

## Meeting of Kinwarton Parish Council

Alcester Academy, Alcester on Monday March 4th at 7:30pm

### MINUTES

#### Update from District and County Councillors

Cllr Daniell following up items with WCC Highways but some illness in the department preventing further progress currently. He will update KPC when progress has been made.

#### Present

Cllr Moore

Cllr Giddings

Cllr Forman

Cllr Langdon

Cllr Barnett

Cllr Rees

Cllr Loomes

Cllr Barley

Mrs Z Illes-Cody (clerk and RFO)

Cllr Juned

15 members of the public

#### Comments and questions from the Members of the Public regarding planning application 24/00183/FUL (see Section 5 below)

-Has Cllr Holmes met with SDC planning officer to discuss the planning? Cllr Juned asked by Cllr Holmes to attend the KPC meeting on his behalf, who will feedback to Cllr Holmes and he can use the information from this meeting to inform his response to the planning application and in the Committee meeting.

Request that this information be shared with the parish council.

-Residents have submitted objections to SDC planning, with a detailed objection emailed to KPC. Councillors extended their thanks to the resident for sharing these objections.

-No real demand/need for premises as currently there are 185 hotel rooms within 2.6 miles. There are inconsistencies within the application. It is even unclear who the proper applicant is. Transport links are not appropriate and it is 525 m to the first bus stop, involving walking down the industrial estate and through a dark alley way.

Close vicinity of proposed hotel to Roba metal recycling plant will bring noise, an oily smell and Tything rd is often littered with industrial waste. Cutting down trees for the purpose of the carpark will impact significantly on the visibility and quality of life of local residents. The report admits there will be visual impact.

-Who is going to be using hotel? Unlikely professionals/tourists due to location.

Core strategy of SDC to promote as a destination for tourism and day visitors – but this hotel would not be promoting Alcester as a destination.

-Offering an alternative view: the empty office building has been an eyesore for some time now and it would be nice to see something happening with it. Example of Alcester

Inn where local residents were unsure about it having rooms, is now thriving. A new hotel may be adding to the growth of Alcester: 30 rooms of people coming and supporting businesses in the local area. Imperative that the trees must stay but also alternative point of view about local economy.

-Hotels existing already in the area don't seem to have full occupancy, apart from when there are major events in area. Where is the need for another hotel?

Car parking where the trees are is not feasible and is a long distance to carry luggage to hotel the hotel.

-Request that councillors consider the possibility of a change of usage application. There is significant case law where hotels have changed to hostels and have managed to negate going through the official planning process. Uses are so similar they don't need to go through the change of use process. Concerns exist that this will not be used as a hotel. It is essential that no opportunity for flexibility should be allowed within application.

### **Comments and questions regarding flooding from Members of the Public**

-Flooding this Winter has had significant impact. Roads have been impassable and 3x closure of school in Great Alne means that children's education is being impacted.

Request from MOP that KPC use whatever information possible to pressurise WCC councillors to support the rectification of this situation.

-Cllr Juned has convened a meeting between the Environment agency, Severn Trent and WCC to improve communication and resolution.

## **AGENDA**

### **1.Apologies**

Cllr Daniell

Cllr Holmes

### **2.Disclosure of interests**

None disclosed.

### **3.Confirmation of the Minutes**

Minutes confirmed as a true record of the meeting held in February 2024. Proposed KR Seconded NL

### **4.Ongoing matters**

#### **a) The Pastures**

- Ownership of hedges. Thanks extended to Cllr Barnett for voluntarily completing the cutting of the pavement side of the hedges on Kinwarton Farm Road.
- Resident has had a response from Redrow's Head of Customer Services in Tamworth stating that Redrow have plans to maintain the hedge and gives his reassurance that this will be done. Resident has requested this formally in writing, including admission that Redrow own the hedge and will be maintaining it in perpetuity.
- Cllr Juned pointed out that the Competition and Markets authority are critical of management company practises such as Betts'. Residents are hopeful that the outcome of this will be a forum to which they can take complaints.

b) Speeding

- Speedwatch session has been deferred to later on in the week due to bad weather. It will take place on Kinwarton Farm Road.

c) Trees on Captains Hill central reservation. PD escalating.

Road surfacing KFR next week.

d) Seymour estate hedge tidy (Alcester Estates). Thanks from the residents for the hedge trim.

e) Private hedges around the parish

A number of houses with hedges which need to be cut back away from the pavement have been identified. ZIC to deliver letters to these households requesting the hedges be cut back.

f) St Mary's Park

Quotation from John Clarke for pathway resurfacing: £2000 for tarmac and £2600 for concrete. Councillors voted, with 5 voting in favour and 3 abstaining. ZIC to pass on to JC.

g) KPC Credit card. Telephone banking application completed and awaiting confirmation from HSBC.

h) Parking on central reservation on Captain's Hill. New signs now erected and awaiting update from PD and WCC about bollards.

i) Tree/hedge needing cutting near ATC boundary - Warwickshire Rural Housing. Awaiting land registry details from Cllr Forman to show in which land the tree is growing.

j) Tything rd name plate – awaiting replacement from SDC.

k) Grit bin – Coughton Fields Lane junction. Awaiting update from PD.

l) Rubbish bin in bus turn

Response from Alcester Academy requesting KPC reconsider their stance on the purchase of a new bin to go near the bus turn. Councillors discussed the problem in detail, considering dog walkers' behaviour, possible locations for a new bin, existing bin locations, costs involved and current budget commitments. Councillors agreed that even with a new bin in the area, dog walkers are not necessarily going to use it, given that there are already bins situated on Captain's Hill, and two outside Alcester Academy on Gerard Road. Councillors are unwilling to put a bin on private land and it would be a large expense (approx. £500 purchase, plus the annual emptying fee) on another bin in such close proximity to other bins. This year's budget has been set. ZIC to feedback to Alcester Academy.

m) Hedge by gravel store on B4089. Branches over path are dangerous. ZIC to follow up with WCC.

n) Planter replacement – awaiting reply from Maggie Payne about company supplying planters.

## 5. Planning applications

- **24/00183/FUL** Proposed change of use of offices (Class E Use) to hotel (Class C1 Use) for the creation of 30no. bedrooms, in addition to various extensions and other associated development.

Cllrs discussed this proposal in detail, taking into account the information and opinions of residents who have contacted KPC and made a representation at the meeting. Councillors were keen to stress that the application makes misrepresentations.

- Planning permission was granted in 2015 but no development was made. Since this time, the site has changed and there are now busy retail units.
- The application misrepresented the parking situation, saying it will replace office parking, but there are no offices as they have been empty for year.
- KFR parking on the forecourt is paid for by businesses so no access for potential hotel users.
- Application states that there would be no overlap between hotel users and businesses but there will be overlap because of opening hours.
- Recommended access to public transport is 400m but the nearest bus stop is 500m+ away, so contradictory.
- B&B hotel but area set aside for breakfasting won't hold 30 rooms worth of guests.
- It was stressed to members of the public in attendance that they should put in objections individually, as well as the council.
- Overdevelopment of site.
- Entries and Exit for hotel will be sharing exit for businesses.
- Specify how close residents are to the site.
- Environmental damage to trees and wildlife.
- WCC Highways have put in *no objection* and that will carry weight.
- WCC Fire and Rescue *no objections*.
- KPC to meet for a planning meeting at 7:30 8<sup>th</sup> March to agree on conditions which could be requested if planning is granted, to mitigate the impact upon residents. ZIC to write draft objection.
- Vote for objection to planning application unanimous.
- Objection to be submitted by 11/3/24

- **23/01925/FUL** Planning appeal 84 Seymour Road, Alcester, B49 6EF

Alterations and extensions including a loft conversion with front and rear dormer windows and raised roof, the enclosure and extension of the front porch structure, the replacement of the rear conservatory and a shed, linked to the house by a covered seating and clothes drying area (retrospective application for work already carried out) - *Permission granted*

## 6. Financial Matters

b) Invoices:

- |                                  |         |
|----------------------------------|---------|
| • 1&1 internet (DD) Jan          | £18.00  |
| • HSBC monthly charge (CHG)      | £8.00   |
| • ZIC wages Feb                  | £518.80 |
| • Yu Energy electricity (DD) Feb | £480.97 |

- Yu Energy electricity (DD) Feb £30.72
- Streetlighting maintenance inv. 10374498 £193.75
- Limebridge invoice 2932 footpath clearance Purton/Rufford overhang £294.00
- VAT claim received £3745.77
- B Barnett Petrol receipts £12.35

All payments agreed. Proposed GF, seconded KR

## 7. Correspondence

-Concerns about planning permission (addressed above in planning)

-Hedge at 11 Fenwick Close – letter received regarding gaps in hedge since cutting took place in 2023, with car lights shining into house and privacy in garden reduced. Request from resident to put in more hedging to fill gaps. Councillors discussed the issue and agreed that it is for the resident to deal with their own privacy, either by erecting a fence or planting shrubs on their property. ZIC to respond.

## 8. A.O.B.

- Replacement Copper beech tree sourced and planted by Limebridge. Gifted by M Moore to Kinwarton Parish Council. Thanks extended to Cllr Moore.
- Flood action group with Great Alne Parish Council. Action continues to be taken to work towards cohesive planning and resolution of ongoing flood risk in Great Alne. ZIC to liaise with clerk of GAPC. SDC (Cllr Juned) have convened a meeting of key groups required to resolve this problem. Await update from Cllr Juned regarding the outcome of this meeting.
- Credit card policy – MM signed and dated. All councillors in agreement.
- Social media policy – MM signed and dated. All councillors in agreement.
- Mowing at Great Alne and Kinwarton Memorial Hall. Request from Martyn Davey for KPC to contribute again towards the mowing costs: 16 cuts for the year at £42 plus VAT this year which equates to £403.20 for each council. Increase of £3 plus VAT per cut. All councillors in favour. ZIC to confirm with Martyn Davey.
- Yougov email address - [.gov.uk](mailto:gov.uk) is now required, as advised by WALC. ZIC to consult WALC on how to go about this.
- DBS Checks  
Alcester Academy have requested that councillors attending meetings held at the school are DBS checked in line with new requirements. Cllrs ask that ZIC check about the numbers of councillors needing to be DBS checked (just Chair/Vice-Chair/Clerk?) and how members of the public can be vetted.
- Digital infrastructure management (Full fibre poles) – no plans to continue with the installation. This may change in future. Advice received is to check website. Pole in Wain Close – houses in Seymour rd, plus 2 Fenwick close can all get the availability checker and then access ftp service. They can then get fibre broadband. ZIC to forward email to councillors.
- New hedging planted 2023 approximately x25 deaths. 18% - ZIC to contact contractor for replacements.

- Plan for next road name plates. SB to gather details for next phase.
- **9. Date of next meeting** Monday April 8th 2024