



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING IS TO BE HELD
ON MONDAY 15 JANUARY 2023 AT 6.45PM
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) 23/03132/FUL- Cross Keys 14 Stratford Road Alcester Warwickshire B49 5AR.** Proposed: Change of use from pub to residential. Subdivision and extension of building and addition of 3 rear dormers to provide 3 dwellings. For: Mr S Khera. Comments due by 24 January 2024. Case Officer: Sarah Willson.
- b) Amendment 23/01918/FUL- Lord Nelson 69 Priory Road Alcester B49 5EA.** Proposed: Conversion of former coaching inn to 2no. dwellings (C3), demolition of existing temporary lean-to structures, construction of 2no. new dwellings on the site of the demolished coach house and stables, to enable the conservation and repair of the heritage asset. *Amended plans supplied.* For: c/o G Beamish Dains Business Recovery Comments due by: No date given. Case Officer: Sarah Willson.
- c) Amendment 23/01919/LBC- 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. *Amended plans supplied.* For: c/o G Beamish Dains Business Recovery Comments due by: No date given. Case Officer: Sarah Willson.
- 5. Interim responses by ATC by email meeting**
- a) 23/03259/FUL & 23/03260/LBC- 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 works. For: C & I Corbett. Comments due by 12 January 2024. Case Officer: Ryan Okeeffe. Cllrs felt that, following advice from the Conservation Officer, the applicant seemed to have made a number of significant improvements/alterations to the design proposed previously in the withdrawn application. The property is located within the Green Belt and the proposal does not seem inappropriate meeting the requirements of SDC Core Strategy Policies CS.10, AS.10 and NPPF Rural Housing in particular paragraph 84 which states:

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a. there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b. the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c. the development would re-use redundant or disused buildings and enhance its immediate setting;
- d. the development would involve the subdivision of an existing residential building; or
- e. the design is of exceptional quality, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

In the Design and Access Statement section 'THE FARMING ENTERPRISE' paragraphs 4.7 to 4.15 makes clear that the need to provide accommodation is essential to the sustainability of the farm business.

The proposal complies with ANDP Policy HBE10 Heritage Assets - '...Developments which ensure that heritage assets remain in active and viable use appropriate to their location or bring heritage assets back into such use in a manner appropriate to their heritage value, will be supported.' Cllrs agreed in the majority to **SUPPORT** the application.

- b) 23/03370/FUL- 26 Roman Way Alcester Warwickshire B49 5HB.** Proposed: Single storey rear extension and enlargement of rear dormer window. For: Mr & Mr L Benjamin. Comments due by 15 January 2024. Case Officer: Kacey Dickinson. **NO OBJECTION**

6. Notice of Decision by SDC

- a) 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. **PERMISSION WITH CONDITIONS**

- b) 23/03135/FUL- 15 Stratford Road Alcester B49 5AU.** Proposed: Single storey rear extension. For: Mr C and Mrs J Brannigan. **PERMISSION WITH CONDITIONS**

7. Alcester Neighbourhood Development Plan review update and Terms of Reference.

8. Proposition to Full Council

9. Correspondence

- a)** Resident- Fibreoptic Poles & Cables in Weatheroak Road. Concerns over number of poles to be erected in Alcester by Full Fibre Ltd. *Committee Clerk responded & corres circulated to members.*

See also Planning Committee Minutes dated 18 December 2023: The Town Council has received 22 TELE28 planning notifications with respect to the erection of 9-11m wooden poles around Alcester by Full Fibre Ltd for the provision of ultra-fast broadband. It has also taken numerous phone calls from concerned residents who have received letter and plans from the broadband provider. SDC, the planning authority, have very limited powers for such installations as broadband providers have extensive permitted development rights. SDC are not the determining authority and are only a consultee in the process. SDC can object if the poles are to be sited in sensitive locations close to listed buildings or are highly visible in a Conservation Area. Any concerns therefore need to be addressed directly to the applicant, Full Fibre Ltd by 2 January 2024.

- b) SDC- 23/03460/TEL28- STREET RECORD Kings Coughton Lane Kings Coughton.** Proposed: Installation 1 new pole. For: Saih Anuradha, BT Openreach. Any comments to the applicant by 4 January 2024. Case Officer: Joshua Cooper. *Please see note above. NB No opportunity to comment on SDC planning portal.*

10. Urgent Business at the discretion of the Chair

11. Date and time of next meeting

Monday 19 February 2024 at 7pm on Zoom.

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".