



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
TUESDAY 9 JUNE 2026 AT 7PM AT GLOBE HOUSE,
PRIORY ROAD, ALCESTER**

Present

Councillors: M Cargill (Chair), D Gordon, L Boyd, S Bardha

In attendance

Mrs Kyla Brown - Deputy Town Clerk

Prior to the meeting, a brief update was provided by Andrew Winstone of Bloor Homes on current progress of the Alcester Park development.

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None.

1. Apologies

Cllr G Forman, Cllr W Mills and Cllr S Juned – all sent apologies with reasons.

2. Declarations of Interest

None.

3. Minutes of last Meeting

Minutes of the last Planning Committee meeting on 19 January 2026 were approved at Full Council on 3 February 2026. There have been no in-person planning meetings since this date – applications have been determined by email meeting.

4. Planning Applications

- a) **Application:** [26/01205/FUL](#). **Address:** The Greig Hall, Kinwarton Road, Alcester B49 6AD. **Proposed:** Erection of open-sided canopy. **NO OBJECTION**
- b) **Application:** [25/00597/OUT](#). **Address:** Land north of Allimore Lane, Alcester. **Proposed:** Outline application for 9no. self-build and/or custom build homes plus associated vehicular and pedestrian access, green infrastructure, landscaping and drainage. Access and layout determined, detailed design matters of scale, landscaping and appearance reserved for future consideration. **OBJECTION** on the grounds that the proposals conflict with local planning policy, would create significant highway safety concerns, and would adversely affect the surrounding landscape and community infrastructure.
 - i. The primary objection is that the site lies outside Alcester's Built-Up Area Boundary (BUAB), contrary to both the Core Strategy and the Alcester Neighbourhood Development Plan (ANDP). Policies only permit development outside the boundary where there is a proven local need. The proposal for nine large, high-end detached homes does not address the identified local housing need, which the 2023 Housing Needs Survey found to be predominantly for small affordable homes. The application also provides no evidence of demand for the proposed custom-build plots.
 - ii. The application raises serious concerns regarding highway safety and accessibility. Access would be via Allimore Lane, a narrow rural lane without footways or street lighting that is heavily used by pedestrians, cyclists, horse riders and schoolchildren. The development would substantially increase vehicle movements, potentially more than doubling existing traffic levels, creating conflicts with vulnerable road users and contradicting national guidance that prioritises pedestrians and cyclists. Particular concerns relate to the narrow bridge section of the lane, limited visibility, the absence of safe pedestrian routes, increased construction traffic, and the lack of an alternative access route for emergency services.
 - iii. The proposed development would harm the character of the local landscape and rural environment. The site adjoins a Local Wildlife Site, lies

within a valued landscape area, and contains important hedgerows and trees protected by Tree Preservation Orders. The development would negatively affect views, local heritage assets, the setting of a prominent local landmark, and the amenity of users of the Monarch's Way long-distance footpath.

- iv. Additional concerns include the absence of a Construction Management Plan, increased pressure on already stretched local schools, healthcare services and parking provision, uncertainty over whether the scheme genuinely qualifies as self-build housing, and the lack of affordable housing or clear Section 106/CIL contributions to offset impacts on local infrastructure.

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 proposed development at Captains Hill, Alcester

Councillors have been forwarded the pre-application advice from Stratford District Council for this proposed development. To date, no application has yet been submitted.

8. SWLP update

The latest position on the SWLP is that the planned Regulation 19 (Publication) consultation has been delayed. On 28 May 2026, the joint cabinet committee of Stratford and Warwick District Councils recommended postponing the Regulation 19 consultation so that further work could be carried out on several key issues before publishing the final draft plan. Reports indicate that planning inspectors and advisers raised concerns about aspects of the plan relating to:

- climate and environmental policies,
- affordable housing requirements,
- infrastructure delivery, and
- overall viability.

A scheduled meeting at Stratford-on-Avon District Council was postponed because of a by-election and pre-election restrictions. As a result, consideration of the next steps for the Regulation 19 consultation has slipped into July 2026, with a further timetable update expected from Stratford and Warwick District Councils.

9. Approval of Terms of Reference for the Planning Committee

Reviewed and approved. No changes required other than the date of review. The Chair of the Planning Committee signed the updated Terms of Reference.

10. Propositions to Full Council

Agreed Terms of Reference for the Planning Committee to be proposed at the next Full Council meeting on 7 July 2026.

11. Correspondence

None, other than what has been discussed in relation to the proposed development at Captain's Hill, Kinwarton and the SWLP.

12. Date and time of next meeting

Tuesday 14 July 2026 at 7pm at Globe House, unless otherwise advised.