

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

12 November 2024

TOWN CLERK'S OPEN REPORT

- 1) Planning Application(s) deferred from Chairman's Actions Meeting with Chairman, Vice-Chairman (or their substitutes) & Avon Planning Services- actioned under delegated authority by the Town Clerk

No applications deferred.

- 2) Chairman's Actions list of planning applications with Chairman, Vice-Chairman (or their substitutes) & Avon Planning Services – actioned under delegated authority by the Town Clerk

If you wish to view why SDC have made the decision on any of the listed applications, you can view the plans and decision document by using the link below and typing in the application number:

<http://apps.stratford.gov.uk/eplanning>

Application No		Address	Proposed Development	Observations
1	24/00527/FUL WELCOMBE	The Potting Shed Compound, The Hill, Warwick Road, Stratford-upon-Avon CV37 0NP	Erection of 5no. dwellings and associated development	No reps to the amended plans
2	24/02445/VARY WELCOMBE	22 Henley Street, Stratford-upon-Avon, CV37 6QW	Variation of conditions 2 of planning permission 24/00995/FUL dated 05.07.2024 to allow for mechanical and electrical plant installation externally, additional rooflights, new doors and windows. Original description of development: Change of use of retail unit (Class E) to a learning and community centre (Class F1) and associated alterations and first floor extension	No representation
3	24/02568/FUL SHOTTERY	60 Evesham Road, Stratford-upon-Avon, CV37 9BA	Removal of existing conservatory and other later single storey additions and	No representation

			replacement with new single-storey side and rear extensions to dwelling	
4	24/02556/FUL ORCHARD HILL	5 Addison Drive, Stratford-upon-Avon, CV37 7PL	Proposed single storey kitchen extension	No representation
5	24/02571/FUL SHOTTERY	23 The Willows, Stratford-upon-Avon, CV37 9QJ	Proposed ground floor extension to form new kitchen and first floor extension to provide 2 bedrooms	No reps. Pleased to see subservient design.
6	24/02362/FUL SHOTTERY	81 Evesham Road, Stratford-upon-Avon, CV37 9BE	Single storey rear extension and new detached garage	An amendment / additional information has been received for the application shown above as follows: Removal of loft conversion from development proposal This letter is for information only. A consultation response is not being sought.
7	24/02627/FUL TIDDINGTON	42 Oak Road, Tiddington, Stratford-upon-Avon, CV37 7BU	Proposed single storey rear extension	No representation
8	24/02608/FUL TIDDINGTON	187 Loxley Road, Stratford-upon-Avon, CV37 7DU	First floor side extension	The TC submits a holding objection on the grounds that the proposed extension is not subservient. Amended plans should be provided to show the extension is subordinate to the host dwelling with a lowered ridge line.
9	24/02566/FUL TIDDINGTON	Whitchurch House, 17 Elgin Gardens, Stratford-upon-Avon, CV37 7BG	Single storey rear extension	No representation

10	24/02624/FUL WELCOMBE	30 Meer Street, Stratford-upon- Avon, CV37 6QB	The erection of an external staircase and pedestrian access door to the rear facade.	No representation
11	24/01823/FUL GUILDHALL & BRIDGETOWN	Avonfield, Mill Lane, Stratford- upon-Avon, CV37 6BJ	Demolition of existing dwelling and construction of replacement self-build dwelling with associated ancillary accommodation, landscaping, closure of existing access and new access off Mill Lane.	No reps to amended plans
12	24/02012/FUL ORCHARD HILL	Alveston Manor Hotel, Banbury Road, Stratford- upon-Avon, CV37 7HP	Rebuild and reinstatement of a section of the perimeter boundary wall, fronting Banbury Road.	WITHDRAWN
13	24/02013/LBC ORCHARD HILL	Alveston Manor Hotel, Banbury Road, Stratford- upon-Avon, CV37 7HP	Rebuild and reinstatement of a section of the perimeter boundary wall, fronting Banbury Road.	WITHDRAWN
14	24/02572/LDE HATHAWAY	Morrisons, Alcester Road, Stratford-upon- Avon, CV37 9DA	Petrol filling station - 24 hrs use	The TC has no objections in principle with the 24 hour use of the exiting filling station. However, there is a new care home opposite the site and the amenity of the future occupiers of this building must be considered in respect of the additional activity and noise from comings and goings and cars doors and engines particularly during the night and early hours of the morning.
15	24/02622/FUL HATHAWAY	25 Hathaway Green Lane, Stratford-upon- Avon, CV37 9HX	Proposed garage extension to front elevation and single storey rear extension.	No representation
16	24/02670/FUL SHOTTERY	118 Shottery Road, Stratford- upon-Avon, CV37 9QA	Proposed two storey extension to side and single storey extension to rear	The TC submits a holding objection on the basis that the proposed extension is

				not subservient. Amended plans should be submitted to show an extension which subordinate to the host dwelling.
17	24/02272/VARY HATHAWAY	Bordon Hill, Evesham Road, Stratford-upon-Avon, Warwickshire	Variation of condition no.2 of planning permission reference 08/02882FUL dated 22 December 2008 to allow for revised plans which propose amended external materials and internal change to stable building. Original description of development: Proposed erection of a two box stable with additional tack room. In addition a two bay store for storage of animal foods and equipment for general maintenance.	Whilst the TC has no objection to these materials they are not typical of a stable building which is usually constructed with timber cladding and a shingle roof. These brick, block and slate materials will give the building a more permanent and residential appearance which is not appropriate.
18	24/01920/ADV CLOPTON	Game, Unit P, Maybird Retail Park, Birmingham Road Stratford-upon-Avon	Fascia signage, flex box signage, vinyl signage, totem signage	WITHDRAWN

TREE APPLICATIONS

1	24/02483/TREE TIDDINGTON	Woodland Area Adjacent To Ferry Lodge, Ferry Lane, Alveston	G1 - willow - Pollard 5-6 trees from 10metres to 2.5metres T1 - oak - Thin heavily by 40% to reduce risk of failure.	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse
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				townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
2	24/01973/TREE SHOTTERY	The Old Barn, Cottage Lane, Shottery, Stratford-upon-Avon CV37 9HH	T1 - box elder - Reduce from 8metres to 5-6metres G1 - mix Prunus and cotoneaster - Reduce by approximately 1.5-2metres to previous heights	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove

				trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
3	24/02592/TREE WELCOMBE	Beynac, St Gregorys Road, Stratford-upon-Avon, CV37 6UH	S15 - magnolia - Remove. T16 - holly - Remove. T17 - purple plum - Minor crown lift. T19 - purple plum - Remove. T20 - ash - Remove. T21 - holly - Remove. T22 - purple plum - Remove. T24 - ash - Remove. G25 - laburnums - Remove. SG26 - mixed shrubs - Trim some, remove others	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
4	24/02553/TREE TIDDINGTON	Long Acre, Alveston Leys, Alveston, Stratford-upon-Avon CV37 7QN	T1 - lime - Reduce height from 25metres to 20metres	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that

				the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
5	24/02505/TREE WELCOMBE	6 Kerns Terrace, Stratford-upon-Avon, CV37 6SB	T1 - variegated sycamore/acer - Reduce in height from 7.5m to 4.5m reduce in width from 6m to 4m T2 - conifer - Reduce in height from 7.5m to 4.5m reduce in width from 4.5m to 3m T3 - stump – Remove	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees

				but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
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3) Street Trading and Licencing Applications

3a. Street Trading Applications

None received.

3b. Licencing Applications

1.	24/01423/LAPREM	Burger King, Units W and X, The Maybird Centre Stratford-upon-Avon CV37 0HZ	Application for a premises licence under section 17	Application Date: 29/10/2024 Last Representation Date: 26/11/2024
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4) Notices of Decision – for info only

If a member has any queries regarding a decision, then in the first instance they should seek the resolution by visiting the SDC planning portal and searching for that application.

<http://apps.stratford.gov.uk/eplanning>

	Site/Application No	STC Observations	SDC Decision
1	24/02276/TREE Swan Court, Banbury Road, Stratford-upon-Avon	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green	Consent with conditions

		and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	
2	22/02036/VARY Stratford-upon-Avon Business And Technology Park, Banbury Road, Stratford-upon-Avon	No reps	Permission
3	24/01190/COUQ Agricultural Building, Croft Farm, Banbury Road, Stratford-upon-Avon	No reps	Prior approval granted
4	24/02076/TREE 6 Avenue Road, Stratford-upon-Avon, CV37 6UW	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation.	Consent with conditions

		However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	
5	24/01830/FUL 45 - 45A Rother Street, Stratford-upon-Avon, CV37 6LT	No reps	Permission with conditions
6	24/01402/FUL 4 Windsor Street, Stratford-upon-Avon, CV37 6NL	No reps	Permission with conditions
7	24/01436/LBC 4 Windsor Street, Stratford-upon-Avon, CV37 6NL	No reps	Consent granted with conditions
8	24/02176/VARY 232 Loxley Road, Stratford-upon-Avon, CV37 7DU	No reps	Permission
9	24/01873/VARY Drayton Manor Farm, Alcester Road, Stratford-upon-Avon, CV37 9RQ	No reps	Permission
10	24/02132/TPO King Edward VI School Sports Field And Pavilion, Manor Road, Stratford-upon-Avon.	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from	Consent for Arboricultural work

		happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	
11	24/01898/LBC King Edward VI School Sports Field And Pavilion, Manor Road, Stratford-upon-Avon,	No reps, subject to Conservation Officers approval	Consent granted with conditions
12	24/02324/TREE 51 Waterside, Stratford-upon-Avon, CV37 6BA	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	Consent with conditions
13	24/02327/TREE Avonbank Paddocks, Southern Lane, Stratford-upon-Avon	The Town Council does not object to necessary works to trees in the Conservation	Consent with conditions

		Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	
14	24/01687/LBC Barclays Bank Plc, Market Cross, Stratford-upon-Avon, CV37 6AP	No reps	Consent granted with conditions
15	24/01686/FUL Barclays Bank Plc, Market Cross, Stratford-upon-Avon, CV37 6AP	No reps	Permission with conditions
16	24/02112/FUL 42 Ely Street, Stratford-upon-Avon, CV37 6LN	No reps to these amendments, subject to Conservation Officer approval.	Permission with conditions
17	24/02393/FUL Rose Cottage, Alveston Hill, Alveston, Stratford-upon-Avon CV37 7RW		Permission with conditions
18	23/03383/FUL	No reps	Permission with conditions

	Bancroft Ticket Office, River Avon Waterside, East Of Bancroft Gardens, Stratford-upon-Avon		
19	24/02189/LBC 45-45A Wood Street & 65 Henley Street, Stratford-upon-Avon	No reps, subject to Conservation Officers approval	Consent granted with conditions
20	24/02273/TPO Fairford House, The Avenue, Bishopton, Stratford-upon-Avon, CV37 0RH	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	Consent for Arboricultural Work
21	24/02458/ADV Star Grill, 6 Greenhill Street, Stratford-upon-Avon, CV37 6LF	The Town Council has no objections to the principle of this proposal. You need to be aware that no plans are available to view on the council's new portal but they are on the old one. Also, the Town Council does not recall seeing an advert consent application for the large signage on this property. Please can	Consent refused

		Planning Enforcement look into this as a matter of urgency.	
22	24/02457/FUL Star Grill, 6 Greenhill Street, Stratford-upon-Avon, CV37 6LF		Refusal
23	24/02359/FUL Brook Nest, 1 Broadmeadow Lane, Stratford-upon-Avon, CV37 9FD	No reps. Pleased to see subservient design.	Permission with conditions

5) Terms of Reference

To review the Terms of Reference (Appendix A)

6) Any Other Business

6a.

Admin Officer – 6.11.2024