



# ALCESTER TOWN COUNCIL

## PLANNING COMMITTEE MEETING WAS HELD ON MONDAY 16 MAY 2022 AT 7PM BY VIDEO CONFERENCE

For the health and well-being of our community, as a result of the Covid-19 crisis, Planning Committee meetings are sometimes being held by email. However, where possible meetings are being held remotely using Zoom software or in person.

### **Present**

Cllrs M Bowe, M Cargill, and V Blake

### **In attendance**

District Cllr S Juned, Cllr A Foster and Ms S Duran, Deputy Town Clerk

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

Mr & Mrs Hopkins, Castle Road attended the meeting with respect to Correspondence Item 12c) Bin collection point for the development at the garage site Castle Road south. There are two garage site developments on Castle Road- north and south which have been granted planning permission for housing. Following an email to all Town Councillors last week, Mr & Mrs Hopkins have ongoing issues and concerns which they wished to raise with the Planning Committee with respect to the lack of a bin collection point for the southern site. Mr & Mrs Hopkins live adjacent to the access road and are concerned that their access will be obstructed by bins from the new development on bin day. They are seeking to have a resolution to this issue ideally with the provision of a bin collection point.

District Cllr S Juned recalled that there had been concerns raised when the application came forward. Collection problems were mentioned in objections at the time. District Cllr S Juned is aware that Orbit own 31 Castle Road, the property on the opposite side of the access road to Mr & Mrs Hopkins, and has recently been in touch with Street Scene at SDC and Orbit to see if they can offer a solution but commented that they are under no obligation to do so.

Cllr A Foster attended in support of Mr & Mrs Hopkins. He thanked District Cllr S Juned for her help in trying to resolve the issue. Cllr Foster is also aware that 31 Castle Road is owned by Orbit. As the property is currently vacant he wondered whether Orbit could either be persuaded to sell or give land to the developer to provide a bin collection point which would also benefit the amenity of future tenants of 31 Castle Road. District Cllr S Juned agreed to do what she can.

Cllr M Cargill acknowledged that the bin collection issue was problematic with the narrow access to the garage site and which was pointed out to SDC at the time. Alcester Town Council, however, are not the planning authority but a consultee in the planning process. Hopefully there will be some satisfactory resolution offered through District Cllr S Juned by Orbit.

Mr & Mrs Hopkins left the meeting. See also committee response to email correspondence from Mr & Mrs Hopkins at item 12c).

Mr A Ramsbottom, Throckmorton Road attended with respect to planning application 5d) 22/00672/FUL- 9 Hopkins Precinct Kinwarton Road Alcester Warwickshire B49 6AA. Mr Ramsbottom comprehensively outlined his concerns in relation to the inadequate parking provision and wanted to make it clear that he was not necessarily objecting to the principle of the proposed development itself. Mr Ramsbottom urged the Town Council to request a more detailed parking survey.

District Councillor S Juned has requested to speak to the Case Officer as she too has considerable concerns with respect to application 5d) in the hope that the Case Officer can offer some solutions.

District Cllr S Juned also expressed her concern with respect to planning application 5a) 22/01002/VARY- Alcester Inn St Faiths Road Alcester Warwickshire B49 6AQ and advised that she intends to object.

## 1. Election of Chair and Vice Chair

Chair- Cllr M Bowe. Proposed by Cllr V Blake and seconded by Cllr M Cargill.

Vice-Chair- Cllr M Cargill. Proposed by Cllr M Bowe and seconded by Cllr V Blake.

## 2. Apologies

Cllr W Mills, G Forman and C Neal-Sturgess

## 3. Declarations of Interest

Cllr V Blake declared a non-pecuniary interest as a Trustee with respect to planning application 5f) 22/01121/LBC- Alcester War Memorial Town Hall Henley Street Alcester.

## 4. Minutes of last Meeting

Minutes of previous meeting were approved at Full Council.

## 5. Planning Applications

### a) 22/01002/VARY- Alcester Inn St Faiths Road Alcester Warwickshire B49 6AQ.

Proposed: Removal of condition no. 4 of planning permission 21/01511/FUL dated 27 January 2022 to remove the condition requiring a car park management plan. Original description of development: Erection of a single storey function room and toilets. For: Mr P Owens, Westbourne Leisure. Cllrs agreed that there was no reason to remove this condition- it was valid at the time of grant and is still valid now. This was a condition placed by WCC Highways who have also raised an objection to this application.

#### **OBJECTION**

### b) 22/01207/FUL- 12 Roman Way Alcester B49 5HB. Proposed: Demolition of existing conservatory and erection of new single-story rear extension. For: Mrs L Fleeming. Cllrs agreed that the extension was a similar footprint and of a more robust construction. **NO OBJECTION**

### c) **Amendment application 21/03405/FUL- Bowood Stratford Road Oversley Green B49 6PG.** Proposed: Porch extension and rear infill extension to provide shower room. Fenestration changes. *Amendment: Omission of first floor extension- For information only- a consultation response is not being sought.* For: Mr and Mrs S Vathenen

### d) 22/00672/FUL- 9 Hopkins Precinct Kinwarton Road Alcester Warwickshire B49 6AA. Proposed: Proposed first and second floor extension to existing building to create 4no. dwellings and other associated development. For: Alcester Properties Ltd. The Chair commented that the proposal did meet the requirements of the Alcester Neighbourhood Development Plan and did offer the one bedroomed properties required. However, he had several concerns with some aspects of the proposal which had sought to answer some of the issues raised in the pre-application consultation advice namely the proposed design and also glazed areas and impact on the neighbouring property. Cllr M Cargill added that he felt this was overdevelopment of the site. The plans would create a dense living space that is not in keeping with the SDC Core Strategy or good quality design. SDC Core Strategy CS 9.1 (Design & Distinctiveness) says that all forms of development will improve the quality of the public realm and enhance the sense of place. This proposal will significantly increase the density of the housing in what is a shared space with a shopping centre. Cllr M Cargill felt that the proposal did not comply with CS 9.7 creating a safer environment for residents due to the increase in density- this design fails to accommodate measures intended to reduce ASB through high quality design. In addition, the application fails to address CS 9.8, where proposals will ensure a good standard of space and amenity for occupiers who should be protected from high levels of noise and loss of privacy. However, the main focus of concern for all cllrs was with respect to the parking. There is an economic need for the retail stores to at least maintain the existing parking provision- not have it reduced by 4 spaces. There are existing parking issues and any reduction is likely to lead to a significant erosion of available space having a detrimental effect on shoppers unable to park safely. This could result in the centre ultimately becoming less sustainable. It was felt that the parking survey was extremely poor and an independent survey of the actual site should be requested. It is not enough to say residents can park on nearby already congested roads. Improvements to the design of the parking provision would be required.

## **OBJECTION**

- e) **22/01212/LBC- Flat 32A High Street Alcester B49 5AB.** Proposed: Repairs to the roof following the fire to the adjacent property in April 2021. For: Mr T Cox. **SUPPORT**
- f) **22/01121/LBC- Alcester War Memorial Town Hall Henley Street Alcester.** Proposed: Repairs to internal stairs in the SW corner of the building. For: Trustees of Alcester War Memorial Town Hall Charitable Incorporated Organisation. Cllr V Blake advised that there was serious woodworm damage to the rear stairs which required urgent repair. It has been difficult to assess the extent of the infestation without dismantling the stairs. The oak and elm will be replaced like for like and work will be difficult and therefore costly. The intention is to retain as much of the original timbers as possible. **SUPPORT**

## **6. Interim response by ATC by email meeting**

- a) **22/00898/FUL- Fernecumbe House Kings Coughton Alcester B49 5QD.** Proposed: Erection of 1 self-build dwelling and associated works. For: Mr A Gilmour. **OBJECTION** for the following planning reasons:

- The plan on the current application appears to show insufficient space for parking and turning for two reasonably large properties adjacent to the busy A435 which could be required for 4 residents' cars plus visitors. It is likely that residents of and visitors to these properties would potentially not be able to exit in a forward direction onto the A435 which is a main trunk road.
- The Fernecumbe House site consists of a derelict property surrounded by land used as a garden for over 20 years as evidenced by the statement under the 'Existing Use' section of the application document. Cllrs felt that this proposal would be harmful to the openness of the Green Belt, comprised overdevelopment and failed to meet the criteria of the following policies:
  - HBE1 of the Alcester Neighbourhood Development Plan- All areas outside the Built-up-Area are classed as countryside. New housing in the countryside will only be supported in accordance with the criteria in paragraph 79 (now 80) of the NPPF and Core Policy strategies AS.10 Countryside and Villages, CS.10.Green Belt. CS10 allows infill in Local Service Villages but Kings Coughton is not defined as a Local Service Village so therefore CS10 cannot apply.
  - NPPF Clause 79 Sustainable development.
  - NPPF Clause 80 Avoid the development of isolated homes, referred to by the developer.
  - NPPF Clause 147 & NPPF Clause 148 Proposals affecting the Green Belt.
  - NPPF - ENSURING THE VITALITY OF TOWN CENTRES, Clause 89- is intended to apply for main town centre uses not open market housing development.

## **7. Notice of Decision by SDC**

- a) **22/00479/FUL- 7 Poplar Close Oversley Green Alcester B49 6PL.** Proposed: Single storey rear extension. For: Mr & Mrs Townley. **PERMISSION WITH CONDITIONS**
- b) **21/03405/FUL- Bowood Stratford Road Oversley Green B49 6PG.** Proposed: Porch extension and rear infill extension to provide shower room. Fenestration changes. For: Mr and Mrs S Vathenen. **PERMISSION WITH CONDITIONS**
- c) **22/00709/FUL- 3 Newport Drive Alcester B49 5BL.** Proposed: Erection of a garage with attic store over. For: Mr and Mrs D Randle. **PERMISSION WITH CONDITIONS**
- d) **22/00498/FUL- 3 Ten Acres Alcester B49 6PY.** Proposed: Two storey side extension, small rear extension and internal alterations. For: Mrs K Skelton. **PERMISSION WITH CONDITIONS**

**8. Review of Terms of Reference for the Planning Committee**

Terms of Reference circulated ahead of the meeting. Approved subject to inclusion of comments from Cllr M Cargill about responding to applications from adjoining parishes and any potential impact on Alcester.

**9. Update- Street Naming and Numbering Consultation- Land South of Allimore Lane, Alcester**

SDC and the developer have approved the seven new road names proposed by the Town Council. Successful nominations and their families have been contacted, together with those who were unsuccessful.

**Watts Close** (in memory of John Watts)

**Ward Avenue** (in memory of Derrick Ward)

**Calvert Close** (in memory of Peter James Calvert)

**Norris Close** (in memory of Edwina Norris)

**Stuart Place** (in memory of Stuart Davis)

**Palmer Gardens** (in memory of Sylvia Palmer)

**Barker Close** (in memory of Norman Barker)

There have been warm responses and appreciation to the news. Bloor Homes will host a celebration in about 18 months time when the development is more built out.

**10. Date of next update meeting with Bloor Homes Western**

Monday 18 July at 6.30pm via Zoom

**11. Proposition to Full Council**

Terms of Reference.

**12. Correspondence**

**a)** SDC- SN/2202/476 Street Naming and Numbering Consultation- Garages site, Hertford Road, Alcester. One street name is required and the developer has proposed Thornton Court. *Approved*

**b)** MSc Student UWE- Invitation to complete a questionnaire about democracy and the English planning system for dissertation research by end of May 2022. *Chair delegated task to Committee Clerk who has now completed and returned the questionnaire.*

**c)** Resident- Castle Road, South Court development- bin collection point. *Email initially forwarded to District Cllr S Juned to action. The planning application has been granted and cannot be appealed. In light of the representations this evening and concerns raised (see Public Participation), the Planning Committee will review the issue of the bin collection point with District Cllr S Juned and respond to Mr & Mrs Hopkins within 7 days. It is hoped that Cllr S Juned will be able to contact Orbit and see whether land can be acquired at 31 Castle Road and used as a bin collection point.*

**13. Urgent Business at the discretion of the Chair**

None.

**14. Date and time of next meeting**

Monday 20 June 2022 at 7pm via Zoom.