

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

21 May 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	24/00734/FUL WELCOMBE	Canal Turn, Lock Close, Stratford-Upon-Avon, Warwickshire CV37 6GF	Proposed rear extension	No representation
2	24/00767/FUL GUILDHALL & BRIDGETOWN	Arden Way Guest House, 22 Shipston Road, Stratford-Upon-Avon, Warwickshire CV37 7LP	Change of use of guesthouse (including self-contained accommodation) to a single dwelling	No representation
3	24/01004/FUL GUILDHALL & BRIDGETOWN	12 Banbury Road, Stratford-Upon-Avon, Warwickshire, CV37 7HZ	Proposed Two Storey Side & Rear extension with single storey extension to rear	No reps subject to no adverse impact on neighbours. Pleased to see the subservient design.
4	24/01040/AAPA TIDDINGTON	1 Alveston Farm Bungalows, Alveston, Stratford-upon-Avon, CV37 7RR	Construction of additional storey 'over principal part of the dwellinghouse'	No representation
5	24/01045/AAPA TIDDINGTON	3 Alveston Farm Bungalows, Alveston, Stratford-upon-Avon, CV37 7RR	Construction of additional storey 'over principal part of the dwellinghouse'	No representation

6	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.	Maintain previous comments
7	24/01041/FUL TIDDINGTON	Cedar Lawns , Alveston Leys, Alveston, Stratford-Upon- Avon Warwickshire	Erection of 1st floor extension and associated works	No representation
8	24/01043/FUL TIDDINGTON	Cedar Lawns , Alveston Leys, Alveston, Stratford-Upon- Avon Warwickshire	Infill structure to enclose entrance lobby, entrance porch and garage.	No representation
9	24/01079/FUL BISHOPTON	63 Shelbourne Road, Stratford- upon-Avon, Warwickshire, CV37 9JP	Erection of single storey rear extension.	No representation
10	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.	Maintain previous comments
11	24/00999/FUL TIDDINGTON	Croft House , Banbury Road, Stratford-Upon- Avon, Warwickshire CV37 7NF	Change of use of swimming pool to create a single dwelling (Use Class C3) and all associated works.	Object for the following reason: The Town Council considers that this is a sustainable location for a new dwelling. Granting planning permission for the conversion of this domestic outbuilding to a dwelling would set a dangerous precedent.
12	24/01138/COUQ TIDDINGTON	Alveston Hill Farm, Alveston, Stratford-upon- Avon, CV37 7RL	Prior approval notification for conversion of 3no. agricultural units to 4no. dwellinghouses and associated operational	No representation

			development under Class Q(a) and Class Q(b).	
13	24/01110/FUL SHOTTERY	4 Quineys Road, Shottery, Stratford- Upon-Avon, Warwickshire CV37 9BW	Single storey side extension	No representation
14	24/01129/FUL BISHOPTON	15 Avonbrook Close, Stratford- Upon-Avon, Warwickshire, CV37 9LT	Proposed single storey rear/side extension	No representation
15	24/01105/FUL ORCHARD HILL	192 Banbury Road, Stratford- Upon-Avon, Warwickshire, CV37 7HX	Proposed alterations to front elevation. Elevation to previously approved Application Ref: 23/01336/VARY.	No representation
16	24/01117/LBC TIDDINGTON	St James Parish Church, Church Lane, Alveston	Installation of solar panels on the south slope of the Grade II listed church roof and battery storage in the interior of the ringing chamber of the west tower.	No reps subject to Conservation Officers approval.
17	24/01100/VARY ORCHARD HILL	King Edward VI School Sports Field And Pavilion, Manor Road, Stratford-upon- Avon	Variation of condition 3 of planning permission 20/01627/FUL dated 16.11.21 to remove reference to 'rootbridge' and allow alternative tree mitigation method Original Description of Development: Repositioning of the access (approved by permission ref: 16/03114/VARY) from Manor Road to the King Edward VI School sports grounds	No reps subject to the Tree Officer approval.
18	23/03270/FUL HATHAWAY	Bridge House 3 Timothys Bridge Road Stratford Enterprise Park Stratford-Upon- Avon Warwickshire CV37 9NQ	Redevelopment of site to provide 92 no. dwellings, associated landscape works and basement level vehicular and cycle parking	For discussion.

19	24/00959/ADV GUILDHALL & BRIDGETOWN	2A Bridge Street, Stratford-Upon- Avon, Warwickshire, CV37 6AB	Non illuminated fascia sign, non illuminated projecting sign, shop front vinyl graphics.	Object for the following reason: This site is on the Historic Spine and within the Conservation Area. As a result signage needs to be respectful of the conservation status of the site. The proposed colour is considered too bright for Bridge Street and the Applicant is asked to consider a darker colour for the signage. The Town Council is not aware of a planning application to change the use of the premises from a shop to a cafe/tea room.
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TREE APPLICATIONS

1	24/01067/TREE WELCOMBE	Olivers Lock , Payton Street, Stratford-Upon- Avon, Warwickshire CV37 6PS	T1 - Robinia Pseudo Acacia - Fell due to advanced fungal decay. T2 - Robinia Pseudo Acacia - Reduce and reshape by 2-3m after neighbouring tree is removed.	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
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				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

Application Reference: **24/00466/STCON**

The Licensing Team are in receipt of an application from LSD Markets for the annual **National Youth Market Finals 2024**.

The event is to be held on **Friday 23rd and Saturday 24th August 2024**, between the hours of 09:00 and 18:00 on each day.

It will be a category 3 Market – which will hold between **50 and 75 trader stalls**, and will be located on the **Waterside and Bancroft Basin area**.

A copy of the application along with the proposed site plan are attached for reference. Appendix A and Appendix B.

Should you have any comment to make on the application, please give details in writing before 5pm on 28th May 2024.

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	24/00603/TREE Theatre Gardens, Waterside, 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	Consent with conditions

		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	24/00604/TREE Avonbank Garden, 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 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	Consent with conditions

		suitable native species in a suitable location for future generations to enjoy.	
3	24/00605/TREE 58 Waterside, Stratford-Upon-Avon, Warwickshire, 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
4	24/00641/TREE 8 Ferry Lane, Alveston, Warwickshire, CV37 7QX	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	Consent with conditions

		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	24/00724/FUL 20 Brookside Road, Stratford-Upon-Avon, Warwickshire, CV37 9PH	No objection in principle, but it would improve the design if a false pitch roof was added to the front and side elevations given the prominence of this extension in the street scene	Permission with conditions
6	24/00699/FUL 30 Blue Cap Road, Stratford-Upon-Avon, Warwickshire, CV37 6TQ	No reps	Permission with conditions
7	24/00863/TREE The Paddocks, Alveston Leys, Alveston, Stratford-upon-Avon, CV37 7QN	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 with conditions

		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.	
8	24/00868/HHPA 8 Rowan Close, Stratford-upon-Avon, CV37 0DT		Prior approval granted
9	24/00445/FUL 228 Loxley Road, Stratford-Upon-Avon, Warwickshire, CV37 7DU	No reps	Permission with conditions
10	24/00549/LDP Community Centre Drayton Avenue Stratford-upon-Avon CV37 9PB		Certificate of lawful proposed use or development
11	24/00588/FUL 75 Tiddington Road, Stratford-Upon-Avon, Warwickshire, CV37 7AF	No reps	Permission with conditions
12	24/00653/TPO Bishopton 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.	Consent for Arboricultural work

		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.	
13	24/00693/FUL Beaudesert , The Avenue, Bishopton, Stratford-Upon-Avon Warwickshire	No reps	Permission with conditions

5) Any Other Business

5a.

Admin Officer – 15.5.24