RB.** Proposed: -T1 large, multi-stem serviceberry - Remove to ground level. For: Mr C Hunter. Comments due by 28 July 2023. **NO OBJECTION**
- c) **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 1 August 2023. Case Officer: Declan Jermy. Following correspondence with the Case Officer, the committee submitted a response in **OBJECTION** in line with his recommendations. Councillors also consider the proposal to be overdevelopment in the green belt.
- d) **23/01285/FUL- 41-43 The Flat High Street Alcester Warwickshire B49 5AF.** Proposed: Addition of a storey with dual pitched roof and internal alterations to the commercial unit to create 2no. flats primarily created from converted derelict space and 2no. newly constructed flats. Associated ground and first floor private amenity space, ground floor bin and cycle stores and boundary treatment maintenance. Extension and refurbishment of shopfront within footprint of the existing. For: Abram. Comments due by 2 August 2023. Case Officer: Victoria Kempton. **SUPPORT** by a majority decision subject to acceptance of Warwickshire Fire & Rescue Service conditions.
- e) **23/01895/FUL- Alcester Park Farm Alcester Heath Alcester Warwickshire B49 5JW.** Proposed: Replacement single storey extension and alterations. For: Mrs K Seymour. Comments due by 11 August 2023. Case Officer: Lindsey Young. **NO OBJECTION**

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

- a) **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 Limited. **PERMISSION**
- b) **23/01174/FUL- 11 Henley Street Alcester Warwickshire B49 5QX.** Proposed: New bathroom window to the rear elevation. For: Mrs E Moore. **PERMISSION WITH CONDITIONS**
- c) **23/01087/FUL- 42 Alauna Avenue Alcester Warwickshire B49 6AN.** Proposed: Single storey rear bedroom and shower room. New off street parking space. For: Mrs M Woodfield. **PERMISSION WITH CONDITIONS**
- d) **23/01188/FUL- Orchard View Primrose Lane Oversley Green Alcester Warwickshire B49 6LG.** Proposed: Proposed conversion of an existing domestic garage to a kitchen. For: Mrs J Devey. **PERMISSION WITH CONDITIONS**
- e) **23/01286/ADV- Superdrug 41 - 43 High Street Alcester B49 5AF.** Proposed: Built up acrylic, non- illuminated signage with aluminium backing. Existing swing signage retained. For: Abram. **CONSENT GRANTED WITH CONDITIONS**

- 7. Response to Alcester Housing Needs Survey Report 2023.** Approval of draft response to Full Council following an informal in person meeting on Thursday 20 July at 2pm at Globe House. Summary note circulated to councillors ahead of tonight's meeting. This included notes on an informal discussion of potential land available in Alcester Parish for housing development for affordable homes for the 360 Alcester residents on the housing register. Other models and facilitation methods of affordable housing provision were also considered. It was agreed to make a proposition to September Full Council seeking approval for delegation to the Planning Committee to develop key elements further. For example, developing relationships with landowners, neighbouring local parishes such as Kinwarton Parish Council, Arrow and Weethley Parish Council and the Warwickshire Association of Local Councils as well as formulating an action plan. The South Warwickshire Local Plan Second Call for Sites information was also considered. See 12a)
- 8. Report on Road naming ceremony- Alcester Park North.** Road naming took place on Wednesday 19 July 2023 from 1 to 3pm at Alcester Park Sales Office, hosted by Bloor Homes. Roads were named in commemoration of 6 former Mayors of Alcester with family representatives attending. It was a very successful and poignant event. Press release circulated to councillors.
- 9. Alcester Non-commercial Market Application-** St Nicholas Night Committee. Circulated to councillors ahead of the meeting. Cllrs were keen to support this event and the Committee Clerk will issue a Notice of Decision. Discussions were also held about the upcoming legislation known as Martyn's Law and the impact of this on town events.
- 10. Alcester Commercial Market Licence- Alcester & Forest of Arden Food Festival.** Receipt of payment for October Food Festival and Notice of Decision issued (following approval of joint application for both May and October Food Festivals on 13 Feb 2023 subject to payment).
- 11. Proposition to Full Council**  
To seek approval for delegation to the Planning Committee to further develop key elements of the response to the Housing Needs Survey Report. For example, developing relationships with landowners, neighbouring local parishes such as Kinwarton Parish Council, Arrow and Weethley Parish Council and the Warwickshire Association of Local Councils as well as formulating an action plan.
- 12. Correspondence**
- a) South Warwickshire Local Plan-** Publication of Issues & Options consultation Representations and Second Call for Sites. *Circulated to cllrs by email for information.*
- b) SDC-** Notice of Consultation on the introduction of Local Connection Eligibility Test for the Self-Build and Custom Housebuilding Register. *Circulated to cllrs who were requested to respond to the Committee Clerk by 4 August, response submitted 7 August: The Planning Committee agreed with splitting the register into two parts. The first 5 bullets of the proposed local connection eligibility criteria are compliant with the Alcester Neighbourhood Development Plan, policy HBE2 Local Needs Housing, so therefore seem satisfactory. Consultation closing date 11 August 2023.*
- c) SDC- Dead/Dangerous Tree Notification 23/01898/DDT** (-T30634 silver maple - prune off partly failed limb) and **23/01990/DDT Centenary Field Gas House Lane Alcester.** For: Mr T Forman, Alcester Town Council. *No consultation response required.*
- d) Resident-** Article in Summer Newsletter - Planning Matters. Enquiry about Alcester Housing Needs Survey Report 2023 and review of Alcester Neighbourhood Development Plan. *Committee Clerk responded and circulated to cllrs by email for information.*
- e) Resident-** New signage at 31 High Street. *Committee Clerk forwarded info to SDC and circulated to cllrs by email for information. Committee Clerk to continue to chase.*
- f) 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. **APPLICATION WITHDRAWN**
- 13. Urgent Business at the discretion of the Chair**

None.

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

Monday 18 September at 7pm via Zoom. However, several cllrs are away for this date presenting the potential possibility that the meeting may not be quorate. It was therefore agreed to look at alternative dates in September taking into account cllr's holidays.