

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE ZOOM REMOTE MEETING

MINUTES

13 April 2021

Present

Councillors:

Cllr Cleeve
Cllr Curtis
Cllr Dowling
Cllr Dyer
Cllr I Fradgley
Cllr J Fradgley
Cllr Jackson
Cllr Lee
Cllr Taylor

Planning Consultant: Mr Neil Pearce, Avon Planning Services.

Minutes Clerk: Mrs J Mayes.

Public: The meeting was streamed live on YouTube for members of the public to watch.

Registered Speakers: Mr John Stacey and Mr Ian Robinson representing Blue Coast Capital and Mountford Pigott Architects.
Mr David Cranage, representing David Cranage Developments Ltd.
Mr Dominic Skinner and Mr Vila Pouca, representing Spatial Future Architects.

Press: The meeting was live streamed on YouTube for members of the Press to watch.

Before the meeting commenced a minute's silence to mark the death of His Royal Highness, The Duke of Edinburgh on 9th April 2021 was held.

420 Apologies for Absence

No apologies received.

421 Declarations of interest on items on the Agenda

Cllr Jackson confirmed that the Town Trust do not own the Debenhams site.

Cllr Taylor noted that he had held conversations with Blue Coast Capital about the development at Bell Court and is Chair of the Market Forum, in respect of Planning Application 21/00557/FUL, minuted as 427a.

Cllr J Fradgley noted that she had held conversations with businesses near Waterside in respect of Planning Application 21/00557/FUL, minuted as 427a. Cllr I Fradgley noted he is a member of the Market Forum.

422 To receive written requests for dispensation for disclosable pecuniary interests.

None were received.

423 To grant any requests for dispensation as appropriate.

None were received.

424 Public Participation of non-agenda items on matters under which the Council has control or is a consultative body.

No members of the public had registered to speak at the meeting.

425 Consultation Presentation on Pre-Planning Applications.

Proposed Redevelopment of Debenhams, High Street.

Mr Stacey and Mr Robinson were invited to speak on the proposals for the redevelopment of the Debenhams site on High Street and Taskers Way. Mr Stacey confirmed that following a previous submission, which had been developed as a contingency for the possible closure of the Debenhams site, planning permission had been granted for the site to be used as a hotel. The Debenhams store had now closed and Blue Coast Capital, considering the pandemic and changing retail environment have reviewed their strategy for Bell Court. They have also undertaken a selection process to identify a hotel company to occupy the site, which will be Hilton Hotels under their Motto brand. The proposed hotel would create approximately 100 jobs and Blue Coast Capital plan to hold a public consultation of their plans.

Mr Robinson showed Councillors images of the proposals for the lower part of the Debenhams store and the H & M store. The proposals do not include the plans for the store site on Wood Street, which remain unchanged from the previous approved scheme. The reception and bar area for the hotel will face onto Taskers Way, the proposed first floor uses space above H & M for bedrooms, there are small roof extensions to the 2nd and 3rd floors, but these are set back from the High Street and Taskers Way. Councillors were also shown images of the visual impact, revised elevations, active frontages, and the view from the RSC tower.

Councillors asked if the hotel had sufficient rooms for wheelchair users and asked for more information on the change in the number of rooms. It was noted that Hilton Motto hotels wanted 150 rooms, and this has been accommodated by using space on the second floor of the former H & M store. All floors will be served by a lift and 5% of rooms are allocated for accessibility. Councillors also asked if consideration had been given to the impact of drop off and collection by increasing hotel rooms. Mr Stacey confirmed that an appropriate transport plan will be submitted as part of the application. Councillors also asked if COVID safe requirements had been considered and Mr Stacey responded that the Motto hotel is a new brand within Hilton that embraces technology, which would enable greater COVID secure check in to the hotel. Councillors also asked whether there would be any negative impact on the Hilton Doubletree Hotel in the town. Mr Stacey suggested that the two hotels would complement each other. A Councillor asked if the shop fronts would be developed at the same time and how flexible these might be in accommodating local businesses. Mr Stacey responded that there will be 3 to 4 units on High Street, as well as small kiosks on Taskers Way and the ground floor of the former H & M shop. These are modern units which may be flexible in their use.

The Chair thanked Mr Stacey and Mr Robinson for their presentation.

18.30 Mr Stacey and Mr Robinson left the meeting.

7 Benson Road, Stratford-upon-Avon

The Chairman invited Mr Skinner to speak on the pre planning application for 7 Benson Road.

Mr Skinner confirmed that this is a resubmission of a scheme, previously refused. Councillors were shown images of a real-world model of the proposed scheme and its location. Mr Skinner explained that the ridge height of the building has been reduced by 1 m and the eaves have been reduced by 3 m. The proposal is for 6, one and two, bedroom flats and has been reduced in size from the previous application. Councillors were shown images of the proposed parking arrangements which are in line with supplementary parking guidance and include low and mixed planting. A tree and ecology survey have been completed. Councillors were shown images of the likely visual impact on neighbouring properties, which show no overshadowing. Mr Skinner explained the construction process for the building, which will be in modular form and will speed up the construction process whilst also reducing the impact of deliveries. He concluded that the proposal meets the requirements of the Core Strategy and the NDP in delivering sustainable, one and two, bedroom accommodation.

Councillors were invited to ask questions. Cllr Cleeve noted that for the purposes of transparency Councillors know Mr Skinner in his capacity as a WCC Liberal Democrat Councillor. Mr Skinner was asked if the plans include provision for electric car parking and solar panels. Mr Skinner confirmed electric car points will be included. Solar panels may be considered but the purpose of the design is to use a fabric first approach allowing the building to work for itself. He also confirmed that no mature trees will be removed. Cllr Jackson noted that it would be helpful to see before and after images to allow comparison between the proposal and the previous application. He also asked for clarity on the compromises on apartment size. Mr Skinner confirmed that the apartment on the top floor had been reduced to a one-bedroom apartment. Cllr Fradgley asked how many car park spaces were allocated and Mr Skinner confirmed that there are 10 spaces, 2 spaces for the 2-bedroom apartments and 1 space for the 1 bedroom apartments in line with SDC planning guidance.

Mr Skinner was thanked for his presentation.

18.49 Mr Skinner, Mr Cranage and Mr Vila Pouca left the meeting.

426 To approve Open Minutes of the Planning Consultative Committee meeting held on 23 March 2021.

The Minutes of the Planning Consultative Committee meeting held on 23 March 2021 were approved as a correct record. The Chairman requested that the Chairman's electronic signature be added to the minutes by the Clerk.

427 Town Clerks Open Report

List of planning applications deferred from Chairman's Actions meeting on 7 April 2021 with any additional items deferred from Chairman's Actions meeting on 12 April 2021.

The Chairman noted that planning application 21/00557/FUL had been deferred from the Chairman's Actions meeting and planning application 21/00456/FUL had been deferred from the Additional Chairman's Action meeting.

427 a 21/00557/FUL Bancroft Gardens, Waterside

The Planning Consultant explained that this was a retrospective planning application for a change of use of the pedestrian public area on Waterside opposite the Encore Pub for up to 43 days a year. Councillors were shown the application area, an aerial photograph of the site location and images of the proposed pop-up stalls used for markets. The Planning Consultant explained that permission was granted on 1 August 2014 (14/01362/FUL) for stalls to be placed on Waterside and this application is an extension to that area. He noted that the planning application is for the use of the land not the

type of stalls. He confirmed that the Highways Agency have submitted a holding objection on a technical issue, relating to the ownership of the land and have also highlighted the street furniture in the location, particularly cycle racks, which should not be obstructed by stalls. The Canal Trust have also requested more information on how many stalls will be sited on the area and what the cleaning process will be after the market has finished.

Councillors were invited to ask points of clarification.

A Councillor asked about the background on the application being a retrospective application. The Planning Consultant noted that the planning application seeks to regulate the holding of markets in this location. The location of the cycle ranks was noted and whether this would be affected by the stalls. This is a point that the Highways Agency have raised. The Planning Consultant suggested that this would be a matter for the management of the market to consider and could be dealt with by a planning condition. It was noted that the Highways Agency have raised a technical issue rather than a safety issue. The planning application will be considered at a SDC planning meeting because SDC are the applicant. It was highlighted that the area is also used by other groups as well as the market and that the issues that have been raised about the market being located there are not related to planning issues. Cllr Taylor noted that the Town Council are a partner of the SDC in the operation of the market.

It was PROPOSED, SECONDED and

UNANIMOUSLY AGREED to submit no objection to the decision for the following planning reasons; subject to land ownership issues being resolved and the existing cycle racks not being obstructed during use of this area.

427 b 21/00456/FUL Recreation Ground Car Park, Swans Nest Lane

The Chairman explained that since the last PCC meeting on 23 March 2021 when this application had been considered an amendment to the application has been submitted. The Planning Consultant reminded Councillors of their comments on the application. The application has been amended to request a temporary 5-year permission. No other changes have been made. Councillors had no questions of clarification.

It was PROPOSED, SECONDED and

AGREED to submit no objection to the decision with the following planning reasons;

The Town Council notes that this comment is now for a 5-year temporary planning permission so would withdraw its previous objection subject to the condition specified previously and the additional condition in respect of noise.

- 428 To note action by Town Clerk after consultation with Chairman Deputy Chairman (or their substitutes) & Avon Planning Services on 7 April 2021

1a	21/00330/FUL	7 Henley Street*
1b	21/00322/ADV	7 Henley Street
2	21/00557/FUL	Bancroft Gardens, Waterside
3	21/00936/TREE	Welcombe Grange, 8 Benson Road
4	21/00937/TREE	22 Welcombe Road*
5	21/00754/FUL	1 Broadmeadow Lane
6a	21/00930/TREE	4 Wellesbourne Grove
6b	21/00931/TREE	5 Wellesbourne Grove
7	21/00953/TREE	20 Welcombe Road
8	21/00758/FUL	70 Loxley Road*
9	21/00417/LBC	Alveston Manor Hotel, Banbury Road
10	21/00333/FUL	The Dirty Duck, 53 – 54 Waterside
11	21/00373/FUL	20 Newmarket Close
12	21/00469/FUL	28 Jolyffe Park Road*
13	21/00670/FUL	124 Loxley Road*
14	21/00747/FUL	2 and 3 Guild Court
15	21/00720/FUL	348 Birmingham Road
16	21/00729/FUL	109 Amis Way
17	21/00435/FUL	6 Halford Road*
18	21/00782/FUL	12 Broad Walk
19	21/00810/COUQ	Croft Farm, Banbury Road
20	21/00487/FUL	1 – 7 Trinity Close
21	20/03585/OUT	STREET RECORD, Hodgson Road
22	21/00758/FUL	70 Loxley Road
23	21/00687/FUL	Bell Inn, Shottery
24	21/00789/FUL	Welcombe Manor, Welcombe Park, Warwick Road
25	21/00867/FUL	155 Masons Road
26	21/01056/TREE	Willow Bank, Tiddington Road
27	21/00755/FUL	4 Garden Row, Scholars Lane
28	21/01058/TREE	Foxheys, Tavern Lane, Shottery
29	21/00742/FUL	202 Loxley Road
30	21/01060/TREE	Ardencote, Tavern Lane, Shottery
31	21/00963/FUL	5 Alveston Pastures, Alveston
32	21/01068/TREE	12 West Street

33	21/00801/FUL	28 Bishopton Lane
34	21/00962/ADV	Land to The North And West Of, Bishopton Lane
35	21/00336/FUL	39 St Andrew's Crescent
36	21/00869/FUL	Avon House, 4 Elgin Gardens
37	21/00808/FUL	The Old Barn, Cottage Lane, Shottery
38	21/00456/FUL	Recreation Ground Car Park, Swans Nest Lane
39	21/00828/FUL	45 St Marys Road

40	21/00836/FUL	55 Darlow Drive
41	21/00842/FUL	5 Broad Walk
42	21/00741/FUL	Land Adjacent Bishopton House, The Avenue, Bishopton
43	21/00566/FUL	350 Birmingham Road

*Applications to which the PCC have objected.

The actions were noted. The Chairman's Actions' meeting was conducted remotely between Cllr I Fradgley, Cllr Taylor and the Planning Consultant on 7 April 2021. The Additional Chairman's Actions' remote meeting on 12 April 2021 took place between Cllr I Fradgley, Cllr Taylor and the Planning Consultant.

429 Street Trading and Licensing Applications

429a. The Chairman reported that there are currently no street trading applications pertinent to the Town Council.

429b. Application for sale of alcohol at The Phoenix, Guild Street, Stratford-upon-Avon, CV37 6QY

It was noted that this application had been considered at the last meeting on 23 March 2021. Councillors requested that the Planning Administration Clerk seek clarification that the application was not for a change of the layout of premises, which would require a planning application.

429c. Application for sale of alcohol at Jacqueline Louise Bridal Ltd, Old Red Lion Court, Bridge Street, Stratford-upon-Avon, CV37 6AB.

Councillors **agreed** to this application.

430 Notices of decision

Decisions were noted.

431 Any other business to report.

431a. Street Naming and Numbering – Street Naming Themes

Cllr Lee reported that he has mapped out the street names across the town and started work on identifying the themes for streets so that a list of future names with themes could be developed, in readiness for requests for street naming. Councillors agreed that this was a good idea. Cllr Lee will circulate the names so that other Councillors can help identify themes or provide the history on why names were chosen. Cllr Lee was thanked for his work.

432 Chairman's Verbal Report

There was no report.

433 Requests for Alterations of Recommendation

The Chairman noted that one request for alteration of recommendation had been received.

434 To register, when necessary, a representative from the Planning Consultative Committee to virtually attend the Stratford District Council Planning Meeting on Wednesday 28 April 2021 at 6:00pm and/or Wednesday 12 May 2021 at 6.00pm

The Chairman reported that a decision on whether a representative is required will be taken when the agendas are published.

435 To appoint substitutes for the next Chairman's Actions on 28 April 2021, if required

Cllr Taylor agreed to be a substitute for the next Chairman's Actions meeting.

The meeting closed at 19.33.

Date of next meeting: Tuesday 4 May 2021 at 6.00pm.

*Signed:
Chairman of Planning Committee*