

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES (Pages 1-9)

03 May 2022

Held at the Town Hall

Present

Cllr V Alcock	Cllr I Fradgley
Cllr D Curtis	Cllr J Fradgley
Cllr W Dowling	Cllr Jackson
Cllr J Fotjik	Cllr T Lee

Minutes Clerk: Margo Galvin

Planning Consultant: Mr Neil Pearce, Avon Planning Services

Registered speakers:

Bess Evans, Director of Operations representing Stratford Sports Club Ltd in respect of proposals for the redevelopment and modernisation of Stratford Sports Club.

173. Apologies for Absence

Apologies were received from the Mayor, Cllr K Taylor.

174. Declarations of interest on items on the agenda

Cllrs I Fradgley (Chair) and T Jackson advised that they are members of Stratford Sports Club (see item 117 below), although they are not involved in this project.

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

None were received.

176. To grant any requests for dispensation as appropriate.

None were received.

177. Consultation Presentation on Pre-Planning Applications.

In attendance were Peter Jones, Chairman of the Stratford Sports Club, Bess Evans, Director of Operations, Stratford Sports Club Ltd, and Liz Nicholson, Director, Stansgate Planning.

Peter Jones introduced the project, noting that the proposal's objectives were to provide improved facilities and facilitate greater participation at the Sports Club, which currently provides 7 sports. The plan would encompass all age groups and be fully inclusive for those with physical or mental health challenges.

Bess Evans, Director of Operations, Stratford Sports Club Ltd then made a presentation outlining the proposal for the redevelopment and modernisation of Stratford Sports Club. The main points are summarised below:

- The proposal aims to develop a sporting club model that is fit for the future and will create an iconic riverside destination venue.
- Liz Nicholson (Stansgate Planning) is preparing a three-part Pre-Application for submission by the end of May comprising:
 1. Full application for a new Clubhouse
 2. Outline application for Hockey Pitch on the recreational land and provision of houses
 3. Full application for a temporary building
- Dave Neale (DTA, Transport Planning Consultants) is scoping an access strategy regarding potential changes in traffic flow, to be included in the Pre-App.
- The project will include a new Clubhouse and a new hockey pitch. A flood risk has been conducted which indicates that, as a hockey pitch is classed as a water-compatible development, it can be constructed on Flood Zone 3b.
- Conditions must be met regarding the above point, including no net loss of floodplain storage. The report identifies the 'Onions Fields' as a site that could be explored for compensation storage.
- Conversations with the Onion Fields landowner's representative (SBK) are positive regarding possible transfer of land. The land could support:
 - development Floodplain compensation storage
 - provision of houses
 - an entrance along Seven Meadows Road
- A temporary building is proposed in the zip wire area.
- The proposal would see the closure of access to the Sports Club from the Tramway side.
- Overall, it is believed this is a transformational proposal that fulfils the Club's aspirations for providing more sports for the town and supports the southside riverside plans.

Points of clarification

A councillor asked for more information about the proposed housing. Bess Evans advised that this is currently a high-level concept only and there is no information about the number or design of the proposed houses, although she noted they would be eco-friendly. The Onion Fields area of the project would be gifted to the District Council with the aim of being able to build houses on some of the land.

A Councillor noted that the plan, as presented, does not show any disabled access. Bess Evans advised that the Sport Club facilities would be compliant in this respect.

A Councillor asked what impact the proposal would have on the existing playground. Bess Evans advised that the aim is to contain the development within the existing area of the Sports Club, but with the addition of the Temporary Building in the zip wire area.

A Councillor expressed concern that the concept seems to suggest a large number of houses on the Onion Field site; this would be difficult to 'sell' to the District Council. Bess Evans acknowledged that the landowner would require an element of housing to be included in the proposal, although this would not be part of the Sport Club development.

A Councillor asked how this scheme would be funded. Bess Evans advised that this would be a £15m project, with £3-4m being raised via various sports bodies and the National Lottery. She expected that £2-3m would be self-funded. Additional funding might come from a development partner or a mortgage to be paid back over 25 years, supported by a strong business case.

A Councillor asked if the funding comes from public bodies how this might affect the membership model. Bess Evans advised that membership would be open to all.

A Councillor noted that the Neighbourhood Development Plan does not include any of the housing being proposed in this scheme and this would need to be considered when the application is submitted. Liz Nicholson advised that this is why the elements of the proposal have been split out into three, as seen in the presentation. The redevelopment of the Sports Club will not be dependent on the housing element. There would be two separate applications: one for the Sports Club and one for the hockey pitch, housing and flood compensation. The three elements have been shown in the proposal purely to provide the full context.

Liz Nicholson confirmed that it is hoped to submit a pre-planning application at the end of May.

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

There were none.

179. To approve the draft Open Minutes of the Planning Consultative Committee Meeting held on 12 April 2022.

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

180. List of planning applications deferred from the Chairman's Actions meeting on 27 April 2022 with any additional items deferred from the Chairman's Actions meeting on 02 May 2022.

The Chairman noted that the following planning applications - had been deferred from the Chairman's Action meeting on 11 April 2022:

Application No: 22/00996/DEM11 - Oak And Willow House The Willows North Stratford-upon-Avon

The Planning Consultant noted that this is not a planning application, but prior notification for the demolition of two four-storey student accommodation blocks known as Willow House and Oak House. He advised that demolition is defined as development and that the Planning Authority has 28 days in which to decide. The future use of the land was not for discussion at this meeting and the two points that should be considered are the method of demolition on the site and the restoration of the site following the demolition.

Points of Clarification

A Councillor asked about potential disruption while the buildings are being demolished. The Planning Consultant advised that the proposal is for the work to be done outside term time. He noted that the application provides very little detail.

A Councillor asked if any information had been provided about repurposing of materials once the buildings have been demolished. The Planning Consultant advised that the applicants did not need to provide this information in the application but he believed the Town Council could make this a condition.

A Councillor asked if there would be a deconstruction management plan. The Planning Consultant would expect this to be the case but this could be requested by the Town Council.

A Councillor asked where the demolished material would go. The Planning Consultant responded that it is not obvious on the plan where it would go, but he expected this to be a flattened site once the work is completed.

There being no further questions, a response to this application from the Town Council was agreed and submitted as follows:

The TC notes the nature of the application so would simply request that a deconstruction management plan be conditioned giving details of hours and days of work etc. The site must be left in a tidy and safe condition. Building materials should be recycled where possible.

The Planning Consultant left the meeting at 19.23.

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

The actions were noted. The Chairman's Actions meeting on 27 April 2022 and the Additional Chairman's Action remote meeting on 02 May 2022 were both attended by Cllr I Fradgley and the Planning Consultant, Mr Neil Pearce.

Application No	Site	Proposed Development
1	22/01041/TREE	Flat A, 7 Alcester Road
		T1 – Copper Beech – Reduce height by 2.5metres and reduce southern side closest to house by approximately 1metre to clear roof.
2	22/01062/TPO	5 Thomas Bland Road, Bishopton
		G1 – Lime x3 – Lift crown 4 metres Avenue Roadside to allow for vehicles. Remove epicormic growth to allow for inspection. Dead wood removal to prevent falling dead wood. Thin crown 15% to remove excess weight on any branches requiring it.
3	22/01025/FUL	57 St Andrews Crescent
		Proposed front and side extensions with associated alterations.
4	22/01132/DDT	6 Avenue Road
		T1 – Conifer - Fell. (Main stem split and failed).
5	22/01064/TREE	Old Tramway Bridge, Tramway
		T1 – Sycamore – Remove. T2 – Laurel – Reduce from 3 metres to 2 metres in height. T3 – Ash – Reduce from 10 metres to 7 metres in height.
6	22/00862/FUL	Bin store 1 And 2, Trevelyan Crescent
		The proposal is for the demolition of 2 No. existing bin stores and for the construction of 2 No. larger bin stores in the same location.
7	22/01078/LBC	Royal Shakespeare Theatre, Waterside
		Internal alterations to theatre auditorium: replacement of overhead grid structure, replacement seating, part replacement flooring on ground floor and removal of section of brick wall in basement.
8	22/00974/TREE	47A Tiddington Road
		T1 – Lime – Reduce crown by 2 – 2.5metres.
9	22/00520/FUL	2 Sadler Close
		Removal of existing ground floor sunroom and glass house at rear of property. Construction of replacement single storey extension.

10	21/04069/FUL	15 Manor Green	AMENDED – Amended plans and information has been received to amend the proposed front elevation, provide sections of the proposed dwelling and clarify parking arrangements. An updated Design and Access Statement has been received as well as a plot size plan for the area and precedent plan and statement explaining the changes.
11	22/00967/FUL	15 Sycamore Close	Resubmission of previously approved application 21/03679/FUL (Proposed single storey front and rear extensions) to allow an increase in width to the previously approved rear extension by an additional 1.2m.
12	22/01109/FUL	2 Worths Way	Proposed single storey rear extension.
13	22/01115/FUL	7 St Martins Close	Proposed extensions.
14	DISCN/00163/22 / 21/03126/FUL	Land Known As The Lench Meadow, Warwick Road	An application has been received for the discharge of condition attached to the above permission dated 7 December 2021. The planning department has introduced a new procedure where Parish Councils will be consulted when a discharge of condition application is submitted for stone samples/panels, allowing the Parish Council to make comment on the stone proposed.
15	DISCN/00166/22 / 21/02010/FUL	1 West Green Drive	An application has been received for the discharge of condition attached to the above permission dated 11 August 2021. The planning department has introduced a new procedure where Parish Councils will be consulted when a discharge of condition application is submitted for stone samples/panels, allowing the Parish Council to make comment on the stone proposed.
16	22/01118/VARY	Riverside, Conifers, Tiddington Road	Variation of condition 2 of planning permission 21/02294/FUL dated 20th December 2021 to allow for revised facing materials, enlargement of power room and ASHP screening, revisions to fenestration on NW elevation and addition of 2no. windows on NE elevation. Original description of development: Demolition of existing bungalow and garage. Construction of replacement dwelling.
17	22/00919/FUL	53 Dale Avenue	Reconstruction of sun lounge, new porch, Infilling of under-croft beneath existing roof, removal of overhanging entrance canopy, internal amendments and new windows and replacement of roof slates.
18	21/03509/FUL	Alveston Hill Farm, Tiddington	AMENDED – Please see the following new/revised documents: - Revised Location Plan - Revised Existing and Proposed Site Plans - Revised Proposed Plans and Elevations - Revised Flood Risk Assessment - Addendum Heritage Note - Revised Design and Access Statement - Revised Technical Note (highways)

			- Revised Bat Survey - Biodiversity Enhancement Strategy - Covering Letter for Amendments
19	21/02279/FUL	24 – 26 Bridge Street	Please see the following new/revised documents: Ground floor plan First floor plan Roof plan Elevations sheet 1 and 2 Cover letter for amendments.
20	22/00819/FUL	76 Shipston Road	AMENDED – Change in application description to Single storey porch and new render to dwelling to replace pebbledash.
21	22/00900/FUL	First And Second Floor, 1 High Street	Change of use of first and second floor of building from cafe and storage to gin school (sui generis) with no physical alterations.

1a	22/00102/FUL	Arden House, 58 – 59 Rother Street	AMENDED – Proposed elevations have been updated to state the rear flue and existing signage is to be removed. Updated proposed site plans have been received to revise proposed access arrangements. Proposed internal layout revised and updated floor plans received.
1b	22/00103/LBC	Arden House, 58 – 59 Rother Street	AMENDED – Proposed elevations have been updated to state the rear flue and existing signage is to be removed. Updated proposed site plans have been received to revise proposed access arrangements. Proposed internal layout revised and updated floor plans received.
1c	22/00101/LBC	Arden House, 58 – 59 Rother Street	AMENDED – Proposed elevations have been updated to state the rear flue and existing signage is to be removed. Updated proposed site plans have been received to revise proposed access arrangements.
1d	22/00100/FUL	Arden House, 58 – 59 Rother Street	Proposed elevations have been updated to state the rear flue and existing signage is to be removed. Updated proposed site plans have been received to revise proposed access arrangements.
2	22/00996/DEM1 1	Oak And Willow House, The Willows North	Prior notification for the demolition of two four storey student accommodation blocks known as Willow House and Oak House.
3	22/01134/FUL	Grey Cedars, 153 Loxley Road	Single and two storey front and rear extensions and internal refurbishment.
4	22/01214/TREE	21 Avenue Road	G1 – x2no. Field Maples (see D and E on sketch) – Reducing in size by about 1.5metres, pruning to the

			previous points of reduction and leaving clearance of telephone line. Trees – Field Maple ©, Apple (A) and a Plum (B) – Reducing in size by about 1.5metres.
5	22/01176/FUL	4 Broad Walk	Demolition of rear lean-tos and utility room. Erection of single storey extension.
6	22/00390/FUL	Hillside, Warwick Rd.	Demolition of existing rear element and erection of a two-storey extension.
7	22/00452/FUL	Hartlebury House, Bishopton	Two Storey side extension to dwelling to provide garden store and ensuite
8	22/00063/FUL	Land south of the A46, West of the proposed western relief road.	Creation of a nature reserve, amendment and additional information has been received.

182. Street Trading and Licensing Applications

182a. There were no street trading applications pertinent to the Town Council.

182b. The following licensing applications are pertinent to the Town Council:

- i. *Application for provision of regulated entertainment Jubilee Town Centre Celebration at the junction of Rother Street and High Street, CV37 6JF.*

There was no objection to the above application.

183. Notices of decision

There were 26 decisions, 24 of which were approved and 2 were 'prior approval not required'.

184. Any Other Business

184a Street Naming and Numbering – land west of Stratford, land south of Alcester Road, land north of Evesham Road, Stratford-upon-Avon (southern development).

The following street names had been proposed by the developer: Chancery Way, Lord's Crescent, Treasury Place, Chancellor Close, Crown Lane, Sovereign Close, Parliament Mews, Keepers Court.

Councillors agreed that these names were out of keeping with the Shottery area. The Town Council would therefore object to the suggested names and propose alternatives from the list developed by Cllr Lee. Cllr Lee agreed to identify alternatives for discussion at the Planning Consultative Committee meeting on 31 May 2022.

185. Chairman's Verbal Report

The Chairman reported that the open space land on Worths Way is being offered to the Town Council. Some preliminary investigation has already been done and the proposal will be on the Planning Consultative Committee agenda 31/05/22 to make a recommendation to the Council.

186. Requests for Alterations of Recommendation

None were received.

187. To register, when necessary, a representative from the Planning Consultative Committee to virtually attend the Stratford District Council Planning Meeting on Wednesday, 18 May 2022 at 6:00pm and/or Wednesday, 25 May 2022 if required.

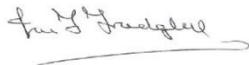
It was noted that the agendas for the above meetings had not been published yet. The Chair commented that nothing had come up on the agenda recently for the Planning Consultative Committee.

188. To appoint substitutes for the next Chairman's Actions on Wednesday 25 May 2022, if required.

Cllr Ian Fradgley and Cllr W Dowling (Vice Chair) will attend. The Chair will ask Cllr Taylor if he can act as substitute if needed.

The meeting closed at 19.31.

Date of next meeting: Tuesday 31 May 2022 at 6.30pm at the Town Hall.



Signed:

Chairman of Planning Committee