

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES (Pages 1-11)

02 August 2022

Held at the Town Hall

Present

Cllr D Curtis	Cllr R Harding
Cllr W Dowling	Cllr T Jackson
Cllr J Fotjik	Cllr T Lee

Minutes Clerk: Margo Galvin

Planning Consultant: Mr Neil Pearce, Avon Planning Services

Registered speakers: Mr George Smith representing Marrons Planning, and Mr Mel Kang.

In the absence of the Chair, Cllr I Fradgley, Cllr W Dowling was nominated as acting Chair.

The acting Chair noted that application no: 22/01533/FUL – York House, 17 Rother Street, Stratford-upon-Avon CV37 6NB (demolition of extensions and outbuildings to York House, conversion and refurbishment of York House to offices and erection of 10 no. townhouses to rear) had been deferred from the Chairman's Actions Meeting on 27 July 2022.

No items were deferred from the Additional Chairmans actions meeting held on 01 August 2022.

051. Apologies for Absence

Apologies were received from Cllr G Cleeve, Cllrs I and J Fradgley and Cllr K Taylor.

052. Declarations of interest on items on the agenda

Cllr Jackson advised that he is a trustee of the Stratford Town Trust which has submitted a comment in relation to the proposed development at 17 Rother Street.

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

None were received.

054. To grant any requests for dispensation as appropriate.

None were received.

055. Consultation Presentation on Pre-Planning Applications.

In attendance was Mr George Smith representing Marrons Planning.

Mr Smith introduced the project, which is located at Arden Heath, Loxley Road, Stratford-upon-Avon. The site is approximately 3000 square metres in size and is currently occupied by a large bungalow which is surrounded by conifer hedging.

The proposal will seek to demolish the existing building and erect six houses in its place. A pre-application has been submitted to Warwickshire County Council whose feedback is awaited. The developer will consult with neighbouring residents before submitting a full planning application.

The houses will be built in traditional vernacular style and have generous gardens meaning they will be sufficiently distanced from neighbouring properties. Bin collection will be located at the end of the drive next to Loxley Road.

Points of clarification

A Councillor asked how many bedrooms the dwellings will have. Mr Smith advised there will be 3-4 bedrooms, although this has not yet been fixed.

A Councillor asked if the properties would use renewable energy. Mr Smith advised that, again, this has not yet been finalised but he would wish to ensure this is a sustainable development.

A Councillor asked how wide the access road would be from Loxley Road. Mr Smith could not confirm the exact width but advised that two cars would be able to pass alongside each other. Visibility in both directions from the access road onto Loxley Road is good in both directions.

There being no further questions, the acting Chair thanked Mr Smith who left the meeting.

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

There were none.

057. To approve the draft open minutes of the Planning Consultative Committee meeting held on 12 July 2022.

The minutes of the Planning Consultative Committee meeting held on 12 July 2022 were approved as a correct record.

058. List of planning applications deferred from the Chairman's Actions meeting on 27 July 2022 with any additional items deferred from the Additional Chairman's Actions meeting on 01 August 2022.

058a. The acting Chair advised that application no. 22/01533/FUL – York House, 17 Rother Street had been deferred from the Chairman's Action meeting.

The Planning Consultant made a presentation relating to this application. The key points are summarised below:

- This is a detailed planning application relating to the demolition of extensions and outbuildings to York House, conversion and refurbishment of York House to offices, and erection of 10 new townhouses to the rear.
- The development will consist of 8 self-contained townhouses located directly to the rear of the Stratford Playhouse and 2 townhouses located approximately to the side of the Playhouse. These will be 'upside-down' houses, with living accommodation on the upper floor. Windows will be angled to maximise natural light. The properties will all have external terraces.
- The new dwellings will not be visible from Greenhill Street.
- Gated access will be provided from Greenhill Street.
- There will be no car parking on the site but cycle shelters have been allocated, along with bin storage.
- There will be amenity spaces and space will be allocated for new trees.
- The main building, formerly the site of The Herald newspaper will remain in situ in Rother Street.

The Planning Consultant noted the following potential planning issues:

- The principle of this proposal is acceptable: it is within the town boundaries and it is a car-free development with space allocated for storing cycles.
- The design is contemporary and similar to existing dwellings in the town.
- The scale of the proposed development is similar to that of the existing buildings on the site. While the current property is single use, the proposed development will comprise 10 houses and will result in an intensification of use.

Points of Clarification

- A Councillor asked how wide the passageway between the proposed development and the adjacent buildings would be. The Planning Consultant advised that it will be approximately 6-8m. The new houses

will come right up to the boundary meaning proximity to neighbouring properties would be the main issue.

There being no further points of clarification, the Chair invited Mr Mel Kang (developer) and Mr Phil Powell (architect) to address the meeting.

Mr Kang made the following points:

- The development will retain the historic building facing onto Rother Street (formerly occupied by The Herald newspaper), the front elevation of which will be fully restored.
- The large industrial building to the rear of this building will be demolished and 10 new townhouses erected.
- The site constraints require an innovative approach to the conceptual development of the design proposals. Therefore, the townhouses have been designed as 'upside down' houses, with the kitchen and dining space located on the ground floor, the bedrooms on the first floor and living accommodation on the top floor.
- Each property will have an external terrace measuring 12-15 square metres.
- The developer is very keen to incorporate features such as a living green wall to encourage diversity and will take the lead from Bell Court.
- Overall, the development will form a quiet residential oasis within the town centre.

The Chair then invited questions.

A Councillor asked for more information about the sustainability of the proposed development. Mr Powell responded that the best energy is the energy that is not used and that the development will make the best use of the site's natural assets, including its south facing orientation. It will be pedestrian-friendly and will incorporate green walls. He also advised that 8 of the 10 dwellings will have 2 bedrooms, and 2 of the properties will have 3 bedrooms; these are not designed to be family houses.

A Councillor asked if e-cycle charging points had been considered as part of the design. Mr Kang replied that they had not but that he would be happy to upgrade the plan to incorporate a communal e-bike.

A Councillor asked if a traffic management plan had been developed yet, given the large site and narrow access. Mr Kang advised this is in progress. It is planned to reuse as much concrete and brick as possible from the demolished building when constructing the new dwellings to minimise waste and reduce site traffic.

A Councillor noted that the Town Trust had objected to the proposed development based on its proximity to the Playhouse and the potential for theatre noise to disturb residents in the new properties. He asked how the developer would mitigate this. Mr Kang advised that the glazing on the façade facing the Playhouse will be acoustically rated and that the dwellings will be mechanically ventilated so that it will be possible to keep windows closed. All the required standards will be met to ensure compatibility between the theatre and the accommodation.

There being no further questions, the Councillors went into debate.

The consensus was that this is an innovative and carefully thought-out design. It was agreed that the developer should mitigate the risk of noise from the Playhouse disturbing residents in the proposed townhouses.

There being no further points, the matter was then put to the vote.

It was PROPOSED, SECONDED AND AGREED by a unanimous vote to support the proposed scheme with the following comment:

The proposed redevelopment of the brownfield site for residential use is acceptable and the detail of the development provided is innovative and creative in terms of the use of space and ability to maximise solar gain.

The use of air source heat pumps is welcomed. The Town Council would ask that the cycle parking be provided with electric sockets for charging electric bikes.

The only real concern is the compatibility of the residential use next to the existing theatre use. The District Council must be satisfied that the proposal will not prejudice the viability of the adjoining theatre use. A Construction, Environment Management plan must be provided if planning permission is granted given the town centre location and restrictions on access and deliveries.

059. To note action of the Town Clerk after consultation with the Chairman (or their substitutes) and Avon Planning Services on 27 July 2022.

The actions were noted. The Chairman's Action meeting on 27 July 2022 was attended by Cllr I Fradgley, Cllr W Dowling and the Planning Consultant, Mr N Pearce. The Additional Chairman's Action meeting on 01 August 2002 was attended by Cllr W Dowling and Mr N Pearce and ratified by Cllr T Jackson.

	Application	Site	Proposed development
1	22/01526/FUL	Polkadot Nursery Ltd, Bunting Preschool, Drayton Avenue, Stratford upon Avon CV37 9PB	Demolition and replacement of existing nursery school building, with associated ramped access and external covered play areas.
2	22/01533/FUL	York House, 17 Rother Street, Stratford upon Avon CV37 6NB	Demolition of extensions and outbuildings to York House, conversion and refurbishment of York House to offices, and erection of 10no. townhouses to rear
3	22/01977/FUL	7 New Street, Stratford upon Avon CV37 7DA	First floor side extension and first floor and single storey rear extension
4	22/01863/FUL	22 Maple Grove, Stratford upon Avon CV37 0DB	Proposed porch
5	22/01993/TREE	Canowindra, 8A Broad Walk, Stratford upon Avon CV37 6HS	T1 – cherry – reduce height by 1 metre and reduce lateral branches by 0.5 metres leaving an overall height of 3 metres. T2 – conifer- reduce height by 2 metres leaving an overall height of 6 metres
6	22/01999/TREE	Open Space and Land at Lock Close, Stratford upon Avon	T1 – birch outside no.8 – Fell, damage to wall. T2 – birch outside no.9 – fell, damage to wall. T3 – birch outside no.12 – fell, poor upper crown. T4 and T5 – birch outside no.s 18-19 – reduce by 3-4 metres to prevent failure. T6 – cherry outside no.21 – fell to ground, as pushing up path.
7	22/02026/COUQ	Alveston Hill Farm, Alveston, Stratford upon Avon CV37 7RL	Prior approval notification for conversion of 3no. agricultural units to 4no. dwellinghouses and associated operational development under Class Q(a) and Class Q(b)
8	21/00031/FUL	Drayton Manor Farm, Alcester Road, Stratford upon Avon CV37 9RQ	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 (reconsultation due to a change in the red line boundary to include additional land for eco mitigation)

9	22/01602/FUL	35 Clopton Road, Stratford upon Avon CV37 6SN	Replace existing porch with new porch
10	22/02036/VARY	Stratford upon Avon Business and Technology Park, Banbury Road, Stratford upon Avon	Variation of condition 2 of planning permission 20/02665/FUL dated 18 February 2022 to allow for amendments to the approved layout plan and housing types. Original description of development: Construction of 62 no. dwellings (Use Class C3) with means of site access from Stratford Business and Technology Park onto Banbury Road including amenity space and all other necessary ancillary and enabling works
11	22/01938/FUL	6 Whitfield Close, Tiddington, Stratford upon Avon CV37 7AU	Demolition of Timber structure and replacement with Brick built Utility / Store
12	22/01664/FUL	3 Wincott Close, Stratford upon Avon CV37 7EP	Two-storey extension to rear of dwelling
13	22/01991/ADV	13 Chapel Street, Stratford-upon-Avon, CV37 6ET	1no ATM Sign
14	22/01954/AMD	124 Tiddington Road, Stratford-upon-Avon, CV37 7BB	Extensions to rear footprint increased in width
15	22/01995/TREE	50 Maidenhead Road, Stratford upon Avon CV37 6XT	T1 – hornbeam – cut side back by approximately 1.5metres to make flat fan shaped screen
16	22/02097/TREE	9 Shottery Green, Stratford upon Avon CV37 9FY	T1 and T2 – conifers x2 – Remove
17	22/01816/VARY	Land At Timothys Bridge Road, Stratford- upon-Avon, CV37 9YL	Removal of condition 24 (restricted hours for construction traffic/construction deliveries) of planning application 19/02585/OUT. Original description of development: Hybrid planning application comprising a) outline with all matters reserved except for means of access for the erection of up to 500 dwellings (Use Class C2/C3), up to 1,625sqm (GEA) flexible floorspace (Use Classes A1, A2, A3, A4, A5, B1a, B1b, B1c, D1, D2 and Sui Generis (marketing suite)); landscaping and creation of new public and private open space; associated

			infrastructure and ancillary works; including demolition of buildings and ancillary structures; and b) full details of 56 new dwellings (of the 500), 752sqm (GEA) (Use Classes B1a, B1b, B1c, D1, D2 and Sui Generis (marketing suite)) and 217sqm (GEA) (Use Classes A1, A2, A3, A4, A5, B1a, B1b, B1c, D1, D2 and Sui Generis (marketing suite)) flexible floorspace (of the 1,625sqm (GEA)), associated access from Timothy's Bridge Road, basement parking, landscaping, infrastructure and ancillary works
18	22/02038/FUL	104 Tiddington Road, Stratford upon Avon CV37 7BB	Construction of timber framed car port
19	22/01805/FUL	24-25 Bridge Street, Stratford upon Avon CV37 6AD	Installation of extraction system for use within a lounge café
20	22/01775/FUL	43 Hathaway Green Lane, Stratford upon Avon CV37 9HX	Single storey rear extension
21	22/02136/TPO	Durham Lodge, The Avenue, Stratford upon Avon	G1 – lime approx. 13 – remove epicormic growth from ground to 2m, to inspect the base of the trees

1	22/02090/ADV	Four Corners Trading Company, Unit 9B Avenue Farm, Stratford upon Avon CV37 0HR	Illuminated free standing Triumph totem sign
2	22/02219/TREE	33 New Broad Street, Stratford upon Avon CV37 6HW	T2 – conifer – reduce height by 2metres leaving an overall height of 6metres
3	22/02200/FUL	7 Primrose Way, Stratford upon Avon CV37 7EF	Single storey side extension and new hardstanding to front
4	22/02113/LBC	Oldaker House, Mill Lane, Stratford upon Avon CV37 6BJ	Removal and relocation of existing vehicle and pedestrian gates to form new gated entrance and erection of new rear boundary wall to replace chain link fence

5	22/02112/FUL	Oldaker House, Mill Lane, Stratford upon Avon CV37 6BJ	Removal and relocation of existing vehicle and pedestrian gates to form new gated entrance and erection of new rear boundary wall to replace chain link fence
6	22/01282/FUL	26 Evesham Place, Stratford upon Avon CV37 6HT	Garden gazebo, build from oak and tiled roof – amendment to the roof design
7	22/02188/TREE	66 Tiddington Road, Stratford upon Avon CV37 7BA	T1 – line – reduce to previous points, reducing from approx. 15m to approx. 4m to red line in annotated picture
8	22/02001/TREE	63 Tiddington Road, Stratford upon Avon CV37 7AF	T1, ash, remove x3 low branches by 3-4 meters (to prevent failure)
9	22/02214/TREE	33 New Broad Street, Stratford upon Avon CV37 6HW	-G1- - mixed species – reduce back by 1m to previous cuts to clear property boundary with 8A Broad Walk
10	21/03700/FUL AMENDED	27 Bridge Street, Stratford upon Avon CV37 6AD	Proposed change of use from Class E (retail) to Class C1 (hotel) at first and second floor level with access from ground floor level
11	21/03701/LBC	27 Bridge Street, Stratford upon Avon CV37 6AD	Proposed change of use from Class E (retail) to Class C1 (hotel) at first and second floor level with access from ground floor level. Associated internal and external alterations. Fixture of fascia sign and 2x hanging signs.
12	22/01912/FUL	The Flat, Frazier House, Main Street, Tiddington, Stratford upon Avon	Conversion of ground floor studio and store to one bedroom
13	22/02295/TREE	8 Avenue Road, Stratford upon Avon CV37 6UW	T5 – Cappadocian maple – reduce height by 1.5metres and 10% crown thin T7 – sycamore – reduce height by 2.5metres and crown thin by 10%

14	22/02298/DDT	Aragon House, Quineys Road, Shottery, Stratford upon Avon CV37 9BW	T1 Scots pine: fell (dead. Replacement tree planting required)
15	22/01677/OUT	Land east of Shipston Road, Stratford upon Avon	Hybrid Application comprising: a) OUTLINE application for the development of up to 3ha of land for business uses (Use Class E(g), B2, B8, and builders merchants - Sui Generis) including parking, landscaping, drainage, and associated infrastructure (all matters reserved relating to access, appearance, landscaping, layout and scale); and b) FULL application for the erection of 238 dwellings (including affordable dwellings) and creation of access roundabout to Shipston Road and associated highway works, garages, parking, landscaping, drainage works and associated features, open space, and all other associated works/infrastructure.
	- 22/01598/FUL	Alveston Manor Hotel, Banbury Road, Stratford upon Avon CV37 7HP	Replacement of existing timber framed doors and windows with UPVC doors and windows to the circa 1970s wing. Application withdrawn
	- 22/01599/LBC	Alveston Manor Hotel, Banbury Road, Stratford upon Avon CV37 7HP	Replacement of existing timber framed doors and windows with UPVC doors and windows to the circa 1970s wing. Application withdrawn.

060. Street Trading and Licensing Applications

060a. There were no street trading applications pertinent to the Town Council.

060b. The following licensing application was pertinent to the Town Council

061. Notices of decision

There were 26 decisions, of which 25 were approved (the Town Council had responded No Reps in each case), and 1 refused (to which the Town Council had objected).

062. Any Other Business

There was none.

063. Chairman's Verbal Report – for information only

There was nothing to report.

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 meetings on Wednesday 03, 17 and 31 August 2022 at 6:00pm.

The Chair advised that he will attend the meeting on 03 August to object to planning application no. 21/03763/FUL Near to Beaconwood. The agendas for the meetings on 17 and 31 August 2022 are not currently available.

066. To appoint substitutes for the next Chairman's Actions on 24 August 2022, and Additional Chairman's Actions meetings on 29 August 2022, if required.

Cllr T Jackson will be available to substitute on 24 August 2022, if required.

The meeting closed at 19.30.

Date of next meeting: Tuesday 31 August 2022 at 6:30pm

Signed:

Chairman of Planning Committee