

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES (Pages 1-17)

06 February 2024

Held at the Town Hall

Present

Cllr V Alcock	Cllr J Fradgley
Cllr W Dowling	Cllr R Harding
Cllr J Fojtik	Cllr L MacDonald
Cllr I Fradgley	

Planning Consultant: Mr Neil Pearce (Avon Planning Services)

Minutes Clerk: Margo Galvin

Not present: Cllr K Rolfe

Registered speakers: James Campbell, Architect from Studio Spicer Architects (in relation to the two deferred planning applications shown below).

In addition, one member from the town attended.

The Chair noted that the following Planning Applications had been deferred from the Additional Chairman's Action Meeting on 05 February 2024:

23/03270/FUL: Bridge House, 3 Timothys Bridge Road, Stratford Enterprise Park, Stratford-Upon-Avon Warwickshire: Redevelopment of site to provide 93 no. dwellings, associated landscape works and basement level vehicular and cycle parking.

23/03272/FUL: 5 Timothys Bridge Road, Stratford Enterprise Park, Stratford-Upon-Avon, Warwickshire CV37 9NQ: Redevelopment of site to provide 34 no. dwellings, associated landscape works and basement level vehicular and cycle parking.

084. Apologies for Absence

Apologies were received from Cllr T Lee.

085. Declarations of interest on items on the agenda

There were none.

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

None were received.

087. To grant any requests for dispensation as appropriate.

None were received.

088. Consultation Presentation on Pre-Planning Applications.

There were none.

089. 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.

090. To approve the draft open minutes of the Planning Consultative Committee meeting held on 24 October 2023.

The minutes of the meeting held on 24 October 2023 were approved as a correct record.

091. List of planning applications deferred from the Chairman's Actions meeting on 31 January 2024 with any additional items deferred from the Additional Chairman's Actions meeting on 05 February 2024.

23/03272/FUL: 5 Timothys Bridge Road, Stratford Enterprise Park, Stratford-Upon-Avon, Warwickshire CV37 9NQ: Redevelopment of site to provide 34 no. dwellings, associated landscape works and basement level vehicular and cycle parking.

23/03270/FUL: Bridge House, 3 Timothys Bridge Road, Stratford Enterprise Park, Stratford-Upon-Avon Warwickshire: Redevelopment of site to provide 93 no. dwellings, associated landscape works and basement level vehicular and cycle parking.

The Planning Consultative gave a presentation that covered both applications. The following points were noted:

Background:

- The Canal Regeneration Zone in the NDP Policy SSB1 supports the relocation of commercial use on the site for redevelopment of a residential-led scheme.
- Planning history: A hybrid planning application comprising a) outline with all matters reserved except for means of access for the erection of up to 500 dwellings 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), associated access from Timothy's Bridge Road, basement

parking, landscaping, infrastructure and ancillary works was **approved on 31 March 2021.**

An application for the approval of reserved matters relating to layout, appearance, scale and landscaping for the development of 113 dwellings, public open space and associated works on Phase 2 was **approved on 8 August 2022.**

The proposed schemes

23/03272/FUL: 5 Timothys Bridge Road, Stratford Enterprise Park, Stratford-Upon-Avon, Warwickshire CV37 9NQ:

This scheme relates to the redevelopment of the site to provide 34 apartments (21 one-bed and 13 two-bed), associated landscape works and basement level vehicular and cycle parking. PVs on the roof and a sedum roof.

The building will comprise six storeys with mansard style roof, 34 parking spaces, EV charging points in the basement, cycle store and bin store.

23/03270/FUL: Bridge House, 3 Timothys Bridge Road, Stratford Enterprise Park, Stratford-Upon-Avon Warwickshire

This scheme relates to the redevelopment of the site to provide 93 apartments (42 one-bed and 51 two-bed), associated landscape works and basement level vehicular and cycle parking. Three stairwells and two lifts. 94 parking spaces, cycle parking and bin store.

Planning issues

The Planning Consultant noted the following points for consideration:

- Most of the proposed apartments do not meet the national prescribed space standards
- Housing mix: the Town Council would expect to see a different range of bed spaces: these are all one and two-bed apartments. However, the Planning Consultant considers that it would be difficult for a developer of this particular site to achieve the desired mix and thinks it likely that the rest of the development in the area will be three and four bed houses, thus balancing out the housing mix overall.
- 35% of the housing will be affordable; this exceeds the Stratford core strategy requirement of 25%.

- The Planning Consultant does not consider that the top storey of the apartment blocks is set back in accordance with SDC's Supplementary Planning document (SPD).
- No daylight/sunlight assessment has been proposed. The SDC's SPD only covers buildings of up to three storeys and therefore does not show how a six-storey building located next to another six-storey building would impact on light, especially considering that the windows facing out onto the 'gap' between the buildings are small.
- The entrances to the buildings lack architectural focus.

Points of clarification

The following points were noted:

- The heating system is likely to be electric and there will be pvs on the roof.
- The Town Council had objected to the seven-storey building next door although this was later consented. Therefore, it would be difficult to object to these proposals on the basis of them comprising six-storeys maximum.
- The applicant believes the proposed apartments meet the minimum space requirements.
- Most of the apartments are likely to be one-bed, two-person dwellings.
- The applicant cannot currently confirm if the affordable dwellings will be for sale or rent.
- The applicant believes there is statutory provision that a certain percentage of the apartments will be accessible.
- There will be accessible bin storage.
- There is no visitor parking proposed; this is in line with the adjacent scheme, already consented. There could be kerbside parking, however.
- There is a loading bay area.
- There will be one cycle rack per apartment.
- Access to the canal will be from Timothy's Bridge Road.

Councillors then went into debate and the following points were noted:

- There was concern that the site under discussion appears over-developed and the proposed apartments seem small, although it was acknowledged that Stratford needs more one and two-bed apartments.
- There was additional concern about the design of the apartment blocks. It was felt that variation of the skyline would improve the appearance.
- Lack of visitor parking was also seen as a problem i.e. a development of c120 homes with no visitor parking is likely to have a negative impact on local traffic and residents.

- It was felt that the gap between the proposed apartment block and the existing consented block is too narrow.
- It was agreed the applicant/s should be invited to meet with the Town Council to discuss the proposed scheme further.

A vote was then taken.

It was PROPOSED, SECONDED AND AGREED by a majority vote (5:1) to submit a HOLDING OBJECTION to the proposed schemes with the following comment:

The Town Council (TC) has considered this application (23/03272/FUL) alongside application 23/03270/FUL given the interrelationship between the two applications and sites. The TC recognises the principle of the development is established in Policy SSB1 and SUA.1 so does not oppose the redevelopment of these sites now for residential development. However, the TC submits a holding objection for the following reasons which the TC would welcome further discussions with the applicant/agent about. The TC would like to investigate whether the proposed development conforms to the Government's prescribed internal space standards. The TC would like the upper floors of the development to be set back as per the STD design guide. The TC would like to see an increase in parking to allow for visitor spaces which is particularly important given the shortfall in residents' spaces as set out in the SPD. The TC is concerned about the proximity of the development to the extant planning permission adjacent to the site. No assessment of sunlight/daylight or overshadowing has been carried out to assess this issue. The TC is please to see the use of bricks for the walls as this provides a quayside/warehouse style which you would expect to see in a location such as this. However, the TC would like to see more articulation in the external appearance with perhaps recessed windows to create shadow lines and more focal entrances. Whilst there are some concerns about the overall height, the TC understands the parameters set by the adjoining consented scheme and the attempt to step down the proposed buildings along this part of the canal frontage. The TC accepts the proposed mix on the proviso that the shortfall on family homes is met on the remainder of the CQRZ allocation.

092. To note action of the Town Clerk after consultation with the Chair (or their substitutes) and Avon Planning Services on 31 January 2024.

The actions were noted. The Chairman's Action meeting on 31 January 2024 was attended by Cllr I Fradgley and Cllr W Dowling. The Additional Chairman's Action meeting on 05 February 2024 was attended by Cllr I Fradgley and Cllr W Dowling. The following applications were discussed and the respective observations recorded:

Chairman's Actions meeting – 31 January 2024:

	Application No	Address	Proposed Development	Observations
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, Shottery, 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 CLOPTON	Dylan Guest House, 10 Evesham Place, Stratford-upon- Avon, CV37 6HT	Construction of rear roof terrace, rear extension and alterations to form car parking area in front of property	No reps (unable to load comment)
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	Hallmark Hotels – The Welcombe.	Internal and external alterations and refurbishment	No reps. Subject to Conservation Officer

	WELCOMBE	Warwick Road, Stratford-upon-Avon, CV37 0NR	to main hotel including demolition of and formation of partitioning, staircases, lifts. New window, lantern light, glazed screen and door openings externally	
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	23/03196/FUL TIDDINGTON	Lower End, Wayside Cottage Alveston Lane Alveston Stratford-Upon-Avon Warwickshire CV37 7QH	Proposed erection of a part two storey side extension and part single storey side extension to include a garage and erection of bike storage	See response entered above at Item 6. Email received from Planner @ SDC 22.1.24: Good morning STC and Councillor Rolfe, I just wanted to make you aware that we have received a no objection subject to condition from WCC Highways. In light of the no objection from WCC Highways, and a much more subservient design, I should be recommending to grant planning permission for the revised proposed development in due course. I believe the re-consultation period for yourselves and neighbours is due to expire on the 05/02/24, and I hope the above may aid in your deliberations. Any issues or queries please do not hesitate to contact me. I look forward to receiving your further consultation in due course.
13	24/00146/FUL	Swan Gardens (south Of Swan Theatre),	Change of use of land and construction of temporary	No representation

	GUILDHALL & BRIDGETOWN	Waterside, Stratford-upon-Avon, CV37 6BB	outdoor theatre for performances July to September 2024	
14	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	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

			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	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.
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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
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				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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Additional Chairman's Action meeting 05 February 2024

	Application No	Address	Proposed Development	Observations
1	24/00170/FUL CLOPTON	88 Oakleigh Road, Stratford-Upon-Avon, Warwickshire, CV37 0DN	Retrospective planning for alterations to windows and doors of previously approved single storey rear extension	No representation
2	24/00177/FUL ORCHARD HILL	58 Loxley Road, Stratford-Upon-Avon, Warwickshire, CV37 7DR	Upward extension to provide enlarged first floor, plus extension to rear	No representation
3	24/00198/ADV GUILDHALL & BRIDGETOWN	35A Sheep Street, Stratford-Upon-Avon, Warwickshire, CV37 6EE	Fascia signage and hanging sign	No representation
4	24/00197/FUL GUILDHALL & BRIDGETOWN	35A Sheep Street, Stratford-Upon-Avon, Warwickshire, CV37 6EE	Replacement frontage and signage	No representation
5	23/03004/FUL WITHDRAWN WELCOMBE	Beynac, St Gregorys Road, Stratford-Upon-Avon, Warwickshire CV37 6UH	Demolition of existing dwelling and erection of a new 2-storey 4-bed detached dwelling, creation of new vehicular access and erection of pergola	WITHDRAWN
6	24/00191/LBC GUILDHALL & BRIDGETOWN	5 Old Town, Stratford-Upon-Avon, Warwickshire, CV37 6BG	Repairs to dining room floor	No representation
7	24/00118/VARY WELCOMBE	7 Benson Road, Stratford-Upon-Avon, Warwickshire, CV37 6UU	Variation of condition 2 of planning permission 22/03207/FUL dated 23rd December 2022 to alter the elevations including a reduction to the ridge height and height of the flat roof, alteration of window position of a side facing window at first floor level and alteration	No reps to changes providing there are no overlooking issues with neighbouring property.

			to the windows on the rear elevation	
8	23/03270/FUL HATHAWAY	Bridge House, 3 Timothys Bridge Road, Stratford Enterprise Park, Stratford-Upon-Avon Warwickshire	Redevelopment of site to provide 93 no. dwellings, associated landscape works and basement level vehicular and cycle parking.	Objection. This application will be considered at the PCC meeting on 6 February 2024.
9	23/03272/FUL HATHAWAY	5 Timothys Bridge Road, Stratford Enterprise Park, Stratford-Upon-Avon, Warwickshire CV37 9NQ	Redevelopment of site to provide 34 no. dwellings, associated landscape works and basement level vehicular and cycle parking.	Objection. This application will be considered at the PCC meeting on 6 February 2024.
10	23/03285/FUL AMENDMENT 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
11	24/00112/FUL ORCHARD HILL	Rion Clifford Cottages, Clifford Road, Clifford Chambers, Warwickshire CV37 8HW	Conversion of existing 3 cottages into 2 separate cottages, to include demolition and new build extensions	No representation
12	24/00113/LBC ORCHARD HILL	Rion Clifford Cottages, Clifford Road, Clifford Chambers, Warwickshire CV37 8HW	Conversion of existing 3 cottages into 2 separate cottages, to include demolition and new build extensions	Comments due by 22.2.24
13	24/00204/ADV CLOPTON	Maybird Retail Park, Unit J2, Birmingham Road, Stratford-Upon-Avon, Warwickshire CV37 0HZ	Installation of 2 new signs to front of unit 1) HIGH LEVEL SIGN 2) OVERDOOR SIGN	No representation

Tree applications

1	23/03284/TPO WITHDRAWN SHOTTERY	Land At, Muddy Lane, Stratford-upon-Avon	-T1 oak - Crown lift to 9 metres over racecourse and reduce crown over racecourse by 2 metres to allow more light, to prevent bogging of land. -T2 oak - Reduce large lower limb over racecourse by 6 metres, to strong lateral growth, to allow more light, to prevent bogging of land.	WITHDRAWN
2	24/00207/TREE TIDDINGTON	The White House, Alveston Leys, Alveston, Stratford-Upon-Avon Warwickshire	T1 and T2 - Silver birch - Reduce by 2-3metres of overall canopy and general thin removing dead and epicormic growth.	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	24/00221/TREE WELCOMBE	12-14 The Villare Hotel, Warwick Road, Stratford-Upon-Avon, Warwickshire CV37 6YW	T1 - Tree of Heaven - Reduce to clear building by 2-3metres G1 - ash and holly suckers - Reduce back from property to clear 2-3metres. G2 - Prunus/ash/holly - Reduce back to clear property by 1-0.5metres. All as per annotated photographs	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	24/00245/TPO WELCOMBE	The Villare Hotel, 12 - 14 Warwick Road, Stratford-upon-Avon, CV37 6YW	T1 - tree of heaven - Reduce to clear building by 2-3 metres as per annotated photographs	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	24/00224/TREE ORCHARD HILL	Orchard Gate, Banbury Road, Stratford-Upon-Avon, Warwickshire CV37 7HT	T1 - 2x cedar trees - Reduce canopy by maximum of 0.75m, to add light to the apartments.	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	24/00233/TREE SHOTTERY	The Lea, Shottery Road, Stratford-Upon-Avon, Warwickshire CV37 9QQ	T1 - Lombardy poplar - Fell. G1 - Lombardy poplar x 2, 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.

093. Street Trading and Licensing Applications

093a. There were no street trading applications pertinent to the Town Council.

093b. The following licensing application was pertinent to the Town Council:

24/00084/LAVAR Burnside Hotel Church Lane, Shottery, Stratfordupon-Avon CV37 9HQ: Variation of a premises licence under section 34
Application Date: 25.1.24 Last Representation Date: 22.2.24. No objections were raised.

094. Notices of Decision

These were noted.

095. Any Other Business

There was none.

096. Chairman's Verbal Report

The Chair had nothing to report.

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

There were none.

098. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford District Council Planning meetings on 7th and 21st February at 6:00pm. The Chair noted that there was nothing on the agenda for the 7th.

099. To appoint substitutes for the next Chairman's Actions on 21 February 2024, if required.

Substitutes not required.

The meeting closed at 19.53.

Date of next meeting: Tuesday 27 February, at 6:30pm

Signed:

Chair of Planning Committee