

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

18 June 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>

1	24/00851/ADV WELCOMBE	The Pen And Parchment , Bridgefoot, Stratford-Upon-Avon, Warwickshire CV37 6YY	The proposed advertisements consist of 1no. double sided timber pictorial sign; 2no. single sided timber nameboard signs; 1no. single sided timber fascia sign; 1no. single sided timber amenity sign; 3no. replacement 50W LED Slimline floodlights; 1no. single sided timber amenity sign; 1no. single sided room sign; 1no. single sided 'Private' sign; 1no. signwriting to the hotel block; 1no. signwriting to the hotel block.	No representation
2	24/00852/LBC WELCOMBE	The Pen And Parchment , Bridgefoot, Stratford-Upon-Avon, Warwickshire CV37 6YY	Replacement advertisements and signage scheme in line with the Consent to Display Advertisement Application Ref: PP-12913134.	No reps. Subject to conservation officer approval.
3	23/00604/FUL AMENDED CLOPTON	Maybird Retail Park, Birmingham Road, Stratford-upon-Avon,	The installation of 5 ultra-rapid electric vehicle charging hubs and associated infrastructure at the existing car park.	An amendment/additional information has been received for the

				application shown above as follows: Plans updated to remove fence panel and change the enclosure material from timber fence to composite panels in light grey. This letter is for information only. A consultation response is not being sought.
4	23/02970/FUL AMENDED GUILDHALL & BRIDGETOWN	Hotel Indigo, Chapel Street, Stratford-upon-Avon, CV37 6HA	Demolition of existing garages and construction of a three-storey standalone extension to provide 23 additional hotel guestrooms with associated plant spaces and stores.	No reps to the additional/amended drainage details
5	24/01044/NDZ TIDDINGTON	2 Alveston Farm Bungalows, Alveston, Stratford-upon-Avon, CV37 7RR	Demolition of existing building and construction of a new dwellinghouse in their place in accordance with the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 20 (as amended)	WITHDRAWN
6	24/01173/FUL TIDDINGTON	Green Lanes , Alveston Lane, Alveston, Stratford-Upon-Avon Warwickshire	Proposed alterations and extensions to existing dwelling and new entrance gates to existing vehicular accesses.	No representation
7	24/00995/FUL WELCOMBE	22 Henley Street, Stratford-Upon-Avon, Warwickshire, CV37 6QW	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
8	24/00702/FUL BISHOPTON	Open Space , Glebe Road, Stratford-Upon-Avon, Warwickshire CV37 9JU	Construction of an open air multi user games area including new access pathway	The TC would like to support this application for a MUGA on the existing open space. It will provide an important community

				facility for local residents and promote health and wellbeing.
9	24/01190/COUQ TIDDINGTON	Agricultural Building, Croft Farm, Banbury Road, Stratford-upon-Avon	Prior Approval application for the change of use of an agricultural building into three smaller residential dwellings and two larger dwellings (C3) and associated operational development under Class Q parts (a) and (b) of the General Permitted Development Order (GPDO)	No representation
10	24/01056/FUL CLOPTON	11 Burbage Avenue, Stratford-Upon-Avon, Warwickshire, CV37 0DU	Increase in width of existing drop kerb, change of use of amenity land to residential and proposed extensions and alterations to dwelling	No reps, subject to a new mixed native hedge being planted in front of the new boundary fence in order to soften the visual impact on the street scene.
11	24/01254/ADV GUILDHALL & BRIDGETOWN	Arden Thistle Hotel, 44 Waterside, Stratford-upon-Avon, CV37 6BA	Replacement and additional carpark signage	No representation
12	24/00429/FUL WELCOMBE	7 Shakespeare Street, Stratford-upon-Avon, CV37 6RN	Conversion of ground floor and amalgamation of first floor flat to create 1no. dwelling. Demolition of outdoor WC and lean to. Alterations to single storey rear extension to include alterations to roof and addition of uPVC patio door. Replacement of existing timber windows on rear elevation with uPVC windows.	WITHDRAWN
13	24/00430/LBC WELCOMBE	7 Shakespeare Street, Stratford-upon-Avon, CV37 6RN	Conversion of ground floor and amalgamation of first floor flat to create 1no. dwelling. Demolition of outdoor WC and lean to. Alterations to single storey rear extension to include alterations to roof and addition of uPVC	WITHDRAWN

			patio door. Replacement of existing timber windows on rear elevation with uPVC windows. New internal wall insulation and other internal alterations.	
14	23/02970/FUL AMENDED GUILDHALL & BRIDGETOWN	Hotel Indigo, Chapel Street, Stratford-upon-Avon, CV37 6HA	Demolition of existing garages and construction of a three-storey standalone extension to provide 23 additional hotel guestrooms with associated plant spaces and stores.	No reps to amendments in relation to noise subject to Environmental Health Officer approval.
15	24/01171/VARY GUILDHALL & BRIDGETOWN	Spire View Garden, Saffron Meadow, Stratford-upon-Avon	Variation of conditions 2, 3, 4, 5, 7, 8, and 13 of Planning Permission 19/02317/FUL dated 28 February 2020 for changes to plot design (to include material, fenestration and height changes), layout and landscaping. Removal of condition 9 (relating to alterations to the boundary wall to facilitate pedestrian access) due to works having already taken place. Original Description of Development: Proposed erection of 2 dwellings and associated landscaping and access improvements	No representation
16	24/01369/FUL GUILDHALL & BRIDGETOWN	7 Primrose Way, Stratford-upon-Avon, CV37 7EF	Single storey side extension to form a bedroom, wet room and a utility room	There is an almost identical application on this site which is still pending - Ref. 24/01148/FUL. The TC made no reps to that application and makes no reps to this application.
17	24/01232/LBC GUILDHALL & BRIDGETOWN	5 Old Town, Stratford-upon-Avon, CV37 6BG	Construction of a 2-storey extension to form a living room, boot room, bathroom and internal	No reps, subject to conservation officers approval.

			alterations to form 2 new doorways.	
18	24/01040/AAPA WITHDRAWN TIDDINGTON	1 Alveston Farm Bungalows, Alveston, Stratford-upon-Avon, CV37 7RR	Construction of additional storey 'over principal part of the dwellinghouse'	WITHDRAWN
19	24/01045/AAPA WITHDRAWN TIDDINGTON	3 Alveston Farm Bungalows, Alveston, Stratford-upon-Avon, CV37 7RR	Construction of additional storey 'over principal part of the dwellinghouse'	WITHDRAWN
20	24/01325/FUL ORCHARD HILL	16 Burford Road, Stratford-upon-Avon, CV37 7ET	Erection of a two storey rear extension, window and garage alterations, demolition of chimney stack, application of render over existing brick (partial) and the installation of a pitched roof to the existing flat roof front facing dormer.	No reps. Subject to no adverse harm to neighbours.

TREE APPLICATIONS

1	24/00862/TREE WITHDRAWN TIDDINGTON	75 Tiddington Road, Stratford-upon-Avon, CV37 7AF	-T1 Norway Spruce – Fell	WITHDRAWN
2	24/01276/TPO SHOTTERY	16 The Willows, Stratford-upon-Avon, CV37 9QJ	T1 - sycamore - Prune off 6no. branches north, 2no. branches south, 1no. lower limb west, 1no. large limb at 4metres s.east, achieving approximate crown lift of 5metres. Prune dead wood. T2 - ash - Prune off 2no. lowest limbs and 7no. branches over neighbouring property, 1no. small branch east, 3no. lowest limbs and 2no. small branches south, 2no. lowest limbs and 5no. branches west, achieving approximate crown lift of 5metres. Prune dead wood.	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	24/01347/TREE TIDDINGTON	15 Church Lane, Alveston, Stratford-upon-Avon, CV37 7QJ	G1 - unnamed trees x4 - Lift canopy to above head height (2metres) and reduce the diameter of the trees to not overhang the pavement or road. The maximum reduction will be 1.5metres	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	24/01261/TPO CLOPTON	187 Clopton Road, Stratford-upon-Avon, CV37 6TF	-T1 Lime: Re-pollard the tree and sever roots over 5mm diameter between the tree and property, at least one metre from the tree, to avoid root damage to the property.	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	24/01386/TREE WELCOME	36 Shakespeare Street, Stratford-upon-Avon, CV37 6RN	T1 - yew - Fell to ground level. T2 - apple - Prune and re-shape. T3 - applie - Prune and re-shape.	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	24/01186/TREE GUILDHALL & BRIDGETOWN	4 Broad Walk, Stratford-Upon-Avon, Warwickshire, CV37 6HS	T1 - holly - Fell. T2 - hawthorne - Fell. T3 - holly - Fell. T4 - prunus - re-shape. G1 - birch x2 - Lightly shape 0.5metre reduction to retain crown size.	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

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7	24/01327/TREE WELCOMBE	9 Avenue Road, Stratford-upon-Avon, CV37 6UW	T1 and T2 - conifer – Fell	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

None received.

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	24/00571/FUL 53 Tiddington Road, Stratford-Upon-Avon, Warwickshire, CV37 7AF	No reps	Permission with conditions
2	24/00610/FUL 116 Loxley Road, Stratford-Upon-Avon, Warwickshire, CV37 7DS	No reps	Permission with conditions
3	24/00568/FUL School House, Broad Street, Stratford-Upon-Avon, Warwickshire, CV37 6HN	No reps	Permission with conditions
4	24/00716/FUL Parkfield Guest House , 3 Broad Walk, Stratford-Upon-Avon, Warwickshire CV37 6HS	No reps, subject to no adverse impact on neighbours	Permission with conditions
5	24/00839/FUL 158 Bridgetown Road, Stratford-Upon-Avon, Warwickshire, CV37 7JA	No reps	Permission with conditions
6	24/00909/FUL 7 Tiddington Road, Stratford-upon-Avon, CV37 7AE	No reps	Permission with conditions
7	24/00887/FUL	No reps	Permission with conditions

	6 Welcombe Road, Stratford-upon-Avon, CV37 6UJ		
8	24/00958/FUL 9 Burford Road, Stratford-Upon-Avon, Warwickshire, CV37 7ET	No reps	Permission with conditions
9	24/00829/FUL 28 Marigold Road, Stratford-Upon-Avon, Warwickshire, CV37 7DW	No reps	Permission with conditions
10	24/00287/FUL 8 Ferry Lane, Alveston, Warwickshire, CV37 7QX	No reps	Permission with conditions
11	23/00604/FUL Maybird Retail Park, Birmingham Road, Stratford-upon-Avon	Support the application, the town needs more of these if we are to encourage more electric vehicles.	Permission with conditions
12	24/00447/VARY Former Debenhams And H&M Units, 33-35 High Street & Unit 12, Taskers Way, Stratford-upon-Avon CV37 6AU	No reps	Permission
13	24/00621/LBC Former Debenhams And H&M Units, 33-35 High Street & Unit 12 , Taskers Way, Stratford-upon-Avon CV37 6AU	No reps	Consent granted with conditions
14	23/03128/LBC Shakespeare Centre, Henley Street, Stratford-Upon-Avon, Warwickshire CV37 6QW	No reps, subject to Conservation Officer's approval.	Consent granted with conditions
15	23/03127/FUL Shakespeare Centre, Henley Street, Stratford-Upon-Avon, Warwickshire CV37 6QW	No reps	Permission with conditions
16	24/00681/LBC King Edward VI School Sports Field And Pavilion, Manor Road, Stratford-upon-Avon,	No reps	Consent refused
17	24/01063/LDP 15 Sedgemoor Close Stratford-Upon-Avon Warwickshire CV37 7RY		Certificate of lawful proposed use or development

18	24/01067/TREE Olivers Lock, Payton Street, Stratford-Upon-Avon, Warwickshire, CV37 6PS	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
19	24/00177/FUL 58 Loxley Road, Stratford-Upon-Avon, Warwickshire, CV37 7DR	No reps	Refusal
20	24/00389/FUL Alveston Hill Farm, Alveston Hill, Alveston, Warwickshire, CV37 7RL	Maintain no reps to amendments	Refusal
21	24/00390/LBC Alveston Hill Farm, Alveston Hill, Alveston, Warwickshire, CV37 7RL	Maintain no reps	Consent refused
22	24/00937/FUL 4 Dale Avenue, Stratford-Upon-Avon, Warwickshire, CV37 7EH	No reps	Permission with conditions

23	24/00840/FUL 83 Shipston Road, Stratford-Upon-Avon, Warwickshire, CV37 7LW	No reps, subject to no adverse effect on neighbours	Permission with conditions
24	24/01079/FUL 63 Shelbourne Road, Stratford-upon-Avon, Warwickshire, CV37 9JP	No reps	Permission with conditions
25	24/00865/TREE 59 Tiddington Road, Stratford-Upon-Avon, Warwickshire, CV37 7AF	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
26	24/01110/FUL 4 Quineys Road, Shotton, Stratford-Upon-Avon, Warwickshire CV37 9BW	No reps	Permission with conditions
27	24/00649/OUT Land Off, Cottage Lane, Shotton,	The Town Council is concerned about the type of application being used to secure permission. An outline application with all matters of detail being	Refusal

		reserved does not demonstrate that the principle of the proposal for two houses on this site will not cause substantial or less than substantial harm on the setting of heritage assets, some of which are nationally important. A details application with a robust Heritage Assessment would be the appropriate route to take.	
28	24/00752/FUL 9A Broad Walk, Stratford-Upon-Avon, Warwickshire, CV37 6HS	No reps	Permission with conditions
29	23/02301/LBC 99 Banbury Road, Stratford-Upon-Avon, Warwickshire, CV37 7HW	No reps	Consent granted with conditions
30	24/00734/FUL Canal Turn , Lock Close, Stratford-Upon-Avon, Warwickshire CV37 6GF	No reps	Permission with conditions
31	24/01004/FUL 12 Banbury Road, Stratford-Upon-Avon, Warwickshire, CV37 7HZ	No reps subject to no adverse impact on neighbours. Pleased to see the subservient design.	Permission with conditions

5) Any Other Business

5a.

Admin Officer – 12.6.24