



STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

12 November 2024

Held at Council Chamber, Town Hall, Stratford-upon-Avon, Sheep Street,
Stratford-upon-Avon CV37 6EF

Meeting commenced: 6:30 p.m. Meeting ended: 7:09 p.m.

MINUTES

Present

Councillors:

Albon	Harding
I Fradgley	Lee
J Fradgley	McNaught Barrow

Planning Consultant: Not present

Minutes Clerk: Lisa Champion

Press: No members of the press attended.

Public: Three members of the public attended. One of the members was Councillor Coles representing Hathaway Ward.

Registered speakers: Gary Stephens of Marrons, Andrew Hardy and Barry Leedham of Orbit Group, Andrew Dudden of Greyvane Properties and Dave Sercombe of Robotham Architects.

No applications were deferred from the Chair's Action meeting held on 6 November 2024.

50. Apologies for Absence

Apologies were received from Councillors Alcock and MacDonald and accepted for the reasons given.

051. Declarations of interest on items on the agenda

None were received.

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

None were received.

053. To grant any requests for dispensation as appropriate.

None were received.

054. Consultation Presentation on Pre-Planning Applications.

Members received a pre-planning application presentation for a Local Need scheme incorporating 70 affordable homes and community park space on land off the Alcester Road.

The development would include the build of affordable homes comprising:

12 x 3-bedroom houses
34 x 2-bedroom houses
12 x 2-bedroom bungalows
12 x 1-bedroom maisonettes

Homes would be fitted with air source heat pumps, solar PV panels and would also use enhanced fabric supporting energy affordability for customers. Additional green measures are also being considered.

A public exhibition was also planned for later in the year to consult with local residents on the proposals. Following public consultation and finalisation of the plans reports, a full application would be made to Stratford-on-Avon District Council. This was expected to be submitted in 2025.

Once the presentation had finished, there were a number of questions from Councillors regarding the site.

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

Three members the public were present and observed the meeting. They did not partake in any discussion.

056. To approve the draft open minutes of the Planning Consultative Committee meeting held on 20 August 2024.

The minutes of the meeting held on 20 August 2024 were approved as a correct record.

057. List of planning applications deferred from the Chair's Actions meeting on 6 November 2024 with any additional items deferred from the Additional Chair's Actions meeting on 11 November 2024.

No applications had been deferred from the Chair's Action or Additional Chair's Actions meetings.

058. To note action of the Town Clerk after consultation with the Chair (or their substitutes) and Avon Planning Services on 6 November 2024.

The actions were noted. The Chair's Action meeting on 6 November 2024 was attended by Councillor I Fradgley and Councillor Alcock. The Additional Chair's

Action meeting on 11 November 2024 was attended by Councillor I Fradgley and Councillor Alcock. The following applications were discussed and the respective observations recorded:

Chair's Actions meeting – 6 November 2024:

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 replacement with new single-storey side and rear extensions to dwelling	No representation
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-	Petrol filling station - 24 hrs use	The TC has no objections in principle

		upon-Avon, CV37 9DA		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 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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Additional Chair's Action meeting 11 November 2024

1	24/02713/FUL TIDDINGTON	1 Alveston Farm Bungalows, Alveston, Stratford-upon-Avon, CV37 7RR	Proposed demolition of 1-3 Alveston Farm Bungalows and replacement with 2 dwellings and associated works	No representation
2	24/02664/OUT TIDDINGTON	Arden Heath Bungalow, Loxley Road, Stratford-upon-Avon, CV37 7DU	Demolition of existing bungalow and out buildings, erection of up to 6 dwellings with associated site works	Once again the Town Council raises no objection to the principle and recognises the reduction in the overall number of dwellings proposed. However, the layout would still need to be carefully considered at the reserved matters stage in respect of amenity and local character.
3	24/02725/FUL SHOTTERY	9A Aintree Road, Stratford-upon-Avon, CV37 9FL	Single storey rear extension and garage conversion	No representation
4	24/02721/PVN WELCOMBE	Stratford Leisure Centre, Bridgeway, Stratford-upon-Avon, CV37 6YX	Installation of a 149.55kW solar system comprising of 408 solar pv modules at Stratford Leisure Centre.	Support the application for the following planning reasons: Pleased to see this application for PV on the flat roof of the Leisure Centre.
5	24/02582/FUL WELCOMBE	The Red Lion, 1 Warwick Road,	Full and listed building consent application for minor	No representation

		Stratford-upon-Avon, CV37 6YW	internal and external alterations	
6	24/02583/LBC WELCOMBE	The Red Lion, 1 Warwick Road, Stratford-upon-Avon, CV37 6YW	Full and listed building consent application for minor internal and external alterations	No reps. Subject to Conservation Officer approval.
7	24/01552/FUL CLOPTON	Lock Up Garages, Hodgson Road, Stratford-upon-Avon	Demolition of former block of lock up garages, and erection of 3 dwellings together with associated works	No reps to the amended information on noise.
8	24/02730/LDE AVENUE	Gospel Oak House, Gospel Oak Lane, Pathlow, Stratford-upon-Avon CV37 0JA	Use of all land within the red line on accompanying Location Plan 24-92-01 as garden land associated with the property, Gospel Oak House, for a continuous period in excess of 10 years.	No representation
9	24/01916/FUL ORCHARD HILL	King Edward VI School Sports Field And Pavilion, Manor Road, Stratford-upon-Avon	Installation of green coated open mesh security fence to road frontage behind existing hedge / timber fence together with new matching recessed pedestrian / vehicular entrance gates.	No representation
10	24/02756/FUL GUILDHALL & BRIDGETOWN	42 Rushbrook Road, Stratford-upon-Avon, CV37 7JW	Single storey side extension and conversion of existing utility	No representation

Tree Applications

1	24/02740/DDT	Stratford Preparatory School, Church House, Old Town, Stratford-upon-Avon CV37 6BG	-T1 Holm oak (northeastern tree with decay fungus): Reduce height to approximately 9 metres and undertake an overall canopy reduction of 4 metres, creating a high pollard framework. -T2 Holm oak (southwestern larger tree): Reduce by approximately 4.5 metres in height and undertake an overall canopy reduction of 5.5 metres, creating a high pollard framework.	FOR INFORMATION ONLY Notification has been received in relation to dead/dangerous tree/s at the above address. As the tree/s are dead/dangerous there is no requirement to go through the Conservation Area Notification for tree works (6 week process) / TPO application process. A Forestry and Landscape Officer has either visited the site or
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			(Given the condition of T1 in terms of internal decay, further reduction works are now required. As both trees grow with a composite crown, it is also, therefore necessary, to undertake works to T2. The trees are in a high risk area).	examined a report with photographic evidence and confirms that the works are necessary.
2	24/02793/TREE WELCOMBE	Stratford Court, Avenue Road, Stratford-upon-Avon	T1 - goat willow - Remove T2 - holly - 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.
3	24/02702/TREE GUILDHALL & BRIDGETOWN	Avon Boating Ltd, Swans Nest Boathouse, Swans Nest Lane, Stratford-upon-Avon CV37 7LS	Pollard back to original pollard points of limes T1, T2, T3, T4, T7, and Horse Chestnut T8 on the east lawn and car park.	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

			Pollard back to original pollard points of limes T5 and T6 on the west lawn. These trees have been regularly managed by us, including pollarding every few years to maintain their scale, since the 1930's. All works to be carried out by professional tree surgeon to BS3998:2010.	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	24/02733/TPO TIDDINGTON	Alveston Leys Nursing Home, Kissing Tree Lane, Alveston, Stratford-upon-Avon CV37 7QN	T1 - common lime (tag 636) - Previous tree survey recommended Aerial inspection after epicormic removal. Inspection found that there is significant decay at the old pollard head approx 30-40%. Target area underneath tree is road junction on Kissing tree lane. Pollard tree back to previous points. T2 - common lime (tag 637) - Previous tree survey recommended, Aerial inspection after epicormic removal. Pollard tree back to previous points. T3 - common lime (tag 638) - Previous tree survey recommended Aerial inspection after epicormic	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

			removal. Pollard tree back to previous points.	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	24/02816/TREE GUILDHALL & BRIDGETOWN	Canowindra, 8A Broad Walk, Stratford-upon-Avon, CV37 6HS	T2 - cherry - Remove T3 - whitebeam - Remove T4 - cherry - 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.
6	24/02844/TPO CLOPTON	16 Sycamore Close, Stratford-upon-Avon, CV37 0DZ	T1 - Horse Chestnut - reduce crown by 4-5 metres, due to becoming overly large for it	The Town Council does not object to necessary works to trees in the Conservation Area or

			location, also causing excessive shading	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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059. Street Trading and Licensing Applications

059a. There were no street trading applications pertinent to the Town Council.

059b. The following licensing application was pertinent to the Town Council:

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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Councillors raised no objections to this application.

060. Notices of Decision

The following decisions were noted:

	Site/Application No	STC Observations	SDC Decision
1	24/02276/TREE	The Town Council does not object to necessary works to	Consent with conditions

	Swan Court, Banbury Road, Stratford-upon-Avon	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.	
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	Consent with conditions

		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	24/01830/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	Consent for Arboricultural work

		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.	
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 Area or trees that are subject to a Preservation Order providing that the works are carried out	Consent with conditions

		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 Bancroft Ticket Office, River Avon Waterside, East Of Bancroft Gardens, Stratford-upon-Avon	No reps	Permission with conditions
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 Planning Enforcement look into this as a matter of urgency.	Consent refused
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

061. To review the Terms of Reference of the Planning Consultative Committee Meeting

Clause 1.2 – reference to the appointment of a member of the Committee to the Environmental Strategy Panel was deleted, as responsibility now fell with the Community Services and Environment Committee.

062. Any Other Business

There was none.

063. Chair's Verbal Report

The Vice Chair encouraged new Councillors to attend the Planning Committee meetings held at Stratford-on-Avon District Council as they provide a useful insight into the planning process.

064. Requests for Alterations of Recommendation – for information (if any)

There were none.

065. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford District Council Planning meeting on 4 December 2024 at 6:00pm.

066. To appoint substitutes for the next Chair's Actions meeting on 4 December 2024, if required.

No substitutes are required for this meeting.

Date of next meeting: Tuesday 10 December 2024, at 6:30pm

Signed:

Chair of Planning Committee