



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 14 JULY 2025 AT 7PM AT GLOBE HOUSE,
PRIORY ROAD, ALCESTER**

Present

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

In attendance

Mrs Kyla Brown - Deputy Town Clerk.

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None present.

1. Apologies

None received.

2. Declarations of Interest

Cllr D Gordon – Item 4a). The resident of the neighbouring property, who has commented on the SDC planning portal on this application, is known to Cllr Gordon.

3. Minutes of last Meeting

Minutes of the 19 May 2025 planning meeting were approved at Full Council on 3 June 2025. There was no in-person planning meeting in June - applications have been determined by email meeting.

4. Planning Applications

- a) [25/00500/FUL](#). **Address:** Superdrug, 41-43 High Street, Alcester, B49 5AF.

Proposed: Creation of additional storey to create no.1 new dwelling, various external alterations including new windows and doors, external staircase and access, privacy screen, new car parking space to rear with new fence and gates and associated bin and cycle store. Councillors considered the application at length and, on balance, **SUPPORT** this application for the following planning reasons (the vote was carried by majority vote with one abstention):

Proposed dwelling:

The application proposes an additional storey to create a new 2-bed dwelling above the existing 2-bed dwelling which is to be refurbished, together with outdoor amenity spaces and parking.

- Core Strategy CS.15 & CS.16 supports the development of dwellings in Main Rural Centres such as Alcester.
- The made Alcester Neighbourhood Development Plan (ANDP) HBE.1 supports new housing within the Built-Up Area of the Town.
- The Housing Needs Survey Report for Alcester Parish (April 2023) identifies a demonstrable need in the town for 1 and 2 bed accommodation.

Conservation Area:

- The application site is located within the Alcester Conservation Area.
- The premises' current ground and first floor 1960's frontage is in stark contrast to the character of Alcester's historical streetscape.
- Though the ground floor frontage is to remain unchanged, the application proposes to refurbish the existing first floor dwelling and build an additional storey with a pitched roof and front façade that would return the frontage to its historic proportions and style that would be sympathetic to the character of the conservation area. This would accord with Core Strategy CS.9 and ANDP HBE.8.
- The application site is adjacent to 45 High Street which is a Grade II Listed building. The provision of two, 2-bedroomed dwellings; the need for which has been demonstrated in The Housing Need Survey Report for Alcester Parish (April 2023), is in the public interest and of sufficient importance to outweigh any disbenefits the development may cause to the setting of 45 High Street. This would accord with ANDP HBE.10.

Occupier Amenity:

- The proposed development provides for a private amenity space for each dwelling in accordance with Core Strategy CS.9 and ANDP HBE.6

Highways and Parking:

- The development will provide for 1 parking space with electric charger point in accordance with ANDP HBE.7.
- The site is located within the town centre, where there is provision of 24-hour public parking in accordance with ANDP HBE.1 & EC.1.
- The development will provide for cycle storage for 4 bicycles in accordance with Core Strategy CS.9.

Councillors agreed to submit the following additional note to case officer: 'Though not a planning policy issue, we would like to draw the officer's attention to the design layout where it proposes that points of access and egress for the two dwellings at first-floor level converge at the point of the first-floor storage area. Our concern is that the storage area is managed by another party i.e. Superdrug, and therefore the type of items stored some of which may be flammable, is not within the control of the occupants of the dwellings that will be relying on these escape routes in the event of a fire. Alcester Town Council notes the criteria set down in the Consultation Response submitted by WFRS dated 2.7.25, but requests that this issue be specifically reviewed with the appropriate council officers and advisors.'

- b) [25/01299/LBC](#). **Address:** Malt Cote, 21 Henley Street, Alcester B49 5QX. **Proposed:** Creation of a new WC and installation of partitions and associated services. **NO OBJECTION.**

5. Notification of an appeal to the Planning Inspectorate

- a) Planning Inspectorate Reference Number: [APP/J3720/D/25/3367612](#): Regarding application reference [25/00563/FUL](#). **Address:** Site at East Side, Oversley Castle, Wixford, Alcester B49 6DH. As this appeal is being dealt with under the Householder Appeals Service, there is no opportunity to submit further comments. As Councillors do not wish to withdraw their original representation of **NO OBJECTION** (submitted on 27/03/2025), no further action is required.

6. 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/>

7. Notice of Decisions by SDC

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

8. Propositions to Full Council

None.

9. Correspondence

- a) The Clerk to the Planning Committee is liaising with Bloor Homes regarding the Alcester Park (southern phase) street naming ceremony, scheduled for September/ October 2025. More details to follow.

10. Date and time of next meeting

Monday 18 August 2025 to be an in person meeting at Globe House at 7pm, unless otherwise advised.