



ALCESTER TOWN COUNCIL

PLANNING COMMITTEE MEETING WAS HELD ON MONDAY 20 MAY 2024 AT 7PM BY VIDEO CONFERENCE

Alcester Town Council used Zoom software to facilitate the holding of this online Planning Committee meeting. Planning applications may also be discussed by email meeting (see Item 5 Interim responses).

Present

Councillors M Cargill, G Forman, C Neal-Sturgess and D Gordon.

In attendance

Ms S Duran, Deputy Town Clerk

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None.

- 1. Appointment of Chair (Lead Councillor for Planning), Cllr Mark Cargill (election of Vice Chair deferred until next meeting).** Proposed by Cllr G Forman and seconded by Cllr C Neal-Sturgess.
The Chair wished to officially thank the retiring Committee Clerk for her support and work over the years which had been much appreciated.
- 2. Apologies**
Cllrs W Mills and E Wilson.
- 3. Declarations of Interest**
None.
- 4. Minutes of last Meeting**
Minutes of previous meeting were approved at Full Council.
- 5. Planning Applications**
 - a) 24/01097/FUL- 27 Ten Acres Alcester Warwickshire B49 6PZ.** Proposed: Rear double storey extension to provide additional accommodation. For: Mr and Mrs W Kemp. Cllrs observed that other properties nearby had also had extensions. **NO OBJECTION**
 - b) 24/00849/FUL- Alcester Tennis Club Moorfield Road Alcester.** Proposed: Upgrading of existing lighting to include the use of LED lighting across Courts 1-5 and at Court 1-4: no.4 existing columns reduced to 8m and the erection of no.4 new 8m columns. For: Mr P Jackson, Alcester Tennis Club. Cllrs agreed there seemed little difference in light spill between existing and proposed light columns. **NO OBJECTION**
- 6. Interim responses by ATC by email meeting**
 - a) 24/00880/FUL- White Timbers Birmingham Road Kings Coughton Alcester Warwickshire B49 5QD.** Proposed: Extension and conversion of the existing garage as ancillary accommodation. For: Mr and Mrs E Satchwell. Comments due by 10 May 2024. Case Officer: Kacey Dickinson. **NO OBJECTION**
 - b) 24/00536/FUL- St Nicholas Church Butter Street Alcester Warwickshire B49 5AL.** Proposed: Solar panels on nave roof. For: Mr G Beamish, on behalf of the Vicar and PCC St Nicholas C Of E Church. Comments due by 14 May 2024. Case Officer: Victoria Kempton. The Planning Committee **SUPPORTS** this application by a majority decision subject to assessment by the Case Officer for Ecclesiastical Exemption from listed building consent.
It allows a well-used public building to be run more sustainably by the installation of roof mounted solar panels for power generation. It is understood that roof mounted solar panels are deemed acceptable on a listed building provided they are hidden from view as much as possible and that the structural integrity of the building is not compromised. This proposal will provide both energy and cost savings for this iconic church in a time of increasing costs thus helping its viability. It is also compliant with

Alcester Neighbourhood Development Plan HBE10- Heritage Assets“...` developments which ensure that heritage assets remain in an active and viable use .. will be supported.”

- c) **24/00773/FUL- Cobby House 9 Abbey Close Alcester B49 5QW.** Proposed: Loft conversion and minor adjustment of roofline. For: Mr and Mrs J Culwick. Comments due by 15 May 2024. Case Officer: Kacey Dickinson. **NO OBJECTION**
- d) **24/00903/FUL- 148 Alcester Heath Alcester Warwickshire B49 5JJ.** Proposed: Two storey side extension, front porch, associated works and a new detached garage/workshop. For: Mr K Murphy. Comments due by 17 May 2024. The Planning Committee agreed that given that concerns to the 2023 application had been addressed in this revised application, members had **NO OBJECTION.**

7. Notice of Decision by SDC

- a) **24/00391/FUL- 1 Aspen Close Alcester Warwickshire B49 6AE.** Proposed: Single storey side and rear extension and creation of new hardstanding for vehicle parking. For: Mr & Mrs Whitehouse. **PERMISSION WITH CONDITIONS**
- b) **23/02924/VARY- The Swan Swan Street Alcester Warwickshire B49 5DP.** Proposed: Variation of Condition 5 of planning permission 20/03344/FUL dated 31 March 2021 to remove the requirement to provide electric vehicle charging points. For: Mr J Broadhurst, Alexander Group Ltd. **PERMISSION**
- c) **24/00642/TREE- Chestnut Court Gas House Lane Alcester Warwickshire B49 5RB.** Proposed: -T1 birch - Fell. -G1, Amelanchier (noted as cherry) x 2no.- Reduce and reshape by approximately 1.5-2metres. For: C Duggan, Proxim Property Management. **CONSENT WITH CONDITIONS**
- d) **24/00296/OUT- Teddy Bear Corner Seggs Lane Alcester Warwickshire B49 5HJ.** Proposed: Outline planning permission for two detached houses. For: Mr M Amos, The Executors of the Late David Thornton. **REFUSAL**
- e) **24/00569/TPO- Yew Trees 79 Priory Road Alcester Warwickshire B49 5EA.** Proposed: -T6 western red cedar (TPO T1) - Crown lift to provide 1.0 metre clearance from the shed roof. Height and lateral branch reduction of 0.5 metres to shape. -T7 silver birch (TPO T2) - Reduce height by 1.5-2.0 metres. Reduce lateral branches by 1.0 metre, to balance the reduced height. For: Mr R German. **CONSENT FOR ARBORICULTURAL WORK**

8. Review of Terms of Reference for the Planning Committee 2024- 25. Approved.

9. Proposition to Full Council

- Adoption of Markets Licensing Policy 2024 (approved April 2024)
- Terms of Reference for the Planning Committee 2024-25

10. Report from Bloor Homes Update meeting (20 May 2024 at 6.30pm on Zoom).

The new Planning Committee was introduced to Mr Andrew Winstone, Bloor Homes Western, as well as the matter of the retirement of the Committee Clerk. Sarah Duran expressed her desire to attend the road naming ceremony for the southern phase of Alcester Park if at all possible.

General progress update:

Northern and Southern site: 194 completions/occupations including affordable and open market homes with a further 47 exchanges.

Bloor Homes are on target for completion of the site during the second half of 2026. Between July 2024 and June 2025 there will be a reduced completion rate.

Sales have been strong in the last 5-6 weeks with interest shown by residents from Solihull, Alcester and Stratford Upon Avon.

No further info on allotments- in the snagging period where the 10 plots need to be brought up to scratch. Alcester Park residents will be approached by letter drop to gauge interest.

Site issues

- The residents at 12 Eclipse Road have had a new 6' fence erected at the rear of the property but there is now a gap underneath the fence. Mr Winstone is trying to resolve this with the fencing contractor.
- The waterlogging issue, where the public right of way cuts through the bund, has hopefully been resolved by the site team.

- Access to Allimore Lane- Bloors are building out plots at this end of the site and have been in dialogue with property owners with respect to boundaries, hedging and fencing.

Bloors have removed some of the hedgerow in two locations on the lane under the direction of an ecologist who both advised and oversaw the works as it was during bird nesting season. The removal of the hedgerow near existing properties was to create an emergency access and footway/cycle link as conditioned in the outline planning permission (condition 27). The other access is an old field access and this will be secured. Mr Winstone to check landscaping plans. Bloors are aware of local concerns, had seen Facebook comments and admitted they could perhaps improve the way they communicate with residents on such matters.

Issues raised by ATC

- Request for Bloors to consider funding and erecting a noticeboard at Alcester Park. Bloors happy to approve. The noticeboard will be green in colour with safety glass fronted doors with the Town Council logo and heading at the top. Mr Winstone to send photos of sites with similar boards. Location to be agreed.
- Request to consider locating a defibrillator at Alcester Park- this will need a power supply (defibrillator to be funded elsewhere). Whilst Bloors do not usually consider such requests they would be happy to investigate further. The nearest unit is at Alcester Grammar School but it is not available 24/7. A power supply would be a potential challenge- sub-station? Bloors queried who would maintain the defibrillator. Tim Forman to contact Mr Winstone to discuss further.
- 24/00633/FUL- Parcel of Open Space Recreational Land off Birmingham Road/Northern Parcel Alcester. Mr Winstone reported that the planning application has now been amended to show Stonewater Housing Association as the applicant. The Case Officer also suggested that the applicant engage with Alcester Roman Heritage as to its location.

Cllr Cargill concluded the meeting by inviting AW to see the new community shed.

11.Feedback from SDC briefing on the South Warwickshire Local Plan (Cllr M Cargill). Briefing summary paper circulated to cllrs for discussion. No further comments.

12.Correspondence

- a) SDC- South Warwickshire Local Plan - Parish and Town Council briefing sessions.** *Forwarded to cllrs for info.*
- b) SDC- South Warwickshire Local Plan – Latest News.** *Email forwarded to cllrs for info.*
- c) SDC- Adoption of Stratford-upon-Avon Gateway Masterplan SPD and Updated Part L (Open Space) Development Requirements SPD.** *Notification forwarded to cllrs.*
- d) SDC- Application for a Street Trading Consent in the Stratford on Avon District Zone Three.** *Notification forwarded to cllrs.* Councillors agreed they had no concerns.
- e) Andrew Winstone, Bloor Homes- RE: Stratford-on-Avon District Council: E-Planning Comment - Application Reference: 24/00633/FUL.** (Parcel of Open Space Recreational Land off Birmingham Road/Northern Parcel Alcester. Proposed: Installation of permanent public sculpture in bronze on a concrete footing and plinth, to be located on an open space recreational area). *Email forwarded to cllrs.*

13.Urgent Business at the discretion of the Chair

None.

14.Date and time of next meeting

Monday 17 June 2024 in person meeting at Globe House at 7pm. Clerk: Vanessa Lowe.