



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 19 FEBRUARY 2024 AT 7PM
BY VIDEO CONFERENCE**

Alcester Town Council (ATC) use Zoom software to facilitate the holding of online Planning Committee meetings. Planning applications may also be discussed by email meeting.

Present

Councillors M Bowe, M Cargill, G Forman, W Mills, K Foster and C Neal-Sturgess

In attendance

Ms S Duran, Deputy Town Clerk, District Cllrs S Juned and J Harmer

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None.

1. Apologies

Cllr V Blake

2. Declarations of Interest

None.

3. Minutes of last Meeting

Minutes of previous meeting were approved at Full Council.

4. Planning Applications

- a) **Amendment 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. *Various amendments to include changes to block layout and parking, drainage, construction management plan and both hard and soft landscaping.* For: Mr S Fletcher, Agriline Holdings Ltd. WCC Highways have removed their objection and the parking issues have been resolved. ATC therefore withdrew its previous objection on 16 January 2024. **NO OBJECTION** subject to WCC LLFA recommendations.
- b) **24/00206/FUL- The Field House Allimore Lane Alcester Warwickshire B49 5PR.** Proposed: Rear single storey extension. For: Mrs C Heath. **NO OBJECTION**
- c) **24/00296/OUT- Teddy Bear Corner Seggs Lane Alcester Warwickshire B49 5HJ.** Proposed: Outline planning permission for two detached houses. For: Mr M Amos, The Executors of the Late David Thornton. These premises have been empty for some time and the site is ripe for residential development. The comments from the neighbour are noted including apparent discrepancies in the plans. Whilst it is noted that the applicant has sought pre-application advice from SDC which offered no objection in principle, councillors felt that a response of **OBJECTION** was appropriate subject to a more detailed application and consideration of the points made by the neighbouring property owner.
- ### **5. Interim responses by ATC by email meeting**
- a) **24/00193/TREE- 34A High Street Alcester Warwickshire B49 5AB.** Proposed: G1- conifers- Remove to ground level. For: Mr G Williams, Towergate (Navigators & Gen). Comments due by 20 February 2024. Case Officer: Assistant Planner. **NO REPRESENTATION**- subject to Case Officer's recommendations.
- b) **24/00216/TREE- 64A Bleachfield Street Alcester Warwickshire B49 5BA.** Proposed: T1 - cherry – Fell. For: Mr M Newell, Mark Newell Tree Care Ltd. Comments due by 21 February 2024. Case Officer: Assistant Planner. **NO REPRESENTATION**-subject to Case Officer's recommendations.

6. Notice of Decision by SDC

- a) **23/03108/FUL- 8 Arrow Crescent Alcester Warwickshire B49 6BE.** Proposed: Single storey rear extension to kitchen to provide living room. For: Mr and Mrs T Baker. **PERMISSION WITH CONDITIONS**
- b) **23/02614/ADV- Oversley Mill Services Alcester Bypass Arrow Warwickshire B49 6PQ.** Proposed: 5x Fascia sign 7x Monument sign 1x mesh banner. For: Mr N Heard, Costa Coffee Limited. **CONSENT GRANTED WITH CONDITIONS**
- c) **23/03232/FUL- 4 Regency Drive Kings Coughton Alcester Warwickshire B49 5QB.** Proposed: First floor side extension. For: Mr C Heaton. **PERMISSION WITH CONDITIONS**
- d) **23/03370/FUL- 26 Roman Way Alcester Warwickshire B49 5HB.** Proposed: Single storey rear extension and enlargement of rear dormer window. For: Mr and Mrs L Benjamin. **PERMISSION WITH CONDITIONS**

7. Bloor Homes Update meeting report (15 January 2024)

General progress update:

North site: 114 occupations

Southern site: 45 occupations including some affordable homes to be released in tranches. Properties will be managed by Stonewall Housing.

Bloor Homes are on target for completion of the site in summer 2026.

Market conditions have picked up a bit since the end of 2023 and there is strong interest in the 4 bed properties which are proving popular.

The allotments are 90% ready and were handed over to the managing agent Trinity Estates in January 2024. Alcester Park residents have been approached to register interest. Grass paths will be seeded in April 2024. A height restrictor barrier will be fitted to the car park January 2024.

The Section 106 Deed of Variation for the southern phase has now been completed and funds therefore have been diverted from the Built Facilities Contribution to the Greig Hall. The Built Facilities Contribution was paid to SDC by Bloor Homes on first occupation (£38,916.77).

Site issues

The residents at 12 Eclipse Road have experienced waterlogging of their land next to the boundary. There are issues where the public right of way cuts through the bund. There is also the issue of fencing height and overlooking as the ground is built up behind the property. Cllr Bowe commented that there is a risk to goodwill with Bloor Homes due to the length of time taken to investigate this issue. Mr A Winstone understood the point and has agreed to carry out a site visit and respond to the residents with time scales.

Residents at 2 Eclipse Road reported concerns with vegetation on their boundary.

Road naming ceremony- southern phase- The road naming ceremony for the southern phase is likely to take place in summer 2025. (Families were emailed in July 2023 with an update on anticipated timescales as being summer 2026).

Land

Bloor Homes would welcome informal comments from the Town Council with respect to three parcels of land south of Allimore Lane in which Bloor Homes have an interest. The sites are mentioned in the SHLAA 2021, two of which are reserve housing sites in the current Revised Preferred Options Site Allocations Plan Consultation 2022. One of the parcels is located in Arrow & Weethley parish and the two reserve housing sites are currently outside the Built Up Area Boundary. Councillors again expressed concerns about access from Allimore Lane (SDC aware) and existing flooding issues with Spittal Brook.

8. Alcester Neighbourhood Development Plan (ANDP) review

Cllr W Mills, Vice Chair of the newly formed ANDP Review Steering Group, reported that the group are meeting on 20 February to review the existing policies in the Community, Leisure and Wellbeing and Natural Environment sections of the ANDP. Any feedback from Planning Committee members would be gratefully received. Cllr M Bowe sought and was given confirmation that this meeting is open to the public but is not a public meeting.

9. Housing Needs Survey Analysis- The Way Forward

The Chair had circulated a Terms of Reference document ahead of the meeting which he had drafted- Alcester Housing Needs Analysis- The Way Forward Option 2- for discussion. The paper sets out a suggested route for Alcester Town Council to develop a plan to bring together landowners, developers, investors, government agencies, the County Council and Stratford on Avon District Council to address the chronic need for social and affordable housing within the parish. An open-minded approach to land availability in the parish should be taken to find solutions. It is noted that this approach is not limited exclusively to social and affordable housing but has been triggered by the Housing Needs Survey Report (April 2023). Opportunities should be explored to feed into the ANDP review which may include looking at land use for parking, burial space as well as housing. The Chair suggested the formation of a small group comprising himself, Vanessa Lowe (Town Clerk), Cllr W Mills (as Vice Chair of the ANDP Review Steering Group) and Sarah Brooke-Taylor (WRCC Rural Housing Enabler) to take this forward. Cllr S Juned suggested that it may be worth considering including Orbit Housing. Following the sale of garage sites in Alcester, it is likely they will have other sites available. Cllr Juned to forward contact details.

It was agreed to make a proposition to March Full Council to start the analysis.

10. Proposition to Full Council

To adopt the Terms of Reference Alcester Housing Needs Analysis- The Way Forward Option 2 and start the analysis.

11. Correspondence

- a) Worcestershire County Council- Local Aggregate Assessment: Data up to 31 December 2022 UPDATED WEB LINK- www.worcestershire.gov.uk/LAA. Permitted reserves of sand and gravel at 31 December 2022 are 5.06 million tonnes, across 4 active sites and 3 permitted sites. This gives a resultant landbank of 7.59 years. The Local Aggregate Assessment concludes that the production guideline for crushed rock in Worcestershire is unable to be calculated, but that it is explicitly greater than 0 tonnes. *For info only.*
- b) SDC- Fwd: Notification of Consultation on the Draft Wychavon Design Code Supplementary Planning Documents. Notification of Wychavon District consultation as Alcester parish is adjacent to or close to the district boundary. The proposed design codes can be found at www.wychavon.gov.uk/design-codes. *For info, the consultation closed on 5 February 2024.*
- c) **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. **APPLICATION WITHDRAWN**
- d) **Dead/Dangerous Tree Notification 24/00187/DDT Copse Area Between Kinwarton Road and Beacon Close, Alcester.**
Location: Rear of 12 Fenwick Close, Alcester, B49 6AJ.
Proposed: T1 - Ash - Reduce the limb back by 50%. The bough which grows over toward the rear garden of the property at the end of Beacon Close has fresh stress fractures mid way along the stem, which shows signs of weakening. For: Greg Chalkley GI Trees. Case Officer: Lesley Adams. *For info only.*

12. Urgent Business at the discretion of the Chair

Market Licence application from Arden Food Festival for Saturday 18 May approved. Fee paid from the cancelled October 2023 Food Festival commuted to cover this event. Committee Clerk to issue Notice of Decision.

13. Date and time of next meeting

Monday 18 March 2024 in person meeting at Globe House at 7pm.