



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 18 DECEMBER 2023 AT 6.30PM
GLOBE HOUSE, PRIORY ROAD, ALCESTER**

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

None.

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. Cllrs are sympathetic in support of expanding businesses within the town. However, the space currently occupied by the canopy in front of Freemans is temporary in nature and constitutes only about 2/3 of the planning proposal. The proposal would also be in front of the building line. In addition, cllrs are aware that there are proposals by WCC to enlarge the parking area at the precinct which would directly impact on the pavement in front of the shops. After much discussion, it was agreed to submit an **OBJECTION** seeking clarification from the Case Officer as to the significance of the proposal being in front of the building line for a commercial property, impact of the change from temporary to a permanent structure and to evaluate the impact of the upcoming WCC Highways works.
- b) **23/03232/FUL- 4 Regency Drive Kings Coughton Alcester Warwickshire B49 5QB.** Proposed: First floor side extension. For: Mr C Heaton. **NO OBJECTION**
- 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 (ANDP) review update

An informal meeting between 6 volunteer residents and 4 representatives from Alcester Town Council was held by video conference on 22 November 2023. An in person meeting has been arranged for 16 January 2024 at 10.30am at Globe House. Cllr Kathryn Cargill has also volunteered to join the group. The Chair will introduce the meeting but will then step aside. Mr A Matheson to be consulted about the agenda. It was suggested that a diagram to show how the ANDP fits into the planning hierarchy would be a good idea ie NPPF and SDC Core Strategy. The Planning Committee will act in an overview and scrutiny capacity. The Chair suggested that a timeline should be provided for the first phase of the project, namely the review of the current ANDP document.

8. Proposition to Full Council

None.

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. *Currently waiting on updated details from the applicant relating to the objections ATC posted and on Highways information before responding.*
- c) SDC- 23/01877/REM Arden Forest Industrial Estate. Update on parking levels. *Currently waiting on updated details from the applicant relating to the objections ATC posted and on Highways information before responding.*

10. Urgent Business at the discretion of the Chair

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.

It was agreed that something would be put on the website to this effect.

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.*