



ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON
MONDAY 21 NOVEMBER 2022 AT 7PM
BY VIDEO CONFERENCE**

Alcester Town Council (ATC) are using Zoom software to facilitate the holding of online Planning Committee meetings. Planning applications may also be discussed by email meeting.

Present

Cllrs M Bowe, G Forman, W Mills, C Neal-Sturgess, M Cargill and V Blake

In attendance

Ms S Duran, Deputy Town Clerk

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

Mr S Clark, joint owner of Turnpike Gatehouse- a suite of offices adjacent to the Roofspace site, attended the meeting with respect to Item 4a) **21/02650/FUL- SIG Roofspace Alcester Heath Alcester B49 5JG** and his concerns in objection to this application. These were largely centred around the lack of consultation from either Roofspace or SDC, anticipated noise levels, loss of light due to the height of the racking and the detrimental impact on the business in terms of ability to let the space. There are 9 office spaces, 5 of which are empty.

1. Apologies

District Cllr S Juned

2. Declarations of Interest

None.

3. Minutes of last Meeting

Minutes of previous meeting were approved at Full Council.

4. Planning Applications

a) Amendment 21/02650/FUL- SIG Roofspace Alcester Heath Alcester B49 5JG.

Proposed: Details relating to storage materials, maximum heights and traffic management proposals in the external yard area. *Amendments include: Acoustic report - External yard operations - Oct 2022; 2 drawings; Factory Layout Refit- RS-0000-F-LAY-01 & Racking Elevation -RS-0000-F- RACK-ELEV-01, showing a new area for an external steel assembly area, which is proposed to be encased by 2m high acoustic screens; Agent states the screens will be effective in reducing sound emissions from steel preparation activities so that the sound levels from all operations at the site, including the steel preparation works, are predicted to meet the limits for the site specified in Condition 13 of planning permission 17/03089/FUL at the site boundaries.*

For: Roofspace Solutions. Cllrs agreed that there were serious concerns regarding this amendment application. The Acoustic Report that had been supplied did not allay any fears in terms of noise levels and Turnpike Gatehouse immediately adjacent to the southern boundary would be one of the areas affected by the highest levels of anticipated noise >55dB. There is a proposal to use high mobile acoustic screens. It was felt that an independent Acoustic report should be commissioned using sensible time frames producing objective data. It was noted that SDC Environmental Health have objected. There are many comments in objection with respect to noise on the SDC planning portal. Previously it was a condition on this site that there was to be no operational activity in the external yard area as this would impact on the amenity of local residents.

Cllr Cargill could see no details of the steel fabrication unit or whether it had a roof which would mitigate for noise. The new racking would also block any view, reducing visual amenity and felt that existing conditions for this application were adequate. It was questioned whether there was any change to the lighting and the effectiveness of any tree planting.

The Chair could see that the Case Officer, Louise Koelman had been in dialogue with the agent with respect to the unacceptable delay in producing the Acoustic Report, threatening the applicant with refusal. The Report was duly supplied.

In December 2021, ATC objected to this application on the basis of parking of HGVs, the impact of any noise in the steel preparation area on the amenity of neighbouring properties and the nature and purpose of the container adjacent to this area near the entrance.

Cllr C Neal- Sturgess proposed that ATC maintain their **OBJECTION** and this was seconded by Cllr M Cargill and the proposal was carried by members.

- b) **22/03199/LBC- 55 High Street Alcester B49 5AQ.** Proposed: Proposed works to repair & replace the severely decaying external timbers to the building. For: Mr Dance, Pmd Magnetics Leisure Ltd. Cllr W Mills commented that this was a very well presented and detailed report and the application was compliant with Alcester Neighbourhood Development Plan policy HBE10 Heritage Assets. Cllr W Mills proposed that cllrs should **SUPPORT** the application with Cllr G Forman seconding and the proposal was carried by members.

5. Interim responses by ATC by email meeting

- a) **22/02785/FUL- 11 Henley Street Alcester Warwickshire B49 5QX.** Proposed: Convert a single dwelling to two dwellings. For: Mrs E Moore. Comments due by 4 November 2022. Case Officer: Emma Booker. Following correspondence with the Case Officer, cllrs reviewed the application once again and in consideration of internal floorspace and external private amenity space standards agreed to change their response from support to **OBJECTION**.
- b) **22/03076/PIP- 80 Alauna Avenue Alcester B49 6AN.** Proposed: Construction of 2no. dwellings on land adjacent to 80 Alauna Avenue, Alcester, B49 6AN. For: Mr M Young, Fuber Young Development Ltd. Comments due by 11 November 2022. Case Officer: Victoria Kempton. **OBJECTION** for the following reasons:
- There is concern regarding the potential for over development of a small site.
 - Failure to supply sufficient details on the proposed properties to allow full consideration of the application.
 - Lack of detail on the proposed properties to assess impact on street scene.
 - No details on landscaping, access to the site and impact on neighbouring properties including overlooking.
- c) **22/02897/FUL- Alcester Tennis Club Moorfield Road Alcester.** Proposed: This is a proposal to replace the Tennis Clubhouse and replace an existing store to provide updated facilities for the benefit of club members and visitors. For: Mr P Jackson, Alcester Tennis Club. Comments due by 14 November 2022. Case Officer: Victoria Kempton. **SUPPORT** for the following reasons:
- The Alcester Neighbourhood Development Plan policy CW1 states that proposals will be supported which enhance or improve existing community and leisure facilities.
 - It is noted that the development is in Flood Zone 3 and the Conservation Area. However, the Flood Risk Report includes mitigation measures and it is considered that there is no adverse impact on the Conservation Area.
- d) **22/03074/TREE- In the Parish of Alcester.** Proposed: -T1 horse chestnut - Reduce crown by 3metres. For: Alcester Town Council, C/O Roots to Shoots Ltd. Comments due by 15 November 2022. Case Officer: Sebastian Onslow. **NO REPRESENTATION**
- e) **22/03073/TREE- Alcester Cemetery Birmingham Road Alcester.** Proposed: - T1, T2, T3 and T4 sycamore located to northwest corner boundary of Cemetery - Sever ivy and allow to dieback. Remove lower stem epicormic. Reduce canopy height by 2metres and canopy spread by 1metre to balance. -T7, T8, T9 and T10 common lime located to western boundary site frontage - Removal of basal and lower stem epicormic. Raise low west side canopy to provide a 3metre clearance over public footpath. Reduce canopy height by 3metres and canopy spread by 1metre to create uniform height with other frontage limes and alleviate wind loading stress on old pollard

unions. Thin canopies by 10-15%. -T16 sycamore located to southern boundary of Cemetery, 5.3metres from wall - Fell. -T21 Lawson cypress located 1metre from southern boundary wall - Fell. -T26 Monterey cypress located towards central/southern aspect of Cemetery - Fell. For: Mike Hamilton, Roots to Shoots Ltd. Comments due by 15 November 2022. Case Officer: Ruth Rose. **NO REPRESENTATION**

- f) Amendment **22/02249/FUL- Oversley Mill Services Alcester Bypass Alcester B49 6PQ**. Proposed: Installation of electric vehicle charging bays with associated electrical equipment and customer parking bays together with new hardstanding and kerbs to suit. *Amendment- Canopy removed from EV charging points- no response is sought.* For: Bridge End Limited. Case Officer: Sarah Flaherty. Following clarification by the Case Officer that the EV points are replacing the new car sales area previously indicated on the plan, no additional comments were required. (Previous submission **NO OBJECTION**)
- g) **22/02966/FUL- Alcester Town Football Club Stratford Road Oversley Green Alcester Warwickshire B49 6LN**. Proposed: Single storey extension and canopy extension to provide covered seating area, bar area and storage area with other alterations. For: Mr I Chester, Alcester Town Football Club. Comments due by 16 November 2022. Case Officer: Victoria Kempton. **SUPPORT** subject to WCC Highways approval of the new entrance off the Stratford Road. The proposal is in line with Alcester Neighbourhood Development Plan policy CLW1 (Support for community and leisure facilities development). Councillors were pleased to see a Climate Change checklist showing that the proposal includes EV Charging points.

6. Notice of Decision by SDC

- a) **22/00940/FUL- Cruck House 19 Henley Street Alcester B49 5QX**. Proposed: Conversion of garage space into dayroom providing ancillary use to the dwelling house. Installation of solar panels on the existing roof of the garage. For: Ms V Irvine. **PERMISSION WITH CONDITIONS**
- b) **22/02585/FUL- Alcester Heath Farm Alcester Heath Alcester B49 5JJ**. Proposed: Installation of solar panels to south-west facing roof of detached garage. For: Mr & Mrs K & L Ross. **PERMISSION WITH CONDITIONS**
- c) **22/02882/TREE- Churchill House Henley Street Alcester B49 5QX**. Proposed: T1 - Leylandii - fell. T2 - Leylandii - fell. T3 - Cherry - fell. T4 - Spruce (noted as Lawson Cypress) - fell. T5 - laurel - fell. For: Ms C Harris. **CONSENT WITH CONDITIONS**
- d) **22/02249/FUL- Oversley Mill Services Alcester Bypass Alcester B49 6PQ**. Proposed: Installation of electric vehicle charging bays with associated electrical equipment and customer parking bays together with new hardstanding and kerbs to suit. For: Bridge End Limited. **PERMISSION WITH CONDITIONS**
- e) **22/02722/FUL- 23 Ropewalk Alcester B49 5DD**. Proposed: Proposed demolition of existing rear conservatory and the erection of single storey rear extensions with the addition of rooflights, solar panels and flue. Proposed remodelling of the principal elevation, refurbishment of the existing side extension and addition of new hardstanding to the existing driveway. For: Mr P Crouch. **PERMISSION WITH CONDITIONS**
- f) **22/02465/LBC- Cruck House 19 Henley Street Alcester B49 5QX**. Proposed: Removal of modern paint from brickwork to half of front elevation. For: Ms V Irvine. **CONSENT GRANTED WITH CONDITIONS**
- g) **22/02774/TREE- Recreation Ground Gas House Lane Alcester**. Proposed: T1 - horse chestnut - split branch pruned back to branch collar. Retrospective work. For: Mr T Forman, Alcester Town Council. **CONSENT WITH CONDITIONS**
- h) **22/00898/FUL- Ferncumbe House Kings Coughton Alcester B49 5QD**. Proposed: Erection of 1 self-build dwelling and associated works. For: Mr Gilmour. **REFUSAL**

7. Report on Bloor Homes Western Update meeting- November 2022

General progress update:

Northern phase: 93 occupations with a further 17 reserved or exchanged (of these 8 reserved on southern phase).

Southern phase: First occupations anticipated February 2023. The existing compound will stay where it is until southern phase built out. Then the remaining final 37 plots on the northern site located on the compound site will be built out.

Bloor Homes now own the entire site, making build progress easier.

The Chair asked whether, apart from the 37 plots allocated to the site compound, the northern phase had been built out. Mr Winstone said that not all the plots had yet been completed.

Bloor Homes financial year runs from July 2022- June 2023 where they aim to complete 65 dwellings across the site with a similar number in 2023-2024- with the bulk here being on the southern phase.

In 2024, it is anticipated that 43 affordable homes will be transferred to Stonewater, a social housing provider.

Allotments will be started in the next 4-6 weeks and will be completed December/January. They will be managed by the management company as per the S106 Agreement.

Section 106 Agreements- Southern phase- Draft Deed of Variation is with SDC which includes the Built Facilities contribution to be directed to the Greig Hall. Completion of the Deed is anticipated in January, hopefully allowing for early release of funds instead of being triggered on first occupation in February 2023. It is hoped that as a similar Deed of Variation was drafted and completed for the northern phase, this should facilitate progress.

Payments for the Sustainable Travel Packs and TRO contribution have now been paid. Road naming ceremony- northern phase. There are still some cul de sacs that have not yet been built. Probably looking at spring next year when the bulk of the signage will have been erected. Bloors remain happy to host event. Clerk to contact Bloors and start planning.

Site issues- Cllr M Cargill raised some concerns from residents with respect to:

- A turning circle which is overlooked by Plot 29 which is currently very scruffy. This will eventually be landscaped and handed over to the management company for maintenance and management
- Lighting in the cul de sacs- Mr Winstone questioned whether they were adopted roads or privately owned and he would revisit this.
- Bin collection by SDC- This seems to be sporadic for newer properties. Bloor Homes to monitor.

Finally, Cllr Cargill asked what the average house price was in the Stratford on Avon district. He was aware it used to be £285K but now £340K? Mr Winstone said he would let Cllr Cargill know the average price of a Bloor Homes property.

The Chair asked Mr Winstone to comment on the impact of increased interest rates on property sales at Alcester Park. Mr Winstone reported that generally sales had slowed to pre-pandemic levels. However, sales are still strong at Alcester Park and Shottery View which are the better performing sites in the region. The economic turbulence has not had a negative impact on the build schedule. There are no plans by Bloor Homes to change sales or build strategy.

8. Alcester Housing Needs Survey update

Following the Planning Committee meeting in October, where the principle for undertaking a new Housing Needs Survey (HNS) was approved, the Chair and Town Clerk agreed the following course of action with Warwickshire Rural Community Council (WRCC):

- Undertake the short form HNS survey in Alcester- packs to be kindly printed and collated by WRCC
- HNS to be distributed by Look Local with the Spring edition of the ATC newsletter- distributed first week in March 2023 to each household in Alcester
- ATC to hold additional hard copies in our offices, the Library etc
- Make HNS available online on ATC website and promote via social media

9. SDC- Consultation on Development Requirements SPD Revised Part L (Open Space). Notification of Public Consultation: Thursday 3 November to Friday 16

December 2022. Discussion on proposed changes to the definition of open space for new developments.

Cllr C Neal-Sturgess questioned what the proposed changes would mean for ATC. District Cllrs M Cargill and G Forman confirmed that all Public Open Space (POS) in new developments would be owned by SDC or Parish/Town Councils. The Chair had concerns about the change to the definition of POS which would now also include street trees, communal areas of land not necessarily used for recreation but which can contain onsite infrastructure such as sustainable urban draining systems (known as SUDS), areas of planting and landscaping, visitor parking areas, communal driveways, and even areas set aside for facilities such as communal bin stores. It was agreed that this was a 'stretch too far' to be included as open space- it should rather be termed amenity space. Clerk to respond accordingly to consultation.

10. Proposition to Full Council

None.

11. Correspondence

- a) Warwickshire County Council - Draft Local Transport Plan consultation. The consultation closes on 20 November 2022. The strategies and survey can be found on the Ask Warwickshire site: <https://ask.warwickshire.gov.uk/insights-service/local-transport-plan/>- *For info*
- b) SWDP- SWDP [South Worcestershire Development Plan] Review Publication Public Consultation (Regulation 19). The consultation begins on 1 November 2022 and closes at 23:59 on 13 December 2022. *For info as adjoining parish. District Cllr Cargill confirmed that cross border conversations were underway.*
- c) SDC- Decision notice **22/02777/LDP- 1C Meeting Lane Alcester Warwickshire B49 5QT**. Proposed: To replace all the existing wooden windows and doors with single layer glazing with UPVC double glazed units. For: Mrs A Moreland. **CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT.** *For info*

12. Urgent Business at the discretion of the Chair

None.

13. Date and time of next meeting

Monday 19 December 2022 at 7pm via Zoom.