



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 20 NOVEMBER 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

Councillors M Bowe, W Mills, G Forman, M Cargill, V Blake 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

Cllr K Foster and District Cllr J Harmer

2. Declarations of Interest

None.

3. Minutes of last Meeting

Minutes of previous meeting were approved at Full Council.

4. Planning Applications

None.

5. Interim responses by ATC by email meeting

a) 23/02613/FUL- 30 Ten Acres Alcester Warwickshire B49 6PZ. Proposed: Proposed single storey lean to rear extension. For: Mr & Mrs Linnett. Comments due by 2 November 2023. Case Officer: Tristan Hazel. **NO OBJECTION**

b) 23/02732/FUL- 6 Weatherhead Close Alcester Warwickshire B49 5RH. Proposed: Erection of single storey rear and two storey side extension. For: Mr & Mrs H Thompson. Comments due by 9 November 2023. Case Officer: Richard Lambert. **NO OBJECTION**

c) 23/02832/FUL- Alcester Guide and Scout Centre Moorfield Road Alcester Warwickshire B49 5DA. Proposed: Installation of air-source heat pumps to Guide & Scout Centre building. For: Mr M Clark (Chairman) Alcester Guide & Scout Centre. Comments due by 14 November 2023. Case Officer: Eleanor Bass.

The application seems to comply with:

- Stratford on Avon District Council's SPD Part V: Climate Change Adaptation and Mitigation July2020, Section V.2 Applicable to Retrofitting & V.4.3 Renewable Energy Air source Heat Pumps
- SDC Climate Change Checklist- Section on Improving Energy Efficiency: Relevant Core Strategy Policy: CS.25 (Healthy Communities), Objective: V.4.3 Using Renewable Energy states "This measure will be strongly supported and is encouraged"

Alcester Town Council has declared a Climate Emergency and supports applications to install energy efficiency devices, in appropriate locations. There seems to be no harm to the Conservation Area and the described heating solution will be advantageous to the environment. The proposed location of the pumps will soften any potential operational noise. **SUPPORT**

d) 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. Comments due by 15

November 2023. Case Officer: Ruth Rose. **NO REPRESENTATION SUBJECT TO THE CASE OFFICER'S RECOMMENDATION**

6. Notice of Decision by SDC

- 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. **APPLICATION WITHDRAWN**
- b) **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 C & Ms I Corbett. **APPLICATION WITHDRAWN**
- c) **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: For Mr C & Ms I Corbett. **APPLICATION WITHDRAWN**
- d) **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. **CONSENT WITH CONDITIONS**
- e) **23/02198/VARY- Bowood Stratford Road Oversley Green Warwickshire B49 6PG.** Proposed: Non-material amendments to planning permission reference 21/03405/FUL, dated 27.04.2022 to permit amendments to the proposed porch, hall and bedroom plans and changes to fenestration. For: DR S Vathenen. **PERMISSION**
- f) **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. **PERMISSION WITH CONDITIONS**
- g) **23/02377/LBC- Oversley House Kinwarton Road Alcester Warwickshire B49 6PX.** Proposed: Repairs to cupola. For: Mr F Ahmed, New Era Investments Ltd. **CONSENT GRANTED WITH CONDITIONS**
- h) **23/02536/TREE- 28 High Street Alcester B49 5AB.** Proposed: -T1 ash - fell. -T2 ash - fell. For: Ms N Edwards. **CONSENT WITH CONDITIONS**
- i) **23/02599/TREE- Malt Cote 21 Henley Street Alcester B49 5QX** (also known as Henley Court Henley Street). Proposed: -T1, T2, T3, T4 apple trees - Remove. -T5-T6 ash - Remove. -T7 hollies x3no. - Remove. -T8 holly - Removing up to 1 metre from the top of crown. -T9 Cotoneaster - To be reduced by 1 metre around canopy. -T10 ash - Reduce crown by 1metre and lift to give 2.5metres clearance above ground level. Monitor for ash dieback. -T11 silver birch - Reduce height by up to 2metres and crown width by 1-1.5metres. Rectangle area apples - Crowns to be reduced by a maximum of 1 metre around canopy. Canopies thinned, crossing branches removed. For: Mr J Swift, Swift Tree Care. **CONSENT WITH CONDITIONS**
- j) **23/02545/LDP- 148 Alcester Heath Alcester Warwickshire B49 5JJ.** Proposed: Certificate of lawful use (proposed) for a front porch, single storey side extension, new rear dormer window and two ancillary outbuildings. For: Mr K Murphy. **CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT**

7. Alcester Neighbourhood Development Plan review update.

Terms of reference (ToR) have been drafted by a working group comprising the Chair, Cllr W Mills, Committee Clerk (Sarah Duran) and the Town Clerk (Vanessa Lowe) and will be brought back to the January 2024 Planning Committee meeting. The document is in two parts- Draft ToR and an Appendix which sets out the methodology for the review process.

Residents who have expressed interest in participating in the review have been invited to attend a short informal meeting on Wednesday 22 November at 7pm on Zoom. Mr A Matheson has also been invited to this meeting. Expectations, responsibilities and areas of interest will be discussed and there will be an opportunity to ask questions. One volunteer does not have wifi and whilst the Chair offered another date to meet separately the member was not available. Contact details of volunteers will be

requested so that hard copies of the Summary booklet can be delivered to homes (see below).

An initial F2F meeting will be arranged in January where a Chair and Vice Chair will be appointed. Both the ToR and the Appendix will also be considered and any additions or deletions agreed before signing them off. The Chair, Cllr M Bowe, is unsure whether to participate in the review group.

A Summary booklet of policies from the ANDP has been printed for councillors and volunteers for ease of reference. An electronic copy has been uploaded to the website and cllrs were reminded of other [resources](#) on this page.

8. Next update meeting with Bloor Homes- Amended date. Monday 15 January 2024 at 6.30pm at Globe House in person. Cllrs were reminded of the F2F informal meeting with Bloor Homes on Tuesday 28 November 2023 at Globe House at 2pm to discuss three parcels of land south of Allimore Lane.

9. Response to Stratford-upon-Avon Gateway Masterplan Framework SPD: Public Consultation. Consultation from 19 October until 1 December 2023 (See Item 11c below).

10. Proposition to Full Council

None.

11. Correspondence

a) SDC, South Warwickshire Local Plan – Publication of the Consultation Statement and Timetable update. *Circulated to cllrs with agenda. The South Warwickshire Local Plan (SWLP) website has been updated with the Consultation statement summarising the consultation process and presents summarised analysis of the Consultation questions. Officers will use the responses to inform the next stage in the preparation of the SWLP- the Preferred Options Consultation document.*

There is likely to be a revision to the timetable for the SWLP as a result of a delay in publication of Census 2021 data, changes to the administration of both councils (SDC and WDC) and the uncertainty regarding potential changes to national planning policy and to the planning system, including the process for producing plans. A revised timetable is being recommended that envisages a Preferred Options Consultation in autumn 2024 with final adoption of the plan by 2027.

Cllrs were shown how to find the information pertaining to Alcester within the Consultation Statement document.

b) SDC- Acknowledgement of ATC response to Consultation on Draft Revised Statement of Community Involvement

c) Stratford-upon-Avon Gateway Masterplan Framework SPD: Public Consultation. (See Item 9 above). *Circulated to cllrs with agenda. Cllrs had reviewed the documentation and agreed that the consultation document was excellent in terms of presentation. A hard copy is available to view at Globe House. The response agreed was to compliment SDC on the document and look forward to the scheme being built out. Committee Clerk to action.*

12. Urgent Business at the discretion of the Chair

a) **23/01919/LBC and 23/01918/FUL Lord Nelson 69 Priory Road Alcester B49 5EA.** Proposed: Conversion of former coaching inn (A4) to two no dwellings (C3), demolition of existing temporary lean-to structures, construction of two new dwellings on the site of the demolished coach house and stables, to enable the conservation and repair of the heritage asset. For: C/O Beamish Dains Business Recovery. Comments due by 7 December 2023. Case Officer: Sarah Willson

After some discussion around certain aspects of the applications, it was agreed to object as plans were missing from the applications on the SDC planning portal with respect to the two new dwellings in the car park. It was therefore difficult for cllrs to make an informed decision. The Committee Clerk has been in touch with the Case Officer about the missing plans. The Case Officer has responded saying that she has contacted the agent and, on receipt of plans, will reconsult taking into account the next Committee meeting on 18 December 2023. It was acknowledged that there is a public interest in building new homes. **OBJECTION**

Committee Clerk to update resident who had been in touch concerned about both applications.

b) 23/02924/VARY- The Swan Swan Street Alcester Warwickshire B49 5DP.

Proposed: Variation of Condition 5 of planning permission 20/03344/FUL dated 31 March 2021 to remove the requirement to provide electric vehicle charging points (EVCP). For: Mr J Broadhurst, Alexander Group. Comments due by 6 December 2023. Case Officer: Sarah Willson. Cllrs agreed that Condition 5 in the original application 20/03344/FUL should be retained ie one EVCP per unit. Cllrs felt that no reason was given to justify lifting the condition. It is the same parking facility. It would appear that the condition has been breached in any event as both front units are occupied.

OBJECTION

13. Date and time of next meeting

Monday 18 December in person meeting at Globe House at 7pm.