



# ALCESTER TOWN COUNCIL

**PLANNING COMMITTEE MEETING WAS HELD ON  
MONDAY 17 March 2025 AT 7PM AT GLOBE HOUSE,  
PRIORY ROAD, ALCESTER**

## **Present**

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

## **In attendance**

Cllr S Juned, Mrs Kyla Brown - Deputy Town Clerk.

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

None.

### **1. Apologies**

None.

### **2. Declarations of Interest**

Cllr G Forman – Item 4b).

### **3. Minutes of last Meeting**

Minutes of the January 2025 planning meeting were approved at Full Council on 4 February 2025. There was no in-person planning meeting in February - applications have been determined by email meeting.

### **4. Planning Applications**

- a) **25/00379/LBC**. **Address:** The Wattles, 44 Henley Street, Alcester, B49 5QY. **Proposed:** Repairs to timber frame to end gable wall to rectify current movement. These repairs are necessary as the end of the wall is moving – **NO OBJECTION**
- b) **25/00486/ADV**. **Address:** Oversley Mill Services, Alcester Bypass, Alcester B49 6PQ. **Proposed:** Advert Application for various fascias and signs. **For:** Bridge End Limited. This is an application for general advertising and there does not appear to be anything unreasonable or unusual in the application. **NO OBJECTION.**
- c) **Amendment / additional application - 24/01855/REM**. **Address:** Land North of Arden Forest Industrial Estate, Arden Road, Alcester. A Reserved matters application following grant of 16/02615/OUT for plots 10B. Erection of a single industrial (B2/B8) building, total floorspace 1771sqm, vehicle parking, Landscaping, drainage and all associated works. **For:** Mr John Board Crown Labels Ltd. This is an amendment/additional information notification. **NO OBJECTION – subject to the identified outstanding flood risk management issues being resolved.**
- d) **25/00435/FUL**. **Address:** 12 Hadrian's Walk, Alcester B49 5HD. **Proposed:** Single story side and rear extensions. **For:** Stela Howells. The use of the garage won't change and there are 2 parking spaces at the front of the property. The proposed plans are not overbearing. The property is located in flood zone 3 but there has already been development on the site. **NO OBJECTION.**

### **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/>

### **6. Notice of Decisions by SDC**

As detailed on spreadsheet available on <https://www.alcester-tc.gov.uk/council-meetings/committees/planning-committee/>

### **7. Market Licence Application** The application for the Annual Food Festival was approved by email meeting – March 2025.

### **8. Seggs Lane Depot proposal.** This is with reference to an email delivered anonymously to the offices of the Town Council, outlining options and proposals by the

property owner for future use of the building. The Planning Committee believes the building does require some work doing to it, but will await to see whether an official planning application is forthcoming.

**9. Propositions to Full Council**

None.

**10. Report from Bloor Homes - Update (17 March 2025 at 6.30pm on Zoom).**

Andrew Winstone was unable to join the Planning Committee prior to the meeting but will provide an Update Report via Zoom prior to the April meeting.

**11. Correspondence**

- a) [24/01944/FUL](#). 20 Henley Street, Alcester, B49 5QY. **Proposed:** Internal alterations and garage conversion to family residential dwelling. Original submission of OBJECTION maintained on 26 September 2024 following correspondence with case officer. Notification received on 23 October 2024 from SDC that WCC Highways undertook a parking survey at the location. Notification received on 1 November 2024 that the application was withdrawn. On 12 December 2025, ATC received a Notice of Decision (ref 24/02837/LDP) stating that the Proposed Lawful Development had been permitted. The associated plans for the two applications were identical. The Chair wrote a letter (dated 31 January 2025) to John Careford, Head of Development at SDC, with a copy to the local MP recording the Planning Committee's disappointment at the outcome/process of this application and the precedent set. A response was received from Mr Careford on 11 February 2025. In light of the response, the Committee is satisfied that Alcester's Neighbourhood Development Plan has not been undermined by this decision and its full weight remains unaffected. The key point is that Neighbourhood Development Plans do not come under consideration for Lawful Development applications and general planning policies are not relevant for Lawful Development applications.

**12. South Warwickshire Local Plan.** The Clerk confirmed the Response to the Preferred Options Consultation was filed on 5<sup>th</sup> March 2025. The Committee noted the interest and engagement of local residents, and the Clerk confirmed that the Town Council's Response had been circulated to those who provided their contact details at the SWLP in-person session at Alcester Library on 22 February 2025, or those who contacted the Town Council and asked to be kept informed about the Response.

In relation to next steps, the SWLP website provides:

*'Once the consultation has ended officers will collate and analyse the responses and prepare a consultation statement that will be made available on our SWLP website. These responses, alongside further Technical Evidence, will be used to inform the next iteration of the plan. The next stage will be a statutory consultation on Publication Stage (Regulation 19). This Regulation 19 consultation will be a further enhancement to this Preferred Options consultation, and where policy directions have been consulted on, these will be presented as full policies. The next iteration of the plan will be the plan as proposed prior to it being sent to the Secretary of State (stage 5). After the Regulation 19 consultation, only minor changes are likely to be made.'*

(<https://southwarwickshire.oc2.uk/document/148/4557#d4557>)

**13. Update on Review of Neighbourhood Development Plan.** Cllr Mills explained that the Steering Group are picking this up again after waiting to see the impact of the SWLP. There was a discussion about seeking potential opportunities for affordable housing and location for a dementia centre. Cllr Mills and Cllr Juned also discussed the launch of an initiative to survey a number of Warwickshire Town Centres to audit available spaces in and around local high streets. Councillors noted that the areas just off Alcester High Street are important to the culture and heritage of the town and bring visitors in to the area.

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

Monday 14 April at 7pm on Zoom for all attendees, unless otherwise advised. The Clerk will invite Andrew Winston from Bloor Homes and Cllr Colleen Chester to this meeting.