



# ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING IS TO BE HELD  
ON MONDAY 18 DECEMBER 2023 AT 6.30PM  
GLOBE HOUSE, PRIORY ROAD, ALCESTER  
(Access via Seggs Lane entrance)**

## **Present**

To record members present to ensure a quorum is met.

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

The committee may take presentations from the public at the discretion of the chair, maximum 5 presentations at 3 minutes each.

## **A G E N D A (Standing Orders apply)**

### **1. Apologies**

To receive apologies.

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

To receive any Declarations of Interest.

*(Note: Members are reminded that, unless they have been granted a dispensation, if they have a Disclosable Pecuniary Interest as defined in the Council's Code of Conduct they may not participate in any discussion of or vote on the matter and must also leave the room for the duration of the matter)*

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

Minutes of previous meeting were approved at Full Council.

### **4. Planning Applications**

- a) 23/03111/FUL- 1A Hopkins Precinct, Wilkes Family Butcher Kinwarton Road Alcester Warwickshire B49 6AA.** Proposed: Construction of a front extension to provide a new shop frontage. For: Alcester Properties Limited. Comments due by 2 January 2024. Case Officer: Ryan Okeeffe
- b) 23/03232/FUL- 4 Regency Drive Kings Coughton Alcester Warwickshire B49 5QB.** Proposed: First floor side extension. For: Mr C Heaton. Comments due by: 5 January 2024. Case Officer: Declan Jermy
- 5. Interim responses by ATC by email meeting**
- a) 23/03108/FUL- 8 Arrow Crescent Alcester Warwickshire B49 6BE.** Proposed: Single storey rear extension to kitchen to provide living room. For: Mr & Mrs T Baker. Comments due by 13 December 2023. Case Officer: Tristan Hazel. **NO OBJECTION**
- b) Amendment application 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. *An amendment/additional information has been received for the application shown above as follows: Tree Survey (17.10.2023); 22.11.REV A Proposed SITE PLAN AND PARKING; ALC-BCA-ELS-XX-DR-L-2348-23-01-S5-P2-Tree-constraints-plan.* For: Mr S Fletcher. Comments due by 14 December 2023. Case Officer: Alison Willers.

#### **Councillors considered that:**

- The application is contrary to SDC Development Requirements part O and the ANDP Policy EC5 which requires 'adequate parking provision for staff and visitors'.
- Insufficient car park spaces for the 8 units in Block 2A
- There is no provision for temporary lorry parking
- The Tracking Plan is not fit for purpose and must be recalculated to take the changes to the site plan into account
- The Transport Statement should be updated

A response of **OBJECTION** was returned.

- c) **23/03135/FUL- 15 Stratford Road Alcester B49 5AU.** Proposed: Single storey rear extension. For: Mr C and Mrs J Brannigan. Comments due by 18 December 2023. Case Officer: Joshua Cooper. **NO OBJECTION**
- 6. Notice of Decision by SDC**
- a) **23/02560/HHPA- 148 Alcester Heath Alcester Warwickshire B49 5JJ.** Proposed: Prior approval for proposed larger home single storey rear extension. For: Mr K Murphy. **PRIOR APPROVAL NOT REQUIRED**
- b) **23/02870/TREE- 51- 53 High Street Alcester B49 5AF.** Proposed: -T1 sycamore - Crown raise to give a 3.5 metres clearance from ground level over the adjacent car park and reduce the width of the crown by a maximum of 2metres on the same side. For: Mrs V Finch PMD Magnetics Leisure Ltd. **CONSENT WITH CONDITIONS**
- c) **23/02613/FUL- 30 Ten Acres Alcester Warwickshire B49 6PZ.** Proposed: Proposed single storey lean to rear extension. For: Mr & Mrs Linnett. **PERMISSION WITH CONDITIONS**
- d) **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. **PERMISSION WITH CONDITIONS**
- e) **23/01357/FUL- Three Tuns 34 High Street Alcester Warwickshire B49 5AB.** Proposed: Restoration of Three Tuns public house and associated dwelling, and all associated works. For: Mr Sidhu. **PERMISSION WITH CONDITIONS**
- f) **23/01358/LBC- Three Tuns 34 High Street Alcester Warwickshire B49 5AB.** Proposed: Restoration of public house and associated dwelling, and all other associated works. For: Mr Sidhu. **CONSENT GRANTED WITH CONDITIONS**
- 7. Alcester Neighbourhood Development Plan review update**
- 8. Proposition to Full Council**
- 9. Correspondence**
- a) SDC- Acknowledgement of response to Consultation on Stratford-upon-Avon Gateway Masterplan Framework SPD: Public Consultation.
- b) Stansgate Planning- Planning Application 23/01877/REM Alcester Employment Park. Agent seeking clarification on Town Council's objection with respect to parking provision, temporary lorry parking and the tracking plan.
- c) SDC- 23/01877/REM Arden Forest Industrial Estate. Update on parking levels.
- 10. Urgent Business at the discretion of the Chair**
- 11. Date and time of next meeting**  
Monday 15 January 2024 in person meeting at Globe House at 6.45pm with Bloor Homes Quarterly Update meeting immediately preceding this at 6.15pm. *NB. Please note earlier start times of both meetings.*

*Sarah Duran*

**Deputy Town Clerk to Alcester Town Council**

*Exclusion of the public from meetings for confidential items of business*

*To exclude the public (including the press) from a meeting of the Council, it is necessary for the following proposition to be moved and adopted "that, in accordance with the provisions of the Public Bodies (Admission to Meetings) Act 1960, the public be excluded from the meeting for item number(s), which involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended) as indicated".*