



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
THURSDAY 28 SEPTEMBER 2023 AT 7PM
GLOBE HOUSE, PRIORY ROAD, ALCESTER
(Access via Seggs Lane entrance)**

Present

Councillors M Bowe, K Foster, W Mills and C Neal-Sturgess

In attendance

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

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None.

1. Apologies

Cllrs G Forman and V Blake. Apologies subsequently received from Cllr M Cargill

2. Declarations of Interest

None

3. Minutes of last Meeting

Minutes of previous meeting were approved at Full Council.

4. Planning Applications

- a) **23/00776/FUL- Arrowdale Seggs Lane Alcester B49 5HJ.** Proposed: Removal of garage, part kitchen and conservatory and construction of two storey extension to side and rear of property, plus porch. For: Mr T Harman. Cllrs felt that this was an improvement to the street scene. **NO OBJECTION** subject to a request for solar panels and compliance with conditions in the Archaeologist's Report.
- b) **23/02443/FUL- 31 Sherwell Drive Alcester Warwickshire B49 5HA.** Proposed: Proposed Front, Side (Roof) & Rear Single Storey Extension and associated alterations. For: Mr and Mrs D and P Whiting. **NO OBJECTION**
- c) **23/02235/FUL- 14 Priory Road Alcester Warwickshire B49 5DY.** Proposed: Single Storey rear extension and internal alterations reinstatement of front wall and gate. Drop kerb to rear. For: Mr M Bills. **NO OBJECTION** subject to Conservation Officer's approval.
- d) **23/02377/LBC- Oversley House Kinwarton Road Alcester Warwickshire B49 6PX.** Proposed: Repairs to cupola. For: Mr F Ahmed, New Era Investments Ltd. **SUPPORT** as this application is in line with Alcester Neighbourhood Development Plan policy HBE 10- Heritage Assets: Development within or adjacent to the Alcester Conservation Area and/or affecting a heritage asset or within the setting of a heritage asset, will only be supported where the public benefits of the proposal clearly outweigh any harm to the Conservation Area, a heritage asset, or its setting. Developments which ensure that heritage assets remain in an active and viable use appropriate to their location or bring heritage assets back into such a use in a manner appropriate to their heritage value, will be supported.
- e) **23/02501/TREE- Overstream Kinwarton Road Alcester B49 6PX.** Proposed: T1 - laburnum - Remove limb overhanging property approximately 6 metres. T2 - silver birch - Height reduction to previous pruning points approximately 4.5 metres and selected side pruning maximum of 1.5 metres. T3 - silver birch - Height reduction to previous pruning points approximately 4.5 metres and selected side pruning maximum of 1.5 metres. For: Mr G Rees. **NO OBJECTION** but will be guided by the Case Officer's recommendation.
- ### **5. Interim responses by ATC by email meeting**
- a) **23/01358/LBC- Three Tuns 34 High Street Alcester Warwickshire B49 5AB.** Proposed: Reconstruction of public house and associated dwelling, and all other associated works. For: Mr Sidhu. Comments due by 11 September 2023. Case Officer: Emma Booker. Restoration of this listed building to as close to its original appearance is welcomed. The proposal does not cause harm to the heritage asset or its setting or cause harm to the character and appearance of the Conservation Area. Alcester Neighbourhood Development Plan policy HBE 10 supports developments which ensure

that heritage assets remain in an active and viable use appropriate to their location or bring heritage assets back into such use in a manner appropriate to their heritage value.

The suggestion of the Archaeological watching brief during the excavation and installation of the proposed new foundation pads is noted. **SUPPORT**

b) 23/01357/FUL- Three Tuns 34 High Street Alcester Warwickshire B49 5AB.

Proposed: Reconstruction of Three Tuns public house and associated dwelling, and all associated works. For: Mr Sidhu. Comments due by 11 September 2023. Case Officer: Emma Booker. Restoration of this listed building to as close to its original appearance is welcomed. The proposal does not cause harm to the heritage asset or its setting or cause harm to the character and appearance of the Conservation Area. Alcester Neighbourhood Development Plan policy HBE 10 supports developments which ensure that heritage assets remain in an active and viable use appropriate to their location or bring heritage assets back into such use in a manner appropriate to their heritage value.

The suggestion of the Archaeological watching brief during the excavation and installation of the proposed new foundation pads is noted. **SUPPORT**

c) 23/02250/TREE- Recreation Ground Gas House Lane Alcester. Proposed: -T1 to T8 elm - Fell. For: Mr T Forman, Alcester Town Council. Comments due by 13 September 2023. Case Officer: Ruth Rose. **NO REPRESENTATION** (*Alcester Town Council is the applicant*). See 6n) below.

d) 23/02062/LBC- Oversley Hill Farm Stratford Road Oversley Green Alcester Warwickshire B49 6LR. Proposed: Various internal and external alterations to agricultural building in order to facilitate the change of use to a residential annex. For: Mr & Mrs C Corbett. Comments due by 14 September 2023. Case Officer: Eleanor Bass. The Design and Access Statement under the heading THE FARMING ENTERPRISE paragraphs 4.7 to 4.15 makes clear the need to provide accommodation and is essential to the future sustainability of the farm business. It would appear that this application meets the requirements of SDC Core Strategy Policies CS.10 (GreenBelt), AS.10 and NPPF Paragraph 80 (Rural Housing). **NO OBJECTION**

e) 23/02061/FUL- Oversley Hill Farm Stratford Road Oversley Green Alcester Warwickshire B49 6LR. Proposed: The change of use of an agricultural building to a residential annex and associated operational development works. For: Mr & Mrs C Corbett. Comments due by 14 September 2023. Case Officer: Eleanor Bass. The Design and Access Statement under the heading 'The Farming Enterprise' paragraphs 4.7 to 4.15 makes clear the need to provide accommodation and is essential to the future sustainability of the farm business. It would appear that this application meets the requirements of SDC Core Strategy Policies CS.10 (GreenBelt), AS.10 and NPPF Paragraph 80 (Rural Housing). **NO OBJECTION**

f) 23/02308/TEL28- Lorelei Kings Coughton Lane Kings Coughton Alcester B49 5QE. Proposed: Installation of 9 metre light pole. For: Sourav Dutta (OGEA73829943), Openreach. Comments due by 25 September 2023. Case Officer: Sarah Leach. **NO OBJECTION** *NB No opportunity to comment on SDC planning portal.*

g) 23/02295/TREE- 51 - 53 High Street Alcester B49 5AF. Proposed: -T1 - Sycamore - Pollard by 50% The crown spread is currently 12m wide and approximately 10m high. We propose it to be 6m wide and 5m high after the work has been carried out. Comments due by 25 September 2023. **NO OBJECTION**

h) 23/02198/VARY- Bowood Stratford Road Oversley Green Warwickshire B49 6PG. Proposed: Application Reference Number: Reference No. 21/03405/FUL Date of Decision: 27/04/2022. Proposed variation of Condition Number number: 2. 'The development hereby approved shall be carried out in accordance with the following plans and drawings - 001A and 003A'. Amendments to the proposed porch, hall and bedroom plan. Changes to fenestration. For: Dr S Vathenen. Comments due by 26 September 2023. Case Officer: Richard Lambert. **NO OBJECTION.** The applicant has indicated that the Case Officer has been consulted and has stated that advice suggested by the Case Officer has been incorporated into this variation application.

- i) **23/02380/TREE- The Mousetrap School Road Alcester Warwickshire B49 5DE.** Proposed: -T1 - ash - Fell -T2 - magnolia - Reduce canopy from 4M to 3M. For: Ms C Lane. Comments due by 27 September 2023. Case Officer: Julie Webb. **NO OBJECTION** in principle but will be guided by the Case Officer's recommendation.

6. Notice of Decision by SDC

- 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. **REFUSAL**
- 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. **CONSENT WITH CONDITIONS**
- 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. **PERMISSION WITH CONDITIONS**
- d) **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. **REFUSAL**
- e) **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. **PERMISSION WITH CONDITIONS**
- f) **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. **PERMISSION WITH CONDITIONS**
- g) **23/01707/LDP- 30 Ten Acres Alcester Warwickshire B49 6PZ.** Proposed: Loft conversion. For: Mr and Mrs Linnett. *NB. No consultation response required from Alcester Town Council.* **CERTIFICATE OF PROPOSED USE OR DEVELOPMENT**
- h) **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. **REFUSAL**
- i) **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. **CONSENT WITH CONDITIONS**
- j) **23/01977/TREE- Public Car Park Bulls Head Yard Alcester.** Proposed: -T2 sycamore - Remove lowest 9'o'clock lateral (as viewed from garden), which overhangs a shed, located in the garden of the adjacent property, The Old Manse. -T3 sycamore - Remove 2no. lowest lateral branches overhanging a greenhouse, located in the adjacent property, The Old Manse. For: Mrs E Davey. **CONSENT WITH CONDITIONS**
- k) **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, where overhanging greenhouse, located in the garden of the adjacent property, The Old Manse. -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. **CONSENT WITH CONDITIONS**
- l) **23/01985/TREE- 14 Church Street Alcester Warwickshire B49 5AH.** Proposed: -T1 Irish yew - Fell. For: Mr J Bunting. **CONSENT WITH CONDITIONS**

- m) **23/02078/TREE- 4 Old Rectory Garden Alcester B49 5DB.** Proposed: -T1 Magnolia - reduce crown by up to one third, pruning back to growth points where possible. For: Mrs W Mills. **CONSENT WITH CONDITIONS**
- n) **23/02250/TREE- Recreation Ground Gas House Lane Alcester.** Proposed: -T1 to T8 elm - Fell. For: Mr T Forman, Alcester Town Council. **CONSENT WITH CONDITIONS.** See 5c) above.
- o) **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. **PERMISSION WITH CONDITIONS**
- p) **23/01853/LDP - Silverdale Mill Lane Oversley Green Alcester Warwickshire B49 6LF.** Proposed: Proposed single storey rear extension to residential dwelling. For: Mr & Mrs Bocking *NB. No consultation response required from Alcester Town Council.*

CERTIFICATE OF PROPOSED USE OR DEVELOPMENT

- 7. **Update on response to Alcester Housing Needs Survey Report 2023-** Deferred until October 2023 Planning Committee meeting.
- 8. **Alcester Neighbourhood Development Plan review-** The Chair suggested that a small group to include himself, Cllr W Mills, Sarah Duran (Committee Clerk) and Vanessa Lowe (Town Clerk) should meet to develop Terms of Reference for recommendation to the Planning Committee in January 2024. This was agreed by cllrs.
- 9. **Responses to TREE applications-** The Planning Committee currently receive a high number of TREE applications due to the Conservation Area. As the committee generally meets monthly, interim applications are dealt with by email meeting. Cllrs felt that they had no real expertise in tree issues and often no access to the site. They also have very little influence on such applications. It was agreed that Alcester Town Council would have a standard response to future TREE applications as follows: No representation subject to the Case Officer's recommendation. Committee Clerk to advise the Ruth Rose, Tree Officer at SDC.

10. Proposition to Full Council

None.

11. Correspondence

- a) Resident Eclipse Road- Follow up re complaint to Bloor Homes about fencing/drainage. *Chair actioned but mater not resolved. Committee Clerk to follow up.*
- b) Mr Abram, applicant 41-43 High Street Alcester Planning Application 23/01285/FUL re SDC decision to refuse the application. *Chair actioned.*
- c) St Nicholas Night Committee- Request to change market license trading hours to 4.30-10pm (from 5.45- 9pm). *Amended Notice of Decision issued.*
- d) Resident- Concern re signage at new barbers, 31 High Street. Planning Enforcement Team have been contacted and have visited. *Committee clerk responded to resident.*
- e) SDC- Stratford-on-Avon District Council - Peer Challenge Review. Invitation to participate in a review of the planning service and attend an online workshop Thursday 12 October at 5pm on MS Teams. *The Chair to attend.*

12. Urgent Business at the discretion of the Chair

Commercial signage at two other locations to be reported to SDC.

13. Date and time of next meeting

Monday 16 October at 7pm via Zoom. Following a meeting between the Chair and District Cllr Joe Harmer, it is hoped that Cllr Harmer will be able to attend a Planning Committee before Christmas.