

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES (Pages 1-12)

12 September 2023

Held at the Town Hall

Present

Cllr V Alcock	Cllr R Harding
Cllr W Dowling	Cllr T Lee
Cllr J Fradgley	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

There were none.

The Chair noted that the following Planning Application had been deferred from the Chairman's Action Meeting on 06 September 2023: 23/00192/FUL Former Picture House, Windsor Place, Windsor Street, Stratford-upon-Avon - Construction of a 29no unit apartment block (use class C3) with associated landscaping, ancillary spaces and widening of existing pedestrian footpath.

035. Apologies for Absence

Apologies were received from Cllr J Fotjik.

036. To review the Planning Consultative Committee Terms of Reference

The growing number of tree applications was noted. Historically, TPOs have always been discussed at Chairman's Actions, the Town Council has always objected and no applications have gone through to the Planning Consultative Committee. However, it takes time to review each application. Therefore, in the interests of efficiency, it was **proposed and agreed with one abstention and the rest in favour** that a standard response be developed on behalf of the Town Council to tree planning applications and that an item to this effect be added to the PCC Terms of Reference.

The Planning Consultant also advised Councillors to be proactive in their wards, find trees that would be worth preserving and submit TPOs for them. It was proposed that the Planning Committee Officer send an email to all Councillors suggesting they do this. It was agreed that this should be brought up at the next full Council meeting.

037. Declarations of interest on items on the agenda

There were none.

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

None were received.

039. To grant any requests for dispensation as appropriate.

None were received.

040. Consultation Presentation on Pre-Planning Applications.

There were none.

041. 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.

042. To approve the draft open minutes of the Planning Consultative Committee meeting held on 20 June 2023.

The minutes of the meeting held on 20 June 2023 were approved as a correct record.

043. List of planning applications deferred from the Chairman's Actions meeting on 06 September 2023 with any additional items deferred from the Additional Chairman's Actions meeting on 11 September 2023.

23/00192/FUL Windsor Place, Windsor Street, Stratford-upon-Avon – a detailed planning application relating to the construction of a 29no unit apartment block (use class C3) with associated landscaping, ancillary spaces and widening of existing pedestrian footpath.

The Planning Consultant made a short presentation, the key points of which are summarised below:

- A 4-storey development, with 6 units located on the ground floor
- A mix of one-, two- and three-bedroom apartments
- No lift access to upper floors – a significant omission
- No parking is allocated, so residents with cars would be forced to park elsewhere, placing additional pressure on current parking resources
- 29 cycle racks included
- Proposed development is the same height as the previous hotel proposal
- No significant objections received from statutory consultees in relation to the current proposal

Planning history:

18/02870/FUL - Demolition of existing cinema, restaurant and office building and construction of 4 storey hotel, with new drop-off/pick up layby and widening of pedestrian footway – Approved 8 March 2019

20/02053/FUL - Proposed re-surfacing of vacant site to provide temporary (18 months) car parking facility prior to hotel development – Withdrawn 4 November 2020

21/02530/FUL – Proposed resurfacing of vacant site to provide temporary (12 months) car parking facility and associated boundary wall/level works – Withdrawn 5 November 2021

Questions were then invited and the following points were clarified:

- Windows at the rear of the White Swan Hotel will now overlook residential apartments whereas, under the initial proposal, they would have looked out over another hotel (change of use raises questions about privacy).
- A daylight/sunlight assessment has been carried out. While complicated, this does meet guidelines.
- The issue of deliveries has not been addressed: the first (hotel) proposal had allowed for collections/deliveries. Under the current proposal delivery vehicles would be required to park outside the apartments, blocking the road and creating a negative knock-on effect on traffic in the immediate vicinity.
- Access to bin storage is via the street, so there is a risk that residents accessing their bins will block the pavement when disposing of their rubbish.
- There is no provision for a lift, meaning there is no disabled access to the upper floors; the design is not inclusive. It is typical for developments of 4 storeys and above to include lifts.
- There is no provision for onsite renewable energy generation.
- No permission to carry out archaeological investigations on the site was made in relation to the initial proposal. This could be a made a condition of permission being granted for the current proposal.

Councillors then went into debate. The main points raised were:

- The White Swan will overlook the apartments (possible invasion of privacy)
- No lift provision, therefore no disabled access
- No off-street facility for collections/deliveries to/from the site – delivery vehicles will block the road
- Residential use would be preferable to a hotel
- There are too many apartments proposed for the space (if fully occupied the apartments would accommodate 90+ residents)

- Lack of parking – the type of people who might be attracted to these apartments are likely to have cars. However, car parks in the immediate vicinity close at 8pm.

A vote was then taken.

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

The Town Council does not object to the principle of residential homes in the town centre as per Policy TC7 of the Neighbourhood Plan. However, the Town Council objects to the proposal on the following grounds:

There is no lift access to the upper floors. This will preclude residents and visitors with mobility issues from accessing the upper floors. There is no pick-up drop off point (as proposed in the hotel application). This is needed for deliveries. The alternative is to park on the pavement or block the road while drop off and pick up takes place. This is not acceptable. The bin storage area is also not acceptable. As designed, residents would need to walk downstairs with bin bags and recyclables, leave the building, walk along the pavement, put their rubbish and recyclables down on the pavement while they open the large doors to the bin store and then deposit their rubbish and then make the return journey. There does not appear to be any renewable technologies within the proposal. There needs to be PV on the roof to generate renewable energy and help tackle climate change. Whilst the Town Council accepts that the site is in a very sustainable location and there are other examples of car-free developments in the town centre, this is a very large development with potentially 91 occupants, most of which are likely to be car owners. This will add significant demand and pressure on the permit controlled public car parks and on street parking within the town centre. Should planning permission be approved, there should be a planning condition requiring an archaeological investigation.

044. To note action of the Town Clerk after consultation with the Chairman (or their substitutes) and Avon Planning Services on 06 September 2023.

The actions were noted. The Chairman's Action meeting on 06 September 2023 was attended by Cllr I Fradgley and Cllr W Dowling. The Additional Chairman's Action meeting on 11 September 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 – 06 September 2023:

	Application no.	Site	Proposed Development	Observations
1	23/01593/FUL	7 Primrose Way, Stratford-upon-Avon, CV37 7EF	Change of use from landscaping buffer to garden land. Removal of existing fencing and erection of new boundary fence. Removal of existing trees and proposed new landscaping	No reps. Subject to an appropriate new landscape scheme which should include new trees and an appropriate boundary treatment.
2	23/02155/TREE	School House, Broad Street, Stratford-Upon-Avon, Warwickshire CV37 6HN	-T1 cherry (Front garden): Raise to 3.25m from path. Reduce away from gutter by 2m. Tidy stubs. Reshape by 1.5m. -T2 plum (rear garden): Raise to 4m from play area. Reduce canopy by 2m overall to improve light and reduce fruit production causing nuisance to playground.	No representation
3	23/02178/TREE WELCOMBE	68 Maidenhead Road, Stratford-Upon-Avon, Warwickshire, CV37 6XU	T1 and T2 - sycamore x2 - Remove	No reps subject to Tree Officer approval and new tree planting.
4	23/02158/FUL	The Toll House, Bridgefoot, Stratford-Upon-Avon, Warks CV37 6YY	Change of use from class B1 - The first-floor mezzanine and ground floor are currently designated B1. Ground and Mezzanine Floors change of use to class E(e) - provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	No representation
5	23/02164/FUL	156 Alcester Road, Stratford-upon-Avon, CV37 9DR	Proposed rear extension, loft conversion and associated rooflights, front porch and extension to hardstanding	No representation

6	23/02128/FUL	Arden Thistle Hotel, 44 Waterside, Stratford-Upon-Avon, Warks CV37 6BA	Installation of 1no. ANPR camera and 1no. ground-based cabinet	No representation
7	23/02129/ADV	Arden Thistle Hotel 44 Waterside, Stratford-Upon-Avon, Warks CV37 6BA	Installation of 1no. wall mounted sign and 6no. pole mounted signs	No representation
8	23/02064/VARY	Friar Gate And Bishops Lodge, 102 Tiddington Road, Stratford-upon-Avon, CV37 7BB	Variation of condition no. 2, 3, 4, 5, 6, 8 and 14 of planning permission 22/03273/FUL dated 14 June 2023 to alter the design and appearance of Plot 1 and 2 to include the introduction of car ports, alteration to ridge line/roof and gable, alteration to rear dormer design, fenestration changes. Associated changes to site layout and landscaping. Original description of development: Demolition of existing dwellings and outbuildings, erection of two dwellings, creation of additional vehicular access, hard and soft landscaping, and all associated works.	No representation
9	23/02023/LBC	38 Main Street, Tiddington, Stratford-Upon-Avon, CV37 7AY	Replace existing beyond repair timber framed single glazed vertical sash and casement windows with new UPVC heritage type double glazed vertical sash windows. The existing appearance and size of windows will be retained.	No reps. Subject to conservation officer approval.
10	23/02196/COUR3	Avon Meadows, Warwick Road, Stratford-upon-Avon, CV37 0NS	Prior Approval Application (Class R) for the conversion of a pre-existing agricultural unit, to flexible commercial use	No representation
11	23/00192/FUL	Windsor Place, Windsor Street, Stratford-upon-Avon	Construction of a 29no unit apartment block (use class C3) with associated landscaping, ancillary spaces and widening of existing pedestrian footpath.	Objection. This application will be considered at the next PCC meeting

				on 12 September
12	23/01388/FUL	Gospel Oak House Gospel Oak Lane, Pathlow, CV37 0JA	Demolition of existing dwellings (Gospel Oak House and Chestnut Cottage) to be replaced with a new single dwellinghouse on the site	No representation
13	23/02240/LBC	Arden Thistle Hotel 44 Waterside, Stratford-Upon-Avon, Warks CV37 6BA	Installation of 1no. wall mounted ANPR camera and 1no. wall mounted sign	No representation
14	23/02204/TREE	Kissing Tree House, Kissing Tree Way, Alveston, Stratford-Upon-Avon Warwickshire	T80 Plum: Fell. T82 larch: Fell. T87 cypress: Fell. T83 cypress: Fell. T85 cypress: Fell. T181 cypress: Fell. T182 cypress: Fell. T183 plum: Fell. T184 whitebeam: Fell. T185 cherry: Fell. T186 cherry: Fell. T189 cypress: Fell. T191 birch: Fell. T192 cherry: Fell. T193 cherry: Fell. T194 cypress: Fell. T197 cypress: Fell. T199 Acacia: Fell. T203 cypress: Fell. T204 cypress: Fell. T205 cypress: Fell. T212 cypress: Fell.	Object. Whilst the TC appreciates that the applicant does not have to provide a reason for felling trees in a conservation area, given the very large number of trees which are proposed to be removed, the TC would respectfully request that this information is provided. There is a concern that the loss of a significant number of trees, particularly if they are healthy, at a time of climate change crisis, would not be supported.
15	23/00861/VLBC AMENDED	Shakespeare Hotel, Chapel Street, Stratford-upon-Avon, CV37 6ER	Variation of condition 2 of Listed Building Consent 19/02092/LBC dated 7 November 2019 to change foundation design, insert additional columns,	

			alterations to external appearance of extension (to include roof alterations, minor amendments to the footprint line, solar panels, enclosed bin/cycle storage). Original Description of Development: Proposed extension providing 19 new guest bedrooms to the rear of the hotel on first and second floor levels, with car parking, stairway and refuse enclosure at ground floor level (revised resubmission)	
16	23/00828/VARY AMENDED	Shakespeare Hotel, Chapel St, Stratford-upon-Avon, CV37 6ER	Variation of condition 2 of Listed Building Consent 19/02092/LBC dated 7 November 2019 to change foundation design, insert additional columns, alterations to external appearance of extension (to include roof alterations, minor amendments to the footprint line, solar panels, enclosed bin/cycle storage). Original Description of Development: Proposed extension providing 19 new guest bedrooms to the rear of the hotel on first and second floor levels, with car parking, stairway and refuse enclosure at ground floor level (revised resubmission)	
17	23/02262/TEL28	Mulberry Tree Centre And Site, Bridge Street, Stratford-upon-Avon, Warwickshire	Replacement of 1No. antenna, 1No. cabinet and all ancillary development	
18	23/02110/FUL	Twelfth Night Guest House, 13 Evesham Place, Stratford-Upon-Avon, Warwickshire CV37 6HT	Change of use of entire property to use Class C1	
19	23/02213/FUL	115 Loxley Road, Stratford upon Avon	Demolition of existing single storey side extension	

		Warwickshire, CV37 7DS	and construction of 2 storey side and rear extensions. Replacement porch on south elevation. House renovation to Enerphit (Passivhuas) standards.	
20	23/02187/VARY CLOPTON	Maybird Retail Park, Unit J2, Birmingham Road, Stratford-Upon-Avon, Warwickshire CV37 0HZ	Variation of condition no. 7 and 8 of planning permission 19/03197/FUL dated 8 January 2020 to allow for the sale of confectionary _ cafe and amend the floor area for unit J2.	
21	23/02288/FUL	21 School Lane, Tiddington, Stratford-upon-Avon, CV37 7AJ	Change of use from mixed use C3 dwelling and A1 artisan bakery to C3 dwelling only.	
22	23/02212/FUL	33 Manor Road, Stratford-Upon-Avon, Warwickshire, CV37 7EA	Demolition of existing conservatory, kitchen and shed and construction of a single storey rear and side extension	
23	23/01983/LDP WITHDRAWN	14 Greenhill Street, Stratford-Upon-Avon, Warwickshire, CV37 6LF	Change of use to hot food takeaway (sui generis)	
24	23/01574/FUL	8 Tiddington Road, Stratford -Upon-Avon, Warwickshire, 37 7AE	Change of use of existing private English language school to 3no. private residential apartments with repairs and alterations and change of use of land to garden land in association with the dwelling along with relocation of vehicular access to the site.	
25	23/02153/FUL WITHDRAWN	71 West Street, Stratford-upon -Avon, CV37 6DR	Proposed single storey part rear extension, two storey part rear and side extension with drop kerb	APPLICATION WITHDRAWN

Additional Chairman's Action meeting 11 September 2023:

	Application No	Site	Proposed Development	Observations
1	23/02328/TPO S	East Woodland Close, Shottery	G1 - yew - Reduce to property boundary and reduction in height	Comments due by 22.9.2

2	23/02343/DDT	STREET RECORD, Hathaway Hamlet, Shottery	T1 birch - fell. (90% dead. Replacement tree planting required)	FOR INFORMATION ONLY Notification has been received in relation to dead/dangerous tree/s at the above address. As the tree/s are dead/dangerous there is no requirement to go through the Conservation Area Notification for tree works (6-week process) / TPO application process. A Forestry and Landscape Officer has either visited the site or examined a report with photographic evidence and confirms that the works are necessary.
3	23/02345/TREE	62 Tiddington Road, Stratford-upon-Avon, CV37 7BA	T1 - maple - Reduce crown 1.2 metres and 0.8 metres from sides to clear neighbouring boundary	Comments due by 25.9.23
4	23/02021/VARY	62 Bordon Place, Stratford-Upon-Avon, Warks, CV37 9AZ	Variation of Conditions 2 and 3 of planning approval Reference Number: 22/03212/FUL (Date of Decision: 12/01/2023) to add front bay window and amend front porch, revised	Comments due by 26.9.23

			position of the side wall to the proposed rear dining room extension and the use of facing brick to the rear and front extensions in lieu of render. Substitute drawing 22-100/01D in place of drawing 22-100/01	
5	23/02230/ADV	38 High Street, Stratford-Upon-Avon, Warks, CV37 6AU	Replacement shopfront signage of The Body Shop retail store	Comments due by 26.9.2
6	23/01953/FUL WITHDRAWN	Land Off A46, Bishopton, Stratford-Upon-Avon, CV37 9QZ	Change of use of land from agricultural to dog walking field.	WITHDRAWN
7	23/02342/FUL	The Apple Box, Rushbrook Road, Stratford-Upon-Avon, Warwickshire CV37 7JN	New conservatory extension	Comments due by 27.9.2
8	23/02372/TPO	Oakham Grange, The Avenue, Bishopton, Stratford-Upon-Avon Warwickshire	T31 on your planning map, T13 on photo provided by me showing tree location - lime - Crown thin by 15% and raising canopy over driveway and road by 2.5metres, remove any epicormic on stem and base	Comments due by 28.9.2

045. Street Trading and Licensing Applications

045a. There were no street trading applications pertinent to the Town Council.

045b. The following licensing applications was pertinent to the Town Council.

Sale of alcohol - 23/01148/LAPREM - Youmi Japanese Restaurant, Unit 22 a Bell Court, Stratford upon Avon, CV37 6EX.

Councillors raised no objections.

046. Notices of decision

These were noted.

047. Any Other Business

There was no other business.

048. Chairman's Verbal Report

The Chairman had nothing to report.

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

There were none.

050. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford District Council Planning meetings on 13 and 27 September 2023 at 6pm.

The Chair advised that there is nothing of relevance to the Town Council on the meeting agenda for the 13th, so no representation is required; the agenda for the 27th has not been published yet.

051. To appoint substitutes for the next Chairman's Actions on 27th September 2023, if required.

Substitutes not required. Cllr Dowling advised he will be unable to attend the Chairman's Actions and Additional Chairman's Actions meetings on 2nd and 3rd October respectively.

The meeting closed at 19.30.

Date of next meeting: Tuesday 3rd October 2023, at 6:30pm

Signed:

Chairman of Planning Committee