



# ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON  
MONDAY 19 May 2025 AT 7PM AT GLOBE HOUSE,  
PRIORY ROAD, ALCESTER**

## **Present**

Councillors: M Cargill, C Neal-Sturgess, G Forman, D Gordon, C Chester.

## **In attendance**

Mrs Kyla Brown - Deputy Town Clerk.

## **PUBLIC PARTICIPATION AT DISCRETION OF CHAIR**

One.

### **1. Apologies**

Cllr W Mills and District Councillor Tom Ballinger.

### **2. Declarations of Interest**

Cllr D Gordon – Item 4a).

### **3. Minutes of last Meeting**

Minutes of the March 2025 planning meeting were approved at Full Council on 8 April 2025. There was no in-person planning meeting in April - applications have been determined by email meeting.

### **4. Planning Applications**

a) [25/00597/OUT](#). **Address:** Land North of Allimore Lane, Alcester. **Proposed:** Outline application for 10no. self-build and/or custom build homes plus associated vehicular and pedestrian access, green infrastructure, landscaping and drainage. Access and layout determined, detained design matters of scale, landscaping and appearance reserved for future consideration. The Deputy Town Clerk has contacted the SDC Planning Department to obtain a copy of SDC's Report in response to the applicant's pre application proposal in August 2024, as a section of this is quoted in the application's Planning Statement. Councillors consider this would be an important and relevant document to assist with their consideration of the application. Notwithstanding review of this document, Councillors considered there to be a number of concerns with this application.

a) **Location:** the application site is located outside the Built-Up-Area Boundary (BUAB) of the town and therefore conflicts with SDC's Core Strategy and Alcester's Neighbourhood Development Plan (NDP). Both of these documents state that development outside the BUAB will only be permitted where there is a proven need identified by the local community. The 2023 Housing Needs Survey for Alcester identified a need for small affordable housing; Councillors considered that this proposed development of 10 high-end custom built housing units does not meet this proven local need.

b) **Road Access:** Allimore Lane is a narrow unclassified road without any speed restriction signs or street lighting. The proposed scheme indicates 28 vehicles can be accommodated from the proposed site onto Allimore Lane – Councillors require evidence that this number of vehicles can be accommodated within the curtilage of the development site. Councillors are also concerned that the proposed scheme does not include any traffic control and that the narrow nature of the lane makes the separation of people and vehicles difficult. Councillors also considered that some of the technical evidence relied on in the application is historical and does not reflect the current number of traffic movements and pedestrians/cyclists on the lane, especially since the completion of the Alcester Park development to the

northwest of the Site and the opening of a Special Education Needs school at the bottom of Allimore Lane in October 2024. Furthermore, the number of both vehicles and pedestrians would significantly increase if the survey was done outside of the school holidays. The Planning Committee requires the survey to be redone on appropriate days and times of the week (not during school holidays) and to include ALL road users, to accurately reflect these changes in the use of Allimore Lane since 2019. Furthermore, Councillors require evidence to support the statement in the Transport Statement that provides the bridge has been assessed to adequately cope with 40T loadings – as Councillors have concerns regarding HGVs and heavy construction traffic over a long-sustained period.

- c) **Landscape and Amenity:** Councillors consider that the development would adversely impact on Valued Landscape 4 as set out in the Alcester NDP. Allimore Lane is an integral part of the route of the Monarch's Way and any development so close to this nationally recognised public footpath would adversely impact the amenity value of the route and the safety of walkers. Additional considerations are the significant impact of the proposed development on The Field House which, although not a listed property, is a distinctive and well-known landmark in the local area. The proposed road junction into the development being so close to the property would also significantly alter the view. Councillors also considered that the technical evidence provided by the South Warwickshire Local Plan (SWLP) highlighted that this site is currently greenfield, is within a minerals safeguarding area and a percentage of the site is subject to surface water flooding. The Deputy Town Clerk will consider the points raised in ATC's submission to the SWLP for this site when drafting the Planning Committee's response.
- b) [25/00689/FUL](#). **Address:** The Flat 19 Priory Road, And 17A Priory Road, Alcester B49 5DX. **Proposed:** Change of use for 2 no. flats (nos. 17A and 19 Priory Road, Alcester) from C3 (Dwelling houses) to E (Commercial), for proposed use as part of the existing dental practice. **NO OBJECTION.**
- c) [25/01024/FUL](#). **Address:** Alcester Library, Priory Road, Alcester, B49 5DZ. **Proposed:** Conversion of former library to a fully accessible community activities hub. All Councillors agreed to **SUPPORT** this application on the basis the property has been vacant and unused for a number of years and this project will provide the community with a much needed fully accessible facility, with nothing else like it currently available in or near to Alcester. Furthermore, it would be a good use of a community building.

#### 5. Interim responses by ATC by email meeting

As detailed on spreadsheet available on <https://www.alcester-tc.gov.uk/council-meetings/committees/planning-committee/agendas/>

#### 6. Notice of Decisions by SDC

As detailed on spreadsheet available on <https://www.alcester-tc.gov.uk/council-meetings/committees/planning-committee/>

#### 7. Responses required to Warwick District Council (WDC) Public Consultations

- a) WDC is undertaking a public consultation on minor changes to The Parking Standards Supplementary Planning Document (SPD) adopted in June 2018, which sets out the amount of parking expected to accompany development of different land uses for vehicles and bicycles and minimum parking space dimensions. *On the basis it is likely that WDC is aligning this SPD with the Stratford District Council SPD on Parking Standards, the ATC Planning Committee has no comments to add.*
- b) WDC is also undertaking a public consultation on minor changes to The Residential Design Guide Supplementary Planning Document (SPD) adopted in June 2018 that provides a framework for anyone involved in providing residential

development within Warwick District. *On the basis it is likely that WDC is aligning this SPD with the Stratford District Council SPD on The Residential Design Guide, the ATC Planning Committee has no comments to add.*

#### **8. Propositions to Full Council**

None.

#### **9. Report from Bloor Homes – Update meeting (19 May 2025 at 6.30pm on Teams).**

Mr Andrew Winstone provided the following general progress update: Bloor Homes are still on site, with legal completion of 243 out of 350 properties. There are 107 properties to go that are either built, under construction or sold.

Bloor Homes expect to be finished on site around spring 2027.

The intention is to open Mayor's Road at the end of 2026.

The current building of Phase 2 includes building back towards the compound and site office on Phase 1 and the plots by the show homes.

Marketing / sales conditions – the report from the Bloor Homes Sales manager is things are going 'pretty well' and are still fairly strong. There is a scheme for 1<sup>st</sup> time buyers with deposit assistance towards 1-2 bed properties. Plots have been released through to November and 4-bed houses are selling particularly well. Buyers are coming from Solihull and Redditch and locally from Stratford.

Site specific issues include:

- public open spaces – land on both phases (not the attenuation basins) has been handed over to the management company, Trinity Estates.
- The emptying of bins has also been raised by the Town Clerk.
- There are still a number of allotments available. The Management Company plans to do a letter drop to residents to raise interest. Otherwise, Bloor Homes may want to extend ownership of the plots outside Alcester Park.
- Discussion regarding a defibrillator on Alcester Park are ongoing with Cristal Larsen. Bloor Homes are very keen to accommodate a defibrillator and currently consider the substation would be an ideal place for it.
- Issues re access onto Allimore Lane seem to have settled down – residents had raised concerns regarding access generally onto Allimore Lane. Residents can use the lane to walk and cycle into Alcester Park.
- Most of the section 106 contributions for the southern phase have now been paid.
- There is the possibility of another street naming on the southern phase. Bloor Homes would be happy to facilitate this if ATC wishes to be involved: they are keen to talk further about this.

Cllr Chester queried further to her email of 2 May, whether a local contact at Trinity Estates could be provided for residents to access directly. Mr Winstone said he organise this for both the residents and ATC.

The Chair asked whether there had been any further anti-social behaviour. Mr Winstone replied that there had been nothing further, so far as he was aware, but if there were any ongoing problems it would be best to keep a log of any issues as it's difficult to justify fixed measures without evidence. Mr Winstone would be happy to revisit any issues as they arise.

The Chair enquired whether the new Roman statue has been installed yet? Mr Winstone noted that planning permission had been approved.

It was agreed that the Deputy Town Clerk would contact Mr Winstone in a couple of months for a further catch up. Mr Winstone said he would attend in person.

#### **10. Correspondence**

None to report.

#### **11. Date and time of next meeting**

Monday 16 June 2025 in person meeting at Globe House at 7pm, unless otherwise advised.