



ALCESTER TOWN COUNCIL

PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 19 JANUARY 2026 AT 7PM AT GLOBE
HOUSE, PRIORY ROAD, ALCESTER

Present

Councillors: W Mills (Chair), G Forman, C Neal-Sturgess, D Gordon.

In attendance

Mrs Kyla Brown - Deputy Town Clerk.

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

6 Members of the public attended the meeting. Some of the attendees wanted to draw the Committee's attention to their views, positive and negative, on Application [25/03113/FUL](#). **Address:** James Smith & Sons Ltd, Unit M2, Seggs Lane, Alcester B49 5HJ.

1. Apologies

Cllr M Cargill.

2. Declarations of Interest

None.

3. Minutes of last Meeting

Minutes of the 1 December 2025 planning meeting were approved at Full Council on 6 January 2026. Applications have been determined by email meeting in the interim period.

4. Planning Applications

a) **Application:** [25/02995/FUL](#). **Address:** Alcester Town Football Club, Stratford Road, Oversley Green, Alcester B49 6LN. **Proposed:** Proposed new 50-seater Supporters' Stand. **SUPPORT** for the following planning reasons:

- i. The National Planning Policy Framework states the aim of the Green Belt is to protect and maintain open land; but one exception is if the development meets community needs. Paragraph 154 refers to the provision of appropriate facilities in connection with existing use of land including buildings for outdoor sport – provided the facilities preserve the openness of the green belt, which the application achieves.
- ii. Under Alcester's Neighbourhood Development Plan Policy CLW 1- 'Community and leisure facilities development', development proposals which 'enhance and improve existing community and leisure facilities, indoor and outdoor will be supported, where shown to be economically sustainable and serve a demonstrable need.'
 - The stand is a mandatory ground grading requirement as stipulated by the Football Association for the level that the Club's 1st team play at.
 - The Football Club is an asset to the town, encouraging many young adult and younger players – often hosting out of town players.
 - The stand, which measures 7m x 3m would come delivered fully assembled meaning that it is easy to move should the need arise.

b) **Applications:** [25/02724/FUL](#) and [25/02725/LBC](#). **Address:** Plot, Market Place, Alcester. **Proposed:** Construction of a two-storey building, to house a commercial coffee shop on the Ground Floor and a commercial office space on the First Floor. **NO OBJECTION**. However, a note is to be added to the response submission stating that any planning permission must include a condition requiring a Construction Management Plan (CMP) to be submitted by the developer, for approval by Stratford District Council (with input from Alcester

Town Council) in advance of the commencement of works. The CMP should detail, *inter alia*:

- i. how materials and equipment will be delivered to the site without endangering the public;
- ii. how nearby properties will be protected from dust and noise;
- iii. how pedestrian access will be maintained along the tuary throughout the build;
- iv. how the shops, business and residential properties on the tuary will be protected so that they can remain open and accessible as usual.

The developer will be requested to keep Alcester Town Council and nearby businesses fully informed of the progression of the building works and likely timescales etc.

c) **Application:** [25/03113/FUL](#). **Address:** James Smith & Sons Ltd, Unit M2, Seggs Lane, Alcester B49 5HJ. **Proposed:** Demolition of existing building and erection of replacement two storey building with 9 no. residential flats and associated works. It was noted that results of a Town Council Housing Survey had indicated that there is a shortage of one-bedroom homes and the current building is in a dilapidated state. However, the Committee had concerns regarding the application. **OBJECTION.** The objection is to be submitted on a holding basis as further clarification is required on the following issues:

- i. *Confirmation of the plans proposed in the application* - Clarification whether the application is for 9 x 1 bedroom flats; or 8 x 1 bedroom flats and 1 x 2 bedroom house? Flat 4 is split across the ground and first floor levels and has two bedrooms. It is also noted that on the proposed plan drawing 4158-04 there are two flats allocated with the number 9.
- ii. *Overdevelopment* - It is considered that the development of 8 or 9 dwellings on this site is overdevelopment and that consideration should be given to a smaller number of dwellings. This would provide better living space for the inhabitants and ease any pressure on parking.
- iii. *On-site parking provision* - Further clarification is sought on the parking provision. There are not enough parking spaces available for the number of dwellings / allocated bedrooms. On the basis Flat 4 is effectively a 2-bedroomed house, two parking spaces are required in accordance with Stratford District Council's Development Requirements SPD Part O - Parking and Travel. This would bring the number of parking spaces required for the development to 10, not 9, as provided on drawing 4158-03.
- iv. *Visitor parking provision* - Section 4.3 of the Design and Access survey dated September 2024 notes that two additional visitor parking spaces are required for the development. Section 1 of the Parking Survey Methodology dated April 2025 states; 'A highways consultation response was received by the applicants which highlighted that the development falls short in the requirements for visitor parking (2 in total) and that evidence should be provided to confirm that the surrounding streets can support this displaced parking.' The Planning Statement dated December 2025 subsequently provides that 'any visitor requirements can be achieved through on-street parking, for which the submitted parking assessment demonstrates there is adequate supply.' It is noted that the Parking Surveys and assessments were carried out between 1am and 1.30am on a weekday and weekend day. This is not representative of the peak times of the day for shoppers, visitors and workers in Alcester when there is very little on street parking available in the town – particularly on Seggs Lane. Supply of parking in Alcester's free car parks will become further stretched if the assumption is that any displaced visitor parking from new developments can be absorbed.
- v. *Provision of EV charging points* - Section 4.43 of the Planning Statement dated December 2025 refers to the provision of two EV charging points. There is reference on the climate change checklist dated 8 January 2026 to EV charging points, but these are not shown on the site plan as indicated.

On the basis of the above reasons, the Town Council's holding OBJECTION will remain until clarification has been provided and considered.

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/agendas/>

7. Update on South Warwickshire Local Plan

Feedback from Stratford District Council indicates that the next stage of the Consultation, Regulation 19, is delayed until June 2026, to enable responses to the previous consultation to be considered.

8. Propositions to Full Council

None.

9. Correspondence

None.

10. Date and time of next meeting

Monday 16 February 2026 at 7pm at Globe House, unless otherwise advised.