

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

27 February 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	24/00037/LDE AVENUE	Swan Business Park, Avenue Farm, Stratford-upon-Avon	Trading from a mobile static catering trailer, from Mon - Sat, 8am to 2pm	No representation
2	24/00192/FUL BISHOPTON	The Cedar House , 17 Sidelands Road, Stratford-Upon-Avon, Warwickshire CV37 9DS	Intend to install an air to water heat pump	No representation
3	23/02970/FUL 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.	The Town Council has no objections in principal subject to the approval of the conservation officer. Modern and contemporary newbuild in the vicinity of the Falcon Hotel has been approved in recent years. Construction management is critical on this town centre site so an appropriate condition must be imposed to control this process. Coach access and parking is an existing problem and this development

				could exacerbate this. A proper management plan for coach parking needs to be employed by the proprietors of the hotel. The proposal needs to be assessed carefully in respect of the affect of this building and any plant/equipment on the amenity of neighbouring properties.
4	24/00201/FUL WELCOMBE	87 St Marys Road, Stratford-Upon-Avon, Warwickshire, CV37 6TL	Single storey rear extension and higher roof on existing side extension	No representation
5	24/00209/FUL WELCOMBE	12 Grasmere Court, Flat 1 , St Gregorys Road, Stratford-Upon-Avon, Warwickshire CV37 6UH	Proposed replacement windows and door to the ground floor apartment	No representation
6	24/00065/FUL TIDDINGTON	Fieldings, Alveston Lane, Alveston, Stratford-upon-Avon CV37 7QD	Removal of three storey detached dwelling, garage and outbuildings, and replacement with single two storey detached dwelling, together with associated external works and landscaping.	No representation
7	24/00261/ADV WELCOMBE	Nationwide, 36A Wood Street, Stratford-upon-Avon, CV37 6JG	Replace 1no. Projecting signage with new 500mm. Retain existing brackets. Replace 1no. Fascia and 1no. Logo with 1no. New blue fascia & 1no. New 185mm logo height. Replace 1no. ATM surround and decals with new. Replace statutory signage with new. Decorations to shopfront to match existing with like for like.	No representation

8	24/00203/FUL ORCHARD HILL	116 Loxley Road, Stratford-Upon-Avon, Warwickshire, CV37 7DS	Proposed single storey rear extension with raised patio & ramp down to garden alongside internal alterations	No representation
9	24/00300/FUL BISHOPTON	6 Trevelyan Close, Stratford-Upon-Avon, Warwickshire, CV37 9LJ	Two Storey Side Extension to form Annex	No representation
10	24/00181/VARY HATHAWAY	Drayton Manor Farm, Alcester Road, Stratford-upon-Avon, CV37 9RQ	Application to Vary conditions 2 & 18 of 21/00031/FUL (Construction of a commercial building (Use Class B2 - general industrial, Class B8 - storage and distribution and Class E(g) - research and development of products or processes, or any industrial process), associated car park and closure of Alcester Road (A46) access. Date of Decision 20.09.2022) to provide alternative drainage details.	No representation
11	24/00307/FUL SHOTTERY	8 Gainsborough Road, Stratford-Upon-Avon, Warwickshire, CV37 9FA	Erection of a single storey side and forward extension. Installation of new windows	No representation
12	24/00333/PVN HATHAWAY	Tappex, 108 Masons Road, Stratford-upon-Avon, CV37 9NT	Prior Approval notification under Schedule 3, Part 14, Class J of the GPDO 2015 (as amended) for the installation of 242no. PV solar panels with a maximum output of 105.27kW	Support the application for the following planning reasons. Pleased to see roofs are being used for PV arrays.

TREE APPLICATIONS

1	24/00234/TREE WELCOMBE	18 Lock Close, Stratford-Upon-Avon, Warwickshire, CV37 6GF	T1, Birch fell T2, Birch fell	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject
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				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	24/00255/TREE WELCOMBE	5 Mulberry Street, Stratford-Upon-Avon, Warwickshire, CV37 6RS	T1 - Sobus Vilmorini - Reduce crown height approx 4.3 metres to 2.5 metres, remove overhanging branches.	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	24/00289/TREE GUILDHALL & BRIDGETOWN	5 Ely Gardens, Stratford-upon- Avon, CV37 6FB	T1 - holly - Crown lift to 2metres and crown thin by 30%	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	24/00291/TREE TIDDINGTON	74 Tiddington Road, Stratford-upon-Avon, CV37 7BA	T1 - sycamore – 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
5	24/00294/TREE CLOPTON	43 Albany Road, Stratford-Upon-Avon, Warwickshire, CV37 6PG	T1- lime – 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
6	24/00349/TREE GUILDHALL & BRIDGETOWN	Stratford Lock Islands At Lucys Mill And River Avon, Mill Lane, Stratford-upon-Avon,	1 - Three willows (Tree tag: 372,373,374] - Photo 1097. Carefully pollard at approx 5metres above ground level 2 - willows (Tree tag: 376-381) - Photo 1101/1102. Carefully remove tops to prevent failure, leaving a height of approx 5metres above ground level. 3 - willow- Photo 1103. Carefully pollard at approx 5metres above ground level, to aid moorings. 4 - elderberry, dead sycamore, fallen trees etc. Photo 1105. Clear all sections of self sown understorey and elderberry to maintain embankment and allow to regenerate. Fell dead sycamore to as near to	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

			surrounding ground level as possible. Clear away any fallen trees. 5 - Three willows - Photo 1106. Carefully pollard at approx 5metres above ground level.	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
7	24/00354/TREE GUILDHALL & BRIDGETOWN	9 Sequoia Mews, Shipston Road, Stratford-upon-Avon, CV37 7PZ	G1 - holly x3 - Crown lift to approx 2.5metres and reduce height by approx 1metre and trim to sides	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

8	24/00347/DDT INFORMATION ONLY	Stratford Lock Islands At Lucys Mill And River Avon, Mill Lane, Stratford-upon-Avon	-item 1 - 1 no. cherry: Fell (dead). -item 2 - ash x 3no. (Tags 409, 410, 411): Remove deadwood and stubs. -item 3 - 2no. field maples and an oak (Tags 412, 413, 414): Remove deadwood and stubs. -item 4 - 2no. willows: Remove collapsed limbs and undertake a climbing inspection.	INFORMATION ONLY
9	24/00375/TPO CLOPTON	28 Sycamore Close, Stratford-upon-Avon, CV37 0DZ	T1- Whitebeam to reduce height and spread back to previous pruning points	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) Street Trading and Licencing Applications

3a. Street Trading Applications

None received.

3b. Licencing Applications

1.	24/00155/LAPREM	Hotel Chocolat, Unit J2 Maybird Retail Park, Birmingham Road, Stratford-upon-Avon CV37 0HZ	Sale of alcohol	Application Date: 13.2.24 Last Representation Date: 12.3.24
2.	24/00103/LAVAR	Pink Sage, 39-40 Rother Street Stratford-upon-Avon CV37 6LU	Sale of alcohol	Application Date: 1.2.24 Last Representation Date: 29.2.24

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	23/02715/ADV 19 High Street, Stratford-Upon-Avon, Warwickshire, CV37 6AU	No reps	Consent granted with conditions
2	23/02719/FUL Capital Hill Partnership, Management Suite, The Maybird Centre, Birmingham Road Stratford-upon-Avon	No reps	Permission with conditions
3	23/03305/TPO The Spinney, The Avenue, Bishopton, Stratford-Upon-Avon, Warwickshire	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 for Arboricultural Work

		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	23/02342/VARY The Apple Box , Rushbrook Road, Stratford-Upon-Avon, Warwickshire CV37 7JN	No reps	Permission
5	23/02644/FUL 1 Benson Road, Stratford-Upon-Avon, Warwickshire, CV37 6UU	Subject to no trees being adversely affected by the creation of the new vehicular access	Permission with conditions
6	23/03322/FUL 19 Loxley Road, Stratford-Upon-Avon, Warwickshire, CV37 7DP	No reps, subject to Highways Authority raising no objection	Permission with conditions
7	23/03464/TREE 20 Welcombe Road, Stratford-upon-Avon, CV37 6UJ	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	Consent with conditions

		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.	
8	23/03196/FUL Lower End, Wayside Cottage , Alveston Lane, Alveston, Stratford-Upon-Avon, Warwickshire	The Town Council is pleased to see that the proposal has been reduced even further and agrees that the extension is now subservient to the host dwelling. No reps are now submitted.	Permission with conditions
9	23/01160/VARY Spire View Garden, Saffron Meadow, Stratford-upon-Avon	No reps	Refusal
10	23/02900/FUL 7 Primrose Way, Stratford-upon-Avon, CV37 7EF	No reps	Permission with conditions
11	23/02789/FUL Land Adjacent To, Red House, Wellesbourne Road, Alveston Stratford-upon-Avon	No reps	Permission with conditions
12	23/03410/TPO 61 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	Consent for Arboricultural Work

		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.	
13	24/00023/TREE 23 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. 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

14	23/03418/LDP 3 Birchfield Road Stratford-upon-Avon CV37 6 TH		Certificate of Lawful Proposed Use or Development
15	23/03402/FUL 8 Broad Street, Stratford-Upon-Avon, Warwickshire, CV37 6HN	No reps	Permission with conditions
16	24/00016/FUL 7 Byron Road, Stratford-Upon-Avon, Warwickshire, CV37 7JP	No reps	Permission with conditions
17	23/03261/LBC The Chimneys , Clopton, Stratford-Upon-Avon, Warwickshire CV37 0QR	No reps, subject to Conservation Officer approval	Consent granted with conditions
18	23/00138/VARY Airfield House (including Part Of Former Scrap Yard), Campden Road, Lower Quinton, Stratford-upon-Avon CV37 8LL	Maintain no reps	Permission
19	24/00026/TREE 17 Avenue Road, Stratford-upon-Avon, Warwickshire, 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. 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.	
20	22/03664/REM Airfield House (including Part Of Former Scrap Yard), Campden Road, Lower Quinton, Stratford-upon-Avon CV37 8LL	Maintain no reps	Approval

5) Any Other Business

5a.

Admin Officer – 21.2.24