

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES (Pages 1-14)

03 October 2023

Held at the Town Hall

Present

Cllr J Fotjik	Cllr R Harding
Cllr I Fradgley	Cllr T Lee
Cllr J Fradgley	

Minutes Clerk: Margo Galvin

Not present: Cllr K Rolfe and Mr N Pearce (Planning Consultant, Avon Planning Services)

Registered speakers: There were none.

052. Apologies for Absence

Apologies were received from Cllrs Alcock, Dowling and MacDonald.

053. Declarations of interest on items on the agenda

There were none.

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

None were received.

055. To grant any requests for dispensation as appropriate.

None were received.

056. Consultation Presentation on Pre-Planning Applications.

There were none.

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

No members of the public were present.

058. To approve the draft open minutes of the Planning Consultative Committee meeting held on 12 September 2023.

The minutes of the meeting held on 12 September 2023 were approved as a correct record.

059. List of planning applications deferred from the Chairman's Actions meeting on 27 September 2023 with any additional items deferred from the Additional Chairman's Actions meeting on 02 October 2023.

There were none.

060. To note action of the Town Clerk after consultation with the Chairman (or their substitutes) and Avon Planning Services on 27 September 2023.

The actions were noted. The Chairman's Action meeting on 27 September 2023 was attended by Cllr I Fradgley and Cllr W Dowling. The Additional Chairman's Action meeting on 102 October 2023 was attended by Cllr I Fradgley and Cllr V Alcock. The following applications were discussed and the respective observations recorded:

Chairman's Action meeting – 27 September 2023:

	Application no.	Site	Proposed Development	Observations
1	23/02406/TREE ORCHARD HILL	Willow Bank, Tiddington Road, Stratford-Upon-Avon, Warwickshire CV37 7AE	T1 - willow - Propose re-pollarding to main stem	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	23/02018/LDE CLOPTON	Twelfth Night Guest House, 13 Evesham Place, Stratford-Upon-Avon, Warwickshire CV37 6HT	Continuous use of Guest House for more than ten years in breach of Condition of 87/01188/FUL which restricted the occupancy to four guest rooms	No representation

3	23/02402/TPO GUILDHALL & BRIDGETOWN	14 Old Town Sq, Stratford-upon-Avon, CV37 6DY	T1 lime - Reduce height from 12 metres to 10metres. Lift crown to 3 metres above ground level. Reduce lateral growth on north and east side of canopy by up to 2 metres to shape. Reduce lateral growth on south and west side of canopy by 1 metre to shape. 20% canopy thin. Pruning cuts to be made to suitable growth 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	23/02315/FUL WELCOMBE	Shakespeare's Birthplace, Henley Street, Stratford-Upon-Avon, Warwickshire CV37 6QW	Installation of 2no. bollards to the main garden entrance leading off Guild Street.	No representation
5	23/02316/LBC WELCOMBE	Shakespeare's Birthplace, Henley Street, Stratford-Upon-Avon, Warwickshire CV37 6QW	Installation of 2no. bollards to the main garden entrance leading off Guild Street.	No representation
6	23/02334/VARY TIDDINGTON	Hillside, Alveston Lane, Alveston, Stratford-Upon-Avon Warwickshire	Variation of condition no. 2 and 6 of planning permission 22/03660/VARY dated 24 March to include balcony for each plot. Original description of development: Variation of condition no. 2 and 6 of planning permission 20/03640/FUL dated 03 August 2021 to alter the design and appearance of Plot 1 to include	No representation

			swimming pool, detached garage and to change the facing materials for all three plots Original description of development: Construction of two new dwellings and one replacement dwelling with associated works and landscaping	
7	23/02334/VARY TIDDINGTON	Hillside, Alveston Lane, Alveston, Stratford-Upon-Avon Warwickshire	Variation of condition no. 1 and 6 of planning permission 22/03660/VARY dated 24 March to include balcony for each plot. Original description of development: Variation of condition no. 2 and 6 of planning permission 20/03640/FUL dated 03 August 2021 to alter the design and appearance of Plot 1 to include swimming pool, detached garage and to change the facing materials for all three plots Original description of development: Construction of two new dwellings and one replacement dwelling with associated works and landscaping	An amendment/additional information has been received for the application shown above as follows: Description of development revised to refer to condition 1 and 6 which are seeking variation. This letter is for information only. A consultation response is not being sought.
8	23/02264/LBC GUILDHALL & BRIDGETOWN	Former Debenhams And H&M Units, 33 - 35 High Street & Unit 12, Taskers Way, Stratford-upon-	Demolition and redevelopment to create 5 no. retail units (class E) and a hotel (use class C1) and	No reps. Subject to Conservation Officer approval.

		Avon CV37 6AU	other associated development.	
9	23/01958/FUL TIDDINGTON	27 Loxley Road, Stratford-Upon -Avon, Warwickshire, CV37 7DP	Two-storey extension to the rear of the property, together with dropping the kerb on the boundary with Loxley Road and creating a parking area for two cars at the front.	Whilst the construction of a two-storey flat roof extension is not desirable or attractive, it does not appear that it can be seen from any public views so on balance, no reps, subject to no adverse effect on neighbours.
10	23/02330/LBC GUILDHALL & BRIDGETOWN	2 High Street, Stratford-Upon -Avon, Warwickshire, CV37 6AU	Internal repairs to timber beams	No reps. Subject to Conservation officer approval.
11	23/02388/LBC WELCOMBE	20-21 Henley Street, Stratford-upon-Avon, CV37 6QW	Various structural repairs to the building internally and the replacement of some rainwater goods to the rear of the building.	Subject to Conservation Officer approval.
12	23/02447/TREE CLOPTON	36 Albany Road, Stratford-Upon-Avon, Warwickshire, CV37 6PQ	T1: Magnolia-Reduce by 1.5 metres to previous pollard points. Remove x2 low branches by building. Remove deadwood	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.
13	23/02237/VARY GUILDHALL & BRIDGETOWN	Former Debenhams And H&M Units, 33-35 High Street & Unit 12, Taskers Way, Stratford-upon-	Variation of Condition 2 of planning permission 22/02720/VARY dated 12/12/2022,	No representation

		Avon CV37 6AU	to enable minor internal and external alterations to the design of the development.	
14	23/00604/FUL CLOPTON	Maybird Retail Park, Birmingham Road, Stratford-upon-Avon	The installation of 5 ultra-rapid electric vehicle charging hubs and associated infrastructure at the existing car park.	Support the application for the following planning reasons. The town needs more of these if we are to encourage electric vehicles.
15	23/02375/FUL GUILDHALL & BRIDGETOWN	35-36, Rother Street, Stratford-Upon-Avon, Warwickshire CV37 6LP	Full planning application for the temporary change of use of a residential flat into offices for up to three years.	No representation
16	22/01290/FUL GUILDHALL & BRIDGETOWN	Stratford Minigolf, Swans Nest Lane, Stratford-upon-Avon, CV37 7LS	Re-develop the current mini-golf course and area within the recreation ground. Works to include new coffee shop, change of surfacing, perimeter fencing, two new courses as well as a walkway at centre of the site.	I am writing to let you know that the proposal described above will be considered at a Planning Committee Meeting on 27 September 2023. My recommendation is that the application be Granted. Democratic Services will finalise and publish the agenda on our website five working days prior to the committee meeting. The meeting location and start time will be detailed in the agenda. The following link will take you directly to the page where the Planning Committee agenda is published: https://democracy.stratford.gov.uk/mgCommitteeDetails.aspx?ID=772 The development affects your Town/Parish and the Council has agreed that, if you so wish, you may send a representative to address the meeting to explain the Town/Parish Council's views. A leaflet which fully explains the process is available on our website Public Involvement in Planning Meetings If you wish to speak at this meeting, you must register with Democratic Services on 01789

				260245 or at committeemanagers@stratford-dc.gov.uk by 2.00pm one working day before the meeting.
17	23/00961/FUL TIDDINGTON	Meadow Cottage, Alveston Lane, Alveston, Stratford-upon-Avon CV37 7QF	Erection of 1no. dwellinghouse and associated landscaping	I am writing to let you know that the proposal described above will be considered at a Planning Committee Meeting on 27 September 2023. My recommendation is that the application be Refused. Democratic Services will finalise and publish the agenda on our website five working days prior to the committee meeting. The meeting location and start time will be detailed in the agenda. The following link will take you directly to the page where the Planning Committee agenda is published: https://democracy.stratford.gov.uk/mgCommitteeDetails.aspx?ID=772 The development affects your Town/Parish and the Council has agreed that, if you so wish, you may send a representative to address the meeting to explain the Town/Parish Council's views. A leaflet which fully explains the process is available on our website Public Involvement in Planning Meetings If you wish to speak at this meeting, you must register with Democratic Services on 01789 260245 or at committeemanagers@stratford-dc.gov.uk by 2.00pm one working day before the meeting
18	23/02100/HHPA WITHDRAWN SHOTTERY	2 Sanctus Road, Stratford-upon-Avon, CV37 9AE	Proposed single-storey conservatory 2.65m in length, 2.45m in length	APPLICATION WITHDRAWN
19	23/02437/TEL28 HATHAWAY	Masts Land At, Bordon Hill, Stratford-upon-Avon	The proposed installation comprises : Removal of 6 x existing antennas at 14m on the tower, replacing with 6 x new Install radio units, feeder cables,	In accordance with Part 16 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, the above Notification has been received on 12 September 2023. If you wish to make any comments regarding the above

			GPS module and other ancillary items Replace 1 x existing ground-based equipment cabinet with new, upgrade works within other existing equipment cabinets	notification of works, please address your correspondence to the Applicant by 9 October 2023. THIS NOTIFICATION IS FOR INFORMATION ONLY
20	23/02420/TEL28 ORCHARD HILL	Opposite 28, Avon Crescent, Stratford-upon-Avon, CV37 7EU	Installation of 11m light telegraph wooden pole.	In accordance with Part 16 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, the above Notification has been received on 11 September 2023. If you wish to make any comments regarding the above notification of works, please address your correspondence to the Applicant by 8 October 2023. THIS NOTIFICATION IS FOR INFORMATION ONLY
21	23/02368/FUL WELCOMBE	2 John Street, Stratford-Upon-Avon, Warwickshire, CV37 6UB	Proposed demolition of previous ground floor minor extension and the creation of a new rear single storey extension with minor internal alterations	No representation
22	23/02369/LBC WELCOMBE	2 John Street, Stratford-Upon-Avon, Warwickshire, CV37 6UB	Proposed demolition of previous ground floor minor extension and the creation of a new rear single storey extension with minor internal alterations	No reps. Subject to Conservation Officer approval.
23	23/02477/TREE WELCOMBE	17 Avenue Road, Stratford-Upon-Avon, Warwickshire, CV37 6UW	T1 - apple - Fell to ground	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.
24	23/02472/TREE GUILDHALL & BRIDGETOWN	Bridge House Medical Centre, Scholars Lane, Stratford-Upon-Avon, Warwickshire CV37 6HE	T1 - lime - Fell and remove to just above ground level.	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.
25	23/02455/FUL WELCOMBE	30 Meer Street, Stratford-Upon-Avon, Warwickshire, CV37 6QB	Erection of external private access staircase. Replacement glazing throughout the upper levels. Change of use of upper levels from office to dwellinghouse, to create 2no. residential units.	No representation
26	23/02289/FUL TIDDINGTON	Seven House, Main Street, Tiddington, Stratford-Upon-Avon Warwickshire	Replacement of rotting existing windows	No representation
27	23/02340/FUL WELCOMBE	Avon Meadows Farm, Warwick Road, Stratford-upon-Avon, CV37 0NS	Change of use of land from recreation and	This is not a sustainable location. Walking and cycling along the very busy Warwick Road will not

			leisure to the stationing of 28 static caravans for permanent residential use	be desirable. The Town Council objects to the principle of permanent occupation of the proposed static caravans which are also unsightly structures on one of the main arterial routes into the town. There also appears to be some surface water flooding issues on the site.
28	23/02482/FUL AVENUE	Park Farm, Kings Lane, Stratford-Upon-Avon, Warwickshire CV37 0QX	Change of use of agricultural barn to mixed agricultural and equestrian	No representation
29	23/02166/LBC GUILDHALL & BRIDGETOWN	Garrick Inn, 25 High Street, Stratford-Upon-Avon, Warwickshire CV37 6AU	Internal works of alteration and redecoration and external works of redecoration and repair to front elevation and installation of air conditioning units to rear	No reps. Subject to Conservation Officer approval.
30	23/02019/FUL WELCOMBE	Oxstalls Farm, Warwick Road, Stratford-Upon-Avon, Warwickshire CV37 0NS	Conversion of existing farm buildings to residential units for holiday lets (resubmission of 22/03422/FUL)	The Town Council objects for the same reasons as submitted on application 22/03422/FUL.
31	23/02538/TPO CLOPTON	12 Sycamore Close, Stratford-upon-Avon, CV37 0DZ	T1 - Hornbeam 15 metres - Crown reduction 3 metres with 2 metres over house side.	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.
32	23/00961/FUL WITHDRAWN	Meadow Cottage, Alveston Lane,	Erection of 1no. dwellinghouse	WITHDRAWN

	TIDDINGTON	Alveston, Stratford-upon-Avon CV37 7QF	and associated landscaping	
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Additional Chairman's Action meeting 02 October 2023:

	Application No	Site	Proposed Development	Observations
1	23/02586/TPO AVENUE	The Spinney, The Avenue, Bishopton, Stratford-Upon-Avon Warwickshire	T1 - holm oak - On inspection the tree has a large split on the branch growing in the SW direction. The tree would cause significant damage to a very old wall below. I do not believe that removing this limb would unbalance the tree in any way and would eliminate any risk of future failure.	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	23/02571/TREE WELCOMBE	34 Great William Street, Stratford-Upon-Avon, Warwickshire, CV37 6RZ	T1 - cherry - Crown reduction from 6M to 5M to shape T2 - apple - Remove dead branch (Permission not required) T3 - sycamore - Reduce overhanging lateral growth back to boundary	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	23/02523/TREE TIDDINGTON	Land At Rear Of Avonfields Close. Access Via Track At Side Of 'Acacia Grove' On , Kissing Tree Lane, Alveston	T1 - apple reduce by 1.5 metres in height due to poor form T2 - apple fell due to damage at base G1 - apples remove deadwood T3 - apple remove deadwood T4 - apple remove deadwood T5 - apple fell due to being choked with ivy and prominent lean T6 - apple fell due to loss of large limb and now all weight over stables	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	23/02554/TREE WELCOMBE	Towpath Adjacent To, Stratford Lock 53, Great William Street, Stratford-upon-Avon	T1 - silver birch – 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.
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061. Street Trading and Licensing Applications

061a. There were no street trading applications pertinent to the Town Council.

061b. The following licensing applications was pertinent to the Town Council.

23/01285/LAVAR Café Cocktail, 3 Windsor Court, Greenhill Street, Stratford upon Avon CV37 6GG: variation of a premises licence under section 3.

Councillors raised no objections.

062. Notices of decision

These were noted.

063. Any Other Business

063a. 23/01259/STCON – Stratford Food Festival

The Chair noted that this type of event does not usually come before the Planning Committee and invited Councillors to comment.

It was confirmed that there will be 100+ stalls at the event, located in Bridge Street and Henley Street. This suggests that there will be a mix of food types, but this remains to be seen.

The Chair noted that when Bridge Street is closed for this type of event the cycle racks are removed, but not usually fully replaced. It should be made a condition that all racks are returned to their position. Cllr J Fradgley advised that she has reviewed the locations of cycle racks in the town and this information will be sent to SDC.

Councillors had no objection to the event taking place.

063a. Draft revised Statement of Community Involvement Consultation – Thursday 21 September – Friday 03 November

SDC is updating its Statement of Community Involvement (SCI). This needs to be revised to remove adjustments made for Covid restrictions. The Chair asked Councillors for their comments.

It was agreed that the Planning Consultative Committee should have some input to this consultation.

It was noted that insufficient time is given for CIL funding applications to be submitted. Cllr Lee agreed to review this.

It was suggested that the Town Clerk be asked to circulate the information about the consultation to all Councillors and that the matter be discussed more fully at the next Planning Consultative Committee meeting on 24 October 2023.

064. Chairman's Verbal Report

The Chairman commented that, over the last six months, the Chairman's Actions lists had been full of tree applications. To help manage these a standard form of wording has been introduced as the Town Council's response. It was noted that the Chairman's Actions and Additional Chairman's Actions lists now include a section for tree applications.

065. Requests for Alterations of Recommendation – for information (if any)

There were none.

066. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford District Council Planning meetings on 11 and 25 October 2023 at 6pm.

The Chair noted that he will attend on the 11th but as a representative of residents, not the Town Council. The agenda for the 25th has not been published yet.

067. To appoint substitutes for the next Chairman's Actions on 18 October 2023, if required.

Substitutes not required.

The meeting closed at 18.47.

Date of next meeting: Tuesday 24 October 2023, at 6:30pm

Signed:

Chairman of Planning Committee