



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 18 MARCH 2024 AT 7PM AT GLOBE HOUSE,
PRIORY ROAD, ALCESTER**

Present

Councillors M Bowe, M Cargill, G Forman, V Blake, K Foster and C Neal-Sturgess

In attendance

Ms S Duran, Deputy Town Clerk and District Cllr J Harmer

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

The Chair welcomed Cllr Dougie Gordon who was observing the meeting in his new capacity as a town councillor.

1. Apologies

Cllr W Mills and District Cllr S Juned.

2. Declarations of Interest

Cllr C Neal-Sturgess- Item 4a)

3. Minutes of last Meeting

Minutes of previous meeting were approved at Full Council.

4. Planning Applications

a) 24/00424/FUL- Coniston Evesham Street Alcester Warwickshire B49 5DS.

Proposed: Construction of new single storey rear extension and alterations of existing roof to suit. For: Mr T Keeling. Although the property falls within the Conservation Area, the proposal does not have any significant impact. The property is not overlooked and the proposal is not overlooking others. **NO OBJECTION**

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. *Amendments to include Highways documentation and info on lease arrangements.* For: Mr J Broadhurst, Alexander Group Ltd. Following correspondence with the Case Officer who advised that WCC Highways had no objection and given that District Cllrs Juned and Harmer had removed their objections, councillors agreed to withdraw their objection. It appears reasonable to remove condition 5 as the commercial units are unable to utilise the parking area associated with the Swan Hotel.

OBJECTION WITHDRAWN

5. Interim responses by ATC by email meeting

a) 24/00183/FUL- 4 Alcester Business Centre, Spf Construction Kinwarton

Farm Road Kinwarton Warwickshire B49 6EL. Proposed: Change of use of offices (Class E Use) to hotel (Class C1 Use) for the creation of 30no. bedrooms, in addition to various extensions and other associated development. For: Mr H Brar. Comments due by 11 March 2024. Case Officer: Stuart Flaherty. *NB. ATC is being consulted as an adjoining parish.* **NO OBJECTION.** Although not directly within the Alcester parish, in accordance with the Alcester Neighbourhood Development Plan (ANDP) policy EC8 new visitor accommodation would be supported. However, it is noted in the tree assessment that 17 healthy trees are to be cut down. These trees form a barrier between the site and adjacent residential area. This will clearly have a visual impact on the public realm and reduce biodiversity. ANDP policy NE1 would require new trees to be planted. Whilst this does not apply here, it is hoped that there is a good landscaping plan to soften the impact of the development. It is noted that Kinwarton Parish Council have objected to this application.

b) 24/00130/FUL- The Greig Kinwarton Road Alcester B49 6AD. Proposed:

Change of use of the squash courts building (Class E(d)) to a community meeting space (Class F2(b)) and external alterations. For: Alcester Town Council. Comments due by 12 March 2024. Case Officer: Amy Flute. **NO REPRESENTATION-** *ATC the applicant.*

- c) **24/00391/FUL- 1 Aspen Close Alcester Warwickshire B49 6AE.** Proposed: Single storey side and rear extension and creation of new hardstanding for vehicle parking. For: Mr & Mrs Whitehouse. Comments due by 14 March 2024. Following correspondence with the Case Officer who reassured cllrs that a permeable parking surface has now been included- **NO OBJECTION.**
- d) **24/00388/FUL- 10 Alcocks Road Alcester Warwickshire B49 6RE.** Proposed: Two storey side extension to existing family dwelling. Replacement of flat roof with mono-pitched roof to rear. For: Mr M Fumagalli. Comments due by 15 March 2024. Cllrs noted that properties at No 8 and No 11 Alcocks Road have had two storey extensions which were granted in 2003 & 2001 respectively, which are not subservient. At this time the subservient rules were not in place and perhaps why the subservient rules do not seem to have been applied to this application. SDC Core Strategy Policy CS. 20(b) and subsection 5.6.5.(2) of The District Council's Planning Advice Note 'Extending your home – a planning guide for householders (April 2008) give weight to the cumulative impacts of previous extensions providing satisfactory levels of amenity of existing, intended and neighbouring occupiers, as set out in Policy CS.9 Design and Distinctiveness. It is for these planning reasons that the majority of cllrs wish to **SUPPORT** this application.
- e) **24/00378/TREE- Henley Court Henley Street Alcester Warwickshire B49 5QX/ 1,3 And 5 School Road Alcester B49 5DE.** (*Reconsultation due to incorrect location*). Proposed: -G1, Group of hazel, elder, cotoneaster and plum on north/northeast boundary to rear gardens and garages of Henley Court- Prune back overhanging growth to boundary. For: Mr J Connelly, Orbit Housing. Comments due by 12 March 2024. Case Officer: Lindsey Young. ATC Standard responses: **NO REPRESENTATION**- subject to the Case Officer's recommendation.

6. Notice of Decision by SDC

- a) **23/03459/HHPA- 16 Fairwater Crescent Alcester B49 6QX.** Proposed: Rear single storey extension to replace existing conservatory. For: Mr Nash. **PRIOR APPROVAL GRANTED**
- b) **23/03446/LDP- Highfields Alcester Heath Alcester Warwickshire B49 5JQ.** Proposed: The proposal is in respect of a single storey outbuilding for multipurpose uses by the occupants of the principal house known as Highfields. For: Mr M Reynolds. **CERTIFICATE OF PROPOSED USE OR LAWFUL DEVELOPMENT PERMITTED**
- c) **24/00216/TREE- 64A Bleachfield Street Alcester Warwickshire B49 5BA.** Proposed: T1 - cherry – Fell. For: Mr M Newell, Mark Newell Tree Care Ltd. **CONSENT WITH CONDITIONS**
- d) **24/00193/TREE- 34A High Street Alcester Warwickshire B49 5AB.** Proposed: G1- conifers- Remove to ground level. For: Mr G Williams, Towergate (Navigators & Gen). **CONSENT WITH CONDITIONS**
- e) **24/00206/FUL- The Field House Allimore Lane Alcester Warwickshire B49 5PR.** Proposed: Rear single storey extension. For Mrs C Heath. **PERMISSION WITH CONDITIONS**
- f) **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. **PERMISSION WITH CONDITIONS**

7. Next Bloor Homes Update meeting- Monday 20 May 2024 at 6.30pm. In person/Zoom TBC

8. Proposition to Full Council

None.

9. Correspondence

None.

10. Urgent Business at the discretion of the Chair

None.

11. Date and time of next meeting

Monday 15 April 2024 in person meeting at Globe House at 7pm.