



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
TUESDAY 11 AUGUST 2026 AT 7PM AT GLOBE HOUSE,
PRIORY ROAD, ALCESTER**

Present

Councillors: M Cargill (Chair), W Mills, D Gordon, D Henderson, L Boyd,

In attendance

Mrs Kyla Brown - Deputy Town Clerk

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None.

1. Apologies

Cllr G Forman, Cllr S Bardha – sent apologies with reasons.

2. Declarations of Interest

None.

3. Minutes of last Meeting

Minutes of the last Planning Committee meeting on 14 July 2026 were approved at Full Council on 4 August 2026.

4. Planning Applications

- a) **Application:** [26/01296/FUL](#). **Address:** 80 Alauna Avenue Alcester B49 6AN. **Proposed:** single storey extension. **NO OBJECTION.** However, the Committee would like to note in the submission its concern regarding the 45-degree angle rule and whether the proposed rear extension may affect the light to any rear-facing windows of the neighbouring property.
- b) **Application:** [26/01447/FUL](#). **Address:** Bridge Farm, Birmingham Road, Kings Coughton, Alcester B49 5QQ. **Proposed:** Erection of farm shop, associated decking and lighting, hardstanding for parking and change of use of land for retail purposes (Retrospective). **SUPPORT** on the basis the Committee wishes to support the local growing economy including small-scale retail direct from the farm. However, the Committee would like to note in the submission that it is not obvious whether there are any bathroom facilities for staff.
- c) **Application :** [26/01635/FUL](#). **Address:** Rosehill, Priory Road, Alcester, B49 5DY. **Proposed:** First floor front and rear extension. The Chair used his discretion under Standing Orders to discuss this application which arrived after the agenda was issued. **NO OBJECTION.** The Clerk requested the Committee Members confirm any comments over email for completeness.

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. SWLP update

Consultation on the Regulation 19 Publication version of the SWLP ends on 8 September 2026. Full Council have approved the Planning Committee submitting a response to the Consultation on behalf of the Town Council. Committee Members were sent a draft response prior to the meeting. Committee Members were happy with the draft but suggested the Representation on Biodiversity Net Gain should be amended to align with the wording of the revised Alcester Neighbourhood Development Plan ie '*a minimum Biodiveristy Net Gain of **at least** 10% will be sought*' rather than '*a minimum biodiversity net gain of 10% will be sought*'. Committee Members considered that the addition of '*at least*' is more positively positioned to encourage a higher target. The Clerk will submit ATC's response this week.

8. Propositions to Full Council

None

9. Correspondence

A second email has been sent to Mr Graham Nelson at Stratford District Council requesting a response to the Committee's letter sent to Mr Careford on 16 June 2026, raising a query regarding the exploitation of the self-build and custom housebuilding regime. No response has been received.

10. Date and time of next meeting

Tuesday 8 September 2026 at 7pm at Globe House, unless otherwise advised.