



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 15 JANUARY 2023 AT 6.45PM
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, District Cllr S Juned and J Harmer

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Mrs Nina Knapman attended, having hastily seen the belated plans, and spoke in objection to Items 4b) 23/01918/FUL and 4c) 23/01919/LBC Lord Nelson 69 Priory Road Alcester B49 5EA. Concerns included loss of the current car parking amenity for local residents and the impact of cars having to park elsewhere, turning circles within proposed car parking area, fate of the listed Victorian post box in the boundary wall with 71 Priory Road and the proposed lower diminutive roofline which is not in keeping with the street scene within the Conservation Area.

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) 23/03132/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. Cllr had the following concerns: The proposal does not comply with Alcester Neighbourhood Development Plan (ANDP) policy NE5 Mitigating and preventing flood risk- there is no mention that the property is in flood zone 3 or analysis of risk, or ANDP policy EC1 Development within the Town Centre- where there are concerns with parking provision, or ANDP policy EC4 Employment land changes of use and mixed use development- no provision of an economic viability report, overdevelopment of the site, amenity space is sub-standard, bin storage would require alterations to a boundary wall and the property is in the Conservation Area, there appeared to be contradictions between the climate change checklist and the documentation provided. **OBJECTION**
- 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. Plans were received about an hour before this meeting. Councillors had concerns with the following: The proposal is not compliant with ANDP policy HBE8 Development Design, the Heritage Officer and WCC Highways consider there is insufficient information to make an informed decision, insufficient parking provision (SDC SPD states that a 4 bed property requires 3 spaces and only 2 are marked), concern about rooflights- mainly dormer windows- and the diminutive roofline on the Conservation Area street scene plus concerns about on demand domestic water heating source. There were also concerns about the poor quality of plans on the SDC portal. This has been raised via the recent Peer review. **OBJECTION**
- 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. Plans were received about an hour before this meeting. Councillors had concerns with the following: The proposal is not compliant with ANDP policy HBE8 Development Design, The Heritage Officer and WCC Highways consider there is insufficient information to make an informed decision, insufficient parking provision (4 bed property requires 3 spaces and only 2 are marked), concern about rooflights and the diminutive roofline on the Conservation Area street scene- mainly dormer windows and concerns about on demand domestic water heating source. There were also concerns about the poor quality of the plans on SDC portal. This has been raised via the recent Peer review. **OBJECTION**

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 (ANDP) review update and Terms of Reference. The Alcester Neighbourhood Development Plan Review Steering Group will review the existing ANDP and make recommendations with respect to any new policies. The Planning Committee will scrutinise those and then ultimately forward to Full Council for approval. The ANDP Review Steering Group meets tomorrow 16 January and will review and hopefully approve the proposed Terms of Reference. It is hoped that the group will also include representatives from both the business community and the Civic Society.

8. Proposition to Full Council

None.

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.

The Town Council has been advised that the erection of the poles will now not be proceeding in Alcester and this information has been posted to social media and on the website.

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

a) Housing Needs Survey Terms of Reference- The committee were asked to consider the draft document and recommend changes if any, at the February Planning Meeting so that the process of identifying available land can begin to move forward. Once the group has met and reported, any recommendations will be brought to Full Council. The Town Clerk, Vanessa Lowe, will be involved and any formal approaches to landowners and/or adjoining parish councils will be made through Vanessa. Sarah Brooke-Taylor, WRCC Rural Housing Enabler, will also be invited to the February Planning Committee meeting.

b) **23/01877/REM- Plots 2A, 2B And 3 Arden Forest Industrial Estate Arden Forest Way Alcester.** WCC Highways have removed their objection and confirmed there is no requirement for lorry parking. SDC are content with the parking standards provided. The Town Council have been asked to remove their objection. Cllrs reviewed the information and decided to remove the objection.

11. Date and time of next meeting

Monday 19 February 2024 at 7pm on Zoom.