

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

6 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	23/03261/LBC AVENUE	The Chimneys , Clopton, Stratford- Upon-Avon, Warwickshire CV37 0QR	Listed Building Consent application for replacement internal staircase, re-positioning of wood-burning stove/flue and opening through internal wall	No reps, Subject to conservation officer approval.
2	23/03411/PVN CLOPTON	Coventry And Warwickshire PCT, Stratford Healthcare, Arden Street, Stratford- upon-Avon CV37 6NQ	Coventry And Warwickshire PCT, Stratford Healthcare, Arden Street, Stratford- upon-Avon CV37 6NQ	Support the application for the following reason: The TC supports the use of flat roofs on buildings within the Town for roof mounted PV arrays.
3	23/03274/FUL HATHAWAY	Our Lady Of Peace Catholic Church , Church Lane, Shotton, Stratford-Upon- Avon Warwickshire	Extension to form a new entrance narthex, removal of existing roof light with alternative rooflight and other external alterations to include fenestration changes.	No representation
4	24/00051/TEL28 HATHAWAY	Land Side Of 1, South Green Drive, Stratford- upon-Avon	Installation of 1 x 10 metre light pole	No reps (unable to load comment)
5	23/02928/FUL AMENDED	Dylan Guest House, 10	Construction of rear roof terrace, rear extension	No reps (unable to load comment)

	CLOPTON	Evesham Place, Stratford-upon-Avon, CV37 6HT	and alterations to form car parking area in front of property	
6	23/03196/FUL AMENDED TIDDINGTON	Lower End, Wayside Cottage, Alveston Lane, Alveston, Stratford-Upon-Avon Warwickshire	Proposed erection of a part two storey side extension and part single storey side extension to include a garage	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 submitted.
7	23/02714/FUL WELCOMBE	Quick Stop, 14 Greenhill Street, Stratford-upon-Avon, CV37 6LF	(Part retrospective) Change of use to hot food takeaway (sui generis)	No representation
8	24/00063/ADV WELCOMBE	Quick Stop, 14 Greenhill Street, Stratford-upon-Avon, CV37 6LF	Change of use to hot food takeaway (sui generis)	No representation
9	23/02864/LBC WELCOMBE	Hallmark Hotels – The Welcombe, Warwick Road, Stratford-upon-Avon, CV37 0NR	Internal and external alterations and refurbishment to main hotel including demolition of and formation of partitioning, staircases, lifts. New window, lantern light, glazed screen and door openings externally	No reps. Subject to Conservation Officer
10	23/03142/AMD WITHDRAWN CLOPTON	88 Oakleigh Road, Stratford-upon-Avon, CV37 0DN	Change of side door for a window, rear window and door for a single bi-fold door, and change of materials from "matching original house" to "matching extension red brick"	WITHDRAWN
11	23/03315/VARY ORCHARD HILL	7 Tiddington Road, Stratford-Upon-Avon, Warwickshire, CV37 7AE	Variation of condition 2 of planning permission 23/00906/FUL dated 17th August 2023 to amend the roof colour to grey.	No reps to a grey tiled roof
12	24/00146/FUL GUILDHALL & BRIDGETOWN	Swan Gardens (south Of Swan Theatre), Waterside, Stratford-upon-Avon, CV37 6BB	Change of use of land and construction of temporary outdoor theatre for performances July to September 2024	No representation

13	23/03285/FUL WELCOMBE	Crowne Plaza , Bridgefoot, Stratford-Upon- Avon, Warwickshire CV37 6YR	The installation of 3No. tripod support poles supporting 2No. antenna apertures each (6No. antenna apertures in total), the installation of 4No. 600mm dishes on new support poles, the installation of 4No. cabinets on new steelwork frame at rooftop level, and ancillary development thereto.	No representation
----	----------------------------------	---	---	-------------------

TREE APPLICATIONS

1	24/00081/TPO SHOTTERY	STREET RECORD, Brownlow Drive, Stratford-upon- Avon	T1 - Lombardy poplar - Reduce height of 30metres by 10metres and shape in upper sides to remove risk of windthrow/stem breakage T6 - Lombardy poplar - Reduce height of 34metres by 10metres and shape in upper sides to remove risk of windthrow/stem breakage Details as per annotated photograph in Arborist report	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	24/00107/TREE SHOTTERY	6 Cottage Lane, Shottery, Stratford-Upon-Avon, Warwickshire CV37 9HH	T1 and T2 - conifers - Fell T3 - sycamore - Crown lift to 5M over garden T4 - Prunus - Remove limb overhanging garage T5 - conifer - Fell (Ivy clad stem) T6 - sycamore - Fell two stems T7 - laurel - Reduce to outbuilding height T8 - birch - Remove ivy T9 - sycamore - Crown lift to 5M over garden T10 - Thuja - Crown lift to 4M and reduce height from 12M to 8M	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	24/00128/TREE WELCOMBE	54 Maidenhead Road, Stratford-Upon-Avon, Warwickshire, CV37 6XT	T1 - walnut - Reduce 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.
4	24/00158/TREE WELCOMBE	76 Maidenhead Road, Stratford-Upon-Avon, Warwickshire, CV37 6XU	T1 - elder - To prune back to hedge level, approximately 3 metres.	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	24/00173/TREE WELCOMBE	Visitor Information Centre , Bridgefoot, Stratford-Upon-Avon, Warwickshire CV37 6YY	T1 - Prunus sp - Fell T2 - hawthorn - 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.

EARLY REPONSE APPLICATIONS

1	23/03322/FUL TIDDINGTON	19 Loxley Road, Stratford-Upon- Avon, Warwickshire, CV37 7DP	Drop the kerb for vehicular access	No reps subject to Highway Authority raising no objections
2	24/00025/FUL HATHAWAY	11 Bromford Way, Stratford-Upon- Avon, Warwickshire, CV37 9PA	Proposed ancillary accommodation in rear garden	No reps
3	23/03383/FUL GUILDHALL & BRIDGETOWN	Bancroft Ticket Office, River Avon Waterside, East Of Bancroft Gardens , Stratford-upon- Avon	Replacement of floating ticket office	No reps
4	24/00016/FUL GUILDHALL & BRIDGETOWN	7 Byron Road, Stratford-Upon- Avon, Warwickshire, CV37 7JP	First floor extension above previous ground floor extension	No reps

TREE APPLICATIONS

1	24/00026/TREE WELCOMBE	17 Avenue Road, Stratford-Upon- Avon, Warwickshire, CV37 6UW	T1 - Silver birch – 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.
--	--	--	--	---

3) Street Trading and Licencing Applications

3a. Street Trading Applications

None received.

3b. Licencing Applications

1.	24/00084/LAVAR	Burnside Hotel Church Lane, Shotton, Stratford-upon-Avon CV37 9HQ	Variation of a premises licence under section 34	Application Date: 25.1.24 Last Representation Date: 22.2.24
----	----------------	--	--	--

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	23/03044/FUL 2 Long Acre Drive, Stratford-upon-Avon, CV37 9RD	No reps	Permission with conditions
2	23/03162/LDP 5 Riverbank Gardens Tiddington Road Stratford-Upon-Avon Warwickshire CV37 7BW		Certificate of Lawful Proposed use or Development
3	23/03112/FUL 1 Packhorse Road, Stratford-Upon-Avon, Warwickshire, CV37 9AQ	No reps	Permission with conditions

4	23/03288/TREE Crowne Plaza, Bridgefoot, Stratford-upon-Avon, CV37 6YR	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
5	23/03164/TREE 46 Bull Street, Stratford-Upon-Avon, Warwickshire, CV37 6DS	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	Consent with conditions

		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	23/03131/FUL Green Lanes , Alveston Lane, Alveston, Stratford-Upon-Avon Warwickshire	No reps, pleased to see subservient design	Permission with conditions
7	23/03215/FUL Farr Metals, 17 And 19 Timothys Bridge Road, Stratford Enterprise Park, Stratford-upon-Avon, CV37 9PR	No reps	Permission with conditions
8	23/03158/FUL Wren Cottage, 4 Main Street, Tiddington, Stratford-upon-Avon CV37 7AZ	No reps, subject to no adverse impact on neighbours by way of overlooking	Permission with conditions
9	23/03276/TREE 51A Tiddington Road, Stratford-upon-Avon, 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	Consent with conditions

		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.	
10	23/02470/LDP 9 Eton Road Stratford-Upon-Avon Warwickshire CV37 7EJ		Certificate of Lawful Proposed Use or Development
11	23/03057/FUL 91 Masons Road, Stratford-Upon-Avon, Warwickshire, CV37 9NE	No reps	Permission with conditions
12	23/03095/FUL 18 Dugdale Avenue, Stratford-Upon-Avon, Warwickshire, CV37 6XW	No reps, pleased to see subservient design	Permission with conditions
13	23/03229/FUL Union Club, 3 Chapel Lane, Stratford-upon-Avon, CV37 6BE	No reps	Permission with conditions
14	23/03358/TREE Holy Trinity Church, Old Town, Stratford-upon-Avon, Warwickshire, CV37 6BG	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	Consent with conditions

		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.	
15	23/03303/TREE Avonbank Paddocks, Southern Lane, Stratford-Upon-Avon, Warwickshire, CV37 6BH	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
16	23/03197/FUL 9 Eton Road, Stratford-Upon-Avon, Warwickshire, CV37 7EJ		Permission with conditions
17	23/01202/FUL Chutneys, Bordon Hill, Stratford-upon-Avon, CV37 9RX	After reconsideration and review of the Town Councils previous comments and in light of the Highways Authorities 'no objection' we wish to withdraw our objection	Permission with conditions

18	23/03036/LDE The Maybird Centre, Unit G , Birmingham Road, Stratford-Upon-Avon, Warwickshire CV37 0HZ	No reps	Certificate of Lawful use or development
19	22/03465/REM Land South Of The A46 West Of The Proposed Western Relief Road, Alcester Road, Stratford-upon-Avon	No reps	Approval
20	23/02025/COUMA 34 Wood Street, Stratford-upon-Avon, CV37 6JG	No reps	Prior approval refused
21	23/03211/LBC The Old Ferryhouse and Old Tennis Club, Southern Lane, Stratford-upon-Avon, CV37 6BA	No reps, subject to Conservation Officer approval	Consent granted with conditions
22	23/03220/TPO Alveston Leys Nursing Home, Kissing Tree Lane, Alveston, 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 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	Consent for arboricultural work

		suitable location for future generations to enjoy.	
23	23/03210/FUL The Old Ferryhouse and Old Tennis Club, Southern Lane, Stratford-upon-Avon, CV37 6BA	No reps	Permission with conditions
24	23/02729/LBP 9 Shakespeare Street, Stratford-upon-Avon, CV37 6RN		Refusal of Certificate of lawfulness of proposed works
25	23/03016/FUL 8 Tiddington Road, Stratford-Upon-Avon, Warwickshire, CV37 7AE	No reps	Permission with conditions
26	23/03172/FUL Oldaker House , Mill Lane, Stratford-Upon-Avon, Warwickshire CV37 6BJ	No reps	Permission with conditions
27	23/03173/LBC Oldaker House , Mill Lane, Stratford-Upon-Avon, Warwickshire CV37 6BJ	No reps, subject to Conservation Officer approval	Consent granted with conditions
28	23/02952/LDP 3 Balmoral Grove Stratford-upon-Avon CV37 0SS		Certificate of lawful proposed use or development
29	23/03126/FUL 271 Alcester Road, Stratford-Upon-Avon, Warwickshire, CV37 9JG	No reps. Whilst the extension is not subservient, on balance this is probably ok because of the position of the central forward projecting gable and the set back from the street scene/main road.	Permission with conditions
30	23/02928/FUL Dylan Guest House, 10 Evesham Place, Stratford-upon-Avon, CV37 6HT	No reps, subject to no adverse overlooking to neighbours	Permission with conditions
31	23/03191/FUL Royal Shakespeare Theatre, Waterside, Stratford-Upon-Avon, Warwickshire, CV37 6BB	No reps	Permission with conditions

32	23/03192/LBC Royal Shakespeare Theatre, Waterside, Stratford-Upon-Avon, Warwickshire, CV37 6BB	No reps, subject to Conservation Officer approval	Consent granted with conditions
33	23/03241/FUL Royal Shakespeare Theatre, The Other Place, Southern Lane, Stratford-upon-Avon, CV37 6BH	No reps	Permission with conditions
34	23/03286/TPO 2 Venus Way, Stratford-upon-Avon, CV37 7FB	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
35	23/03291/LDE 7 Primrose Way, Stratford-upon- Avon, CV37 7EF		Certificate of Lawful Existing Use or Development

5) Any Other Business

5a.

Admin Officer – 31.1.24