

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES (Pages 1-19)

18 June 2024

Held at the Town Hall

Present

Cllr V Alcock	Cllr T Lee
Cllr I Fradgley	Cllr S McNaught Barrow
Cllr J Fradgley	

Planning Consultant: Mr Neil Pearce (Avon Planning Services)

Minutes Clerk: Margo Galvin

Not present: Cllr J Fotjik, Cllr R Harding, Cllr L MacDonald

Registered speakers: One registered speaker was unable to attend the Planning meeting on the night.

The Chair noted that the following Planning Application had been deferred from the Additional Chairman's Action Meeting on 17 June 2024:

24/00942/FUL: First Stratford Upon Avon Scout Group Scout Headquarters, New Broad Street, Stratford-Upon-Avon, CV37 6HW - Demolition and replacement 2-storey scout hut premises.

No applications had been deferred from the Chairman's Action meeting held on 12 June 2024.

018. Apologies for Absence

None were received.

019. Declarations of interest on items on the agenda

Cllr J Fradgley advised that she had attended a meeting at the scout hut to review the plans for the above proposed replacement premises. Also, Cllr McNaught Barrow has had conversations with local residents regarding this application.

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

None were received.

021. To grant any requests for dispensation as appropriate.

None were received.

022. Consultation Presentation on Pre-Planning Applications.

There were none.

023. 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.

024. To approve the draft open minutes of the Planning Consultative Committee meeting held on 21 May 2024.

The minutes of the meeting held on 21 May 2024 were approved as a correct record.

025. List of planning applications deferred from the Chairman's Actions meeting on 12 June 2024 with any additional items deferred from the Additional Chairman's Actions meeting on 17 June 2024.

No applications had been deferred from the Chairman's Action meeting. The following application was deferred from the Additional Chairman's Action meeting:

24/00942/FUL: First Stratford Upon Avon Scout Group Scout Headquarters, New Broad Street, Stratford-Upon-Avon, CV37 6HW - Demolition and replacement 2-storey scout hut premises.

The Planning Consultant gave a presentation and the following points were noted:

Background:

- The existing scout hut is a one-storey building of little architectural merit
- The hall takes up most of the site's footprint; there is side access and an outdoor amenity area at the back
- There is no dedicated car parking available
- The site is in a highly sustainable area in the town centre

The proposed scheme

The following points were noted:

- The principle of development on this site is already established.
- The proposal is in line with policy CLW1 Protecting and Enhancing Existing Community Facilities and CLW2 Promoting Leisure, Entertainment and New Community Facilities of the Neighbourhood Development Plan.
- The proposed replacement building will provide more facilities than are currently available.
- The proposed replacement building will be two storeys high on the street-facing elevation and will include large windows.

- The proposed replacement building is of a contemporary design compared to the houses in the street, although it uses materials that can be seen elsewhere in the town.
- Car parking has been raised as an issue by local residents – no dedicated car parking is proposed.
- Residents feel that the proposed design is inappropriate for a conservation area. It was noted that contemporary and traditional designs can work well alongside each other; design is subjective. This proposal presents the opportunity for a different design because it serves a different purpose to the surrounding buildings.

Points of clarification

The following points were noted:

- It is doubtful that the proposed development will result in a loss of light to the neighbouring house, which has roof windows
- There is a small gap between the proposed development and the adjacent house meaning that no party wall agreement will be necessary, although there must be sufficient space to facilitate ongoing maintenance.
- There will be pvs on the roof.
- There was concern about the potential impact of construction work in the surrounding area, given the narrow streets and limited parking currently available. It was felt that a robust construction environmental management plan must be put in place as a condition of planning permission being granted. The Highways Authority will be consulted on this.
- As the new building will include more amenities, more people are likely to use the scout hut and therefore traffic levels are likely to increase in the immediate vicinity. The Planning Consultant commented that, since this building is in a highly sustainable location, the Highways Authority is unlikely to reject it on this basis. People visiting the new building would be likely to know that parking is an issue.

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

Councillors supported the proposal in principle but had several concerns:

- The proposed design does not complement the existing street scene.
- The existing building is very discrete; the introduction of a first-floor elevation with large windows will change the building's character considerable. The new building is also taller than the neighbouring house and appears overbearing. The suggest scout emblem is too large.
- The glazing on the street-facing elevation of the building is excessive and neighbouring houses will be overlooked at first floor level.

- A robust construction management plan will be essential, given the likely impact on the local neighbourhood which has narrow streets; New Broad Street, where the scout hut is located, is a cul-de-sac, and will experience considerable disruption during the construction programme.
- The new building should be suitably soundproofed, given that it is likely to be used at all times of the day and night.
- Parking during drop off/pick-up times will be an issue, although it is accepted that not much can be done about this. The Planning Consultant suggested that a potential solution would be to impose parking restrictions in New Broad Street to prevent vehicles trying to park outside the scout hut. This would need to be discussed with/agreed by the Highways Authority.

A vote was then taken.

It was PROPOSED, SECONDED AND AGREED unanimously to submit a HOLDING OBJECTION to the proposed scheme with the following comment:

Whilst the Town Council supports the principle of a replacement scout hut on this site in accordance with policies CLW1 and CLW2 of the Neighbourhood Development Plan, there are concerns about the design of the proposed building with particular reference to the large first-floor windows which dominate the front elevation. These windows would also likely cause an amenity issue with neighbours opposite in terms of light pollution and privacy.

Parking in Old Town is clearly an ongoing issue for local residents. The proposal does not include parking and residents are concerned about the effect on existing parking, deliveries etc. Pick-up and drop-off in a short, narrow, dead-end road is not feasible.

Should permission be granted, a condition requiring a robust Construction Environmental Management Plan (CEMP) must be imposed and the Town Council would like to be consulted on this plan prior to conditional approval.

The Town Council would like to hear the views of the Highway Authority about a possible Traffic Regulation Order to prevent traffic associated with the proposed building from entering New Broad Street.

A planning condition dealing with soundproofing is also required in order to protect the amenity of the neighbouring properties when there is music and entertainment taking place in the building.

For these reasons the Town Council submits a Holding Objection and would ask that the front elevation is redesigned and a draft CEMP submitted so that residents can be informed how the development would be built given the constraints of the site.

026. To note action of the Town Clerk after consultation with the Chair (or their substitutes) and Avon Planning Services on 12 June 2024.

The actions were noted. The Chairman's Action meeting on 12 June 2024 was attended by Cllr I Fradgley and Cllr V Alcock. The Additional Chairman's Action meeting on 17 June 2024 was attended by Cllr I Fradgley and Cllr V Alcock. The following applications were discussed and the respective observations recorded:

Chairman's Actions meeting – 12 June 2024:

1	24/00851/ADV WELCOMBE	The Pen and Parchment, Bridgefoot, Stratford-Upon-Avon, Warwickshire CV37 6YY	The proposed advertisements consist of 1no. double sided timber pictorial sign; 2no. single sided timber nameboard signs; 1no. single sided timber fascia sign; 1no. single sided timber amenity sign; 3no. replacement 50W LED Slimline floodlights; 1no. single sided timber amenity sign; 1no. single sided room sign; 1no. single sided 'Private' sign; 1no. signwriting to the hotel block; 1no. signwriting to the hotel block.	No representation
2	24/00852/LBC WELCOMBE	The Pen and Parchment, Bridgefoot, Stratford-Upon-Avon, Warwickshire CV37 6YY	Replacement advertisements and signage scheme in line with the Consent to Display Advertisement Application Ref: PP-12913134.	No reps. Subject to conservation officer approval.
3	23/00604/FUL AMENDED 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.	An amendment/additional information has been received for the application shown above as follows: Plans updated to remove fence panel and change the enclosure material from timber fence to composite panels in light grey. This letter is for information only. A consultation response is not being sought.

4	23/02970/FUL AMENDED GUILDHALL & BRIDGETOWN	Hotel Indigo, Chapel Street, Stratford-upon-Avon, CV37 6HA	Demolition of existing garages and construction of a three-storey standalone extension to provide 23 additional hotel guestrooms with associated plant spaces and stores.	No reps to the additional/amended drainage details
5	24/01044/NDAZ TIDDINGTON	2 Alveston Farm Bungalows, Alveston, Stratford-upon-Avon, CV37 7RR	Demolition of existing building and construction of a new dwellinghouse in their place in accordance with the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 20 (as amended)	WITHDRAWN
6	24/01173/FUL TIDDINGTON	Green Lanes, Alveston Lane, Alveston, Stratford-Upon-Avon Warwickshire	Proposed alterations and extensions to existing dwelling and new entrance gates to existing vehicular accesses.	No representation
7	24/00995/FUL WELCOMBE	22 Henley Street, Stratford-Upon-Avon, Warwickshire, CV37 6QW	Change of use of retail unit (Class E) to a learning and community centre (Class F1) and associated alterations and first floor extension.	No representation
8	24/00702/FUL BISHOPTON	Open Space, Glebe Road, Stratford-Upon-Avon, Warwickshire CV37 9JU	Construction of an open-air multi-user games area including new access pathway	The TC would like to support this application for a MUGA on the existing open space. It will provide an important community facility for local residents and promote health and wellbeing.
9	24/01190/COUQ TIDDINGTON	Agricultural Building, Croft Farm, Banbury Road, Stratford-upon-Avon	Prior Approval application for the change of use of an agricultural building into three smaller residential dwellings and two larger dwellings (C3) and associated operational development under Class Q parts (a) and (b) of the General Permitted Development Order (GPDO)	No representation

10	24/01056/FUL CLOPTON	11 Burbage Avenue, Stratford-Upon- Avon, Warwickshire, CV37 0DU	Increase in width of existing drop kerb, change of use of amenity land to residential and proposed extensions and alterations to dwelling	No reps, subject to a new mixed native hedge being planted in front of the new boundary fence in order to soften the visual impact on the street scene.
11	24/01254/ADV GUILDHALL & BRIDGETOWN	Arden Thistle Hotel, 44 Waterside, Stratford-upon-Avon, CV37 6BA	Replacement and additional carpark signage	No representation
12	24/00429/FUL WELCOMBE	7 Shakespeare Street, Stratford- upon-Avon, CV37 6RN	Conversion of ground floor and amalgamation of first floor flat to create 1no. dwelling. Demolition of outdoor WC and lean to. Alterations to single storey rear extension to include alterations to roof and addition of uPVC patio door. Replacement of existing timber windows on rear elevation with uPVC windows.	WITHDRAWN
13	24/00430/LBC WELCOMBE	7 Shakespeare Street, Stratford- upon-Avon, CV37 6RN	Conversion of ground floor and amalgamation of first floor flat to create 1no. dwelling. Demolition of outdoor WC and lean to. Alterations to single storey rear extension to include alterations to roof and addition of uPVC patio door. Replacement of existing timber windows on rear elevation with uPVC windows. New internal wall insulation and other internal alterations.	WITHDRAWN
14	23/02970/FUL AMENDED GUILDHALL & BRIDGETOWN	Hotel Indigo, Chapel Street, Stratford- upon-Avon, CV37 6HA	Demolition of existing garages and construction of a three-storey standalone extension to provide 23 additional hotel guestrooms with associated plant spaces and stores.	No reps to amendments in relation to noise subject to Environmental Health Officer approval.
15	24/01171/VARY GUILDHALL & BRIDGETOWN	Spire View Garden, Saffron Meadow, Stratford-upon-Avon	Variation of conditions 2, 3, 4, 5, 7, 8, and 13 of Planning Permission 19/02317/FUL dated 28 February 2020 for changes to plot design (to include material, fenestration and	No representation

			height changes), layout and landscaping. Removal of condition 9 (relating to alterations to the boundary wall to facilitate pedestrian access) due to works having already taken place. Original Description of Development: Proposed erection of 2 dwellings and associated landscaping and access improvements	
16	24/01369/FUL GUILDHALL & BRIDGETOWN	7 Primrose Way, Stratford-upon-Avon, CV37 7EF	Single storey side extension to form a bedroom, wet room and a utility room	There is an almost identical application on this site which is still pending - Ref. 24/01148/FUL. The TC made no reps to that application and makes no reps to this application.
17	24/01232/LBC GUILDHALL & BRIDGETOWN	5 Old Town, Stratford-upon-Avon, CV37 6BG	Construction of a 2-storey extension to form a living room, boot room, bathroom and internal alterations to form 2 new doorways.	No reps, subject to conservation officers' approval.
18	24/01040/AAPA WITHDRAWN TIDDINGTON	1 Alveston Farm Bungalows, Alveston, Stratford-upon-Avon, CV37 7RR	Construction of additional storey 'over principal part of the dwellinghouse'	WITHDRAWN
19	24/01045/AAPA WITHDRAWN TIDDINGTON	3 Alveston Farm Bungalows, Alveston, Stratford-upon-Avon, CV37 7RR	Construction of additional storey 'over principal part of the dwellinghouse'	WITHDRAWN
20	24/01325/FUL ORCHARD HILL	16 Burford Road, Stratford-upon-Avon, CV37 7ET	Erection of a two-storey rear extension, window and garage alterations, demolition of chimney stack, application of render over existing brick (partial) and the installation of a pitched roof to the existing flat roof front facing dormer.	No reps. Subject to no adverse harm to neighbours.

Tree applications

1	24/00862/TREE TIDDINGTON	75 Tiddington Road, Stratford-upon-Avon, CV37 7AF	-T1 Norway Spruce – Fell	WITHDRAWN
2	24/01276/TPO SHOTTERY	16 The Willows, Stratford-upon-Avon, CV37 9QJ	T1 - sycamore - Prune off 6no. branches north, 2no. branches south, 1no. lower limb west, 1no. large limb at 4metres s.east, achieving approximate crown lift of 5metres. Prune dead wood. T2 - ash - Prune off 2no. lowest limbs and 7no. branches over neighbouring property, 1no. small branch east, 3no. lowest limbs and 2no. small branches south, 2no. lowest limbs and 5no. branches west, achieving approximate crown lift of 5metres. Prune dead wood.	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	24/01347/TREE TIDDINGTON	15 Church Lane, Alveston, Stratford-upon-Avon, CV37 7QJ	G1 - unnamed trees x4 - Lift canopy to above head height (2metres) and reduce the diameter of the trees to not overhang the pavement or road. The maximum reduction will be 1.5metres	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	24/01261/TPO CLOPTON	187 Clopton Road, Stratford-upon-Avon, CV37 6TF	-T1 Lime: Re-pollard the tree and sever roots over 5mm diameter between the tree and property, at least one metre from the tree, to avoid root damage to the property.	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	24/01386/TREE WELCOME	36 Shakespeare Street, Stratford-upon-Avon, CV37 6RN	T1 - yew - Fell to ground level. T2 - apple - Prune and re-shape.	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation

			T3 - apple - Prune and re-shape.	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	24/01186/TREE GUILDHALL & BRIDGETOWN	4 Broad Walk, Stratford-Upon-Avon, Warwickshire, CV37 6HS	T1 - holly - Fell. T2 - hawthorne - Fell. T3 - holly - Fell. T4 - prunus - re-shape. G1 - birch x2 - Lightly shape 0.5metre reduction to retain crown size.	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.
7	24/01327/TREE WELCOMBE	9 Avenue Road, Stratford-upon-Avon, CV37 6UW	T1 and T2 - conifer – 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.

Additional Chairman's Action meeting 17 June 2024

Application No	Address	Proposed Development	Observations
1	24/01340/FUL HATHAWAY	1 Woodchester Drive, Stratford-upon-Avon, CV37 9EJ	Single storey rear extension and new entrance extension
			No representation

2	24/01256/FUL GUILDHALL & BRIDGETOWN	Arden Thistle Hotel, 44 Waterside, Stratford-upon-Avon, CV37 6BA	Replacement CCTV Camera and cabinet and new signage. Removal of existing CCTV cabinet and barrier.	No representation
3	24/01257/LBC GUILDHALL & BRIDGETOWN	Arden Thistle Hotel, 44 Waterside, Stratford-upon-Avon, CV37 6BA	Replacement CCTV Camera and cabinet and new signage. Removal of existing CCTV cabinet and barrier	No representation
4	24/01044/NDZ TIDDINGTON	2 Alveston Farm Bungalows, Alveston, Stratford-upon-Avon, CV37 7RR	Demolition of existing building and construction of a new dwellinghouse in their place in accordance with the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 20 (as amended)	WITHDRAWN
5	24/01231/FUL GUILDHALL & BRIDGETOWN	5 Old Town, Stratford-upon-Avon, CV37 6BG	Construction of a 2-storey extension to form a living room, boot room, bathroom and a single storey garden room extension to infill the rear courtyard, new single car carport and a new 2 car port.	No representation
6	24/01273/COUG GUILDHALL & BRIDGETOWN	13 Wood Street, Stratford-upon-Avon, CV37 6JF	13 Wood Street currently comprises a ground floor retail premises with storage space in the basement and currently unused storage on levels 1 & 2. Prior Approval is sought for change of use of levels 1 and 2 to a single residential flat, ground floor to continue as class E retail use along with basement for storage. The current property is a single planning unit with stairs leading to all levels. The ground floor display window will be retained and the ground floor would not be used as a flat. The external appearance of the building will not be changed.	Support the application for the following planning reasons: The TC supports the principle of this proposal in accordance with Policy TC7 Homes in the Town Centre of the Neighbourhood Plan.
7	24/01350/FUL GUILDHALL & BRIDGETOWN	Royal Shakespeare Theatre,	Decking, timber seating and brick planter (retention as	No representation

		Waterside, Stratford-upon-Avon, CV37 6BB	existing until November 2026)	
8	24/00942/FUL GUILDHALL & BRIDGETOWN	First Stratford Upon Avon Scout Group Scout Headquarters, New Broad Street, Stratford-Upon-Avon, Warwickshire CV37 6HW	Demolition and replacement 2-storey scout hut premises	Object to the application for the following planning reasons: This application will be considered at the PCC meeting on 18th June.
9	24/01268/ADV GUILDHALL & BRIDGETOWN	Kung Fu Oriental Buffet, Unit 18, Bell Court, Stratford-upon-Avon CV37 6EX	New illuminated fascia signage to replace existing signage. New illuminated hanging signage to replace existing hanging signage. New illuminated hanging signage in new location.	No representation
10	24/01384/FUL CLOPTON	149 Clopton Road, Stratford-upon-Avon, CV37 6TE	Proposed single storey rear and front flat roof extensions and canopies.	Whilst the TC does not object to the principle of these extensions, it would be preferable if the front flat roof canopy had a small mono pitch roof over to make it more attractive.
11	24/01402/FUL WELCOMBE	4 Windsor Street, Stratford-upon-Avon, CV37 6NL	Installation of free-standing, prefabricated log cabin within rear garden.	No representation
12	24/01436/LBC WELCOMBE	4 Windsor Street, Stratford-upon-Avon, CV37 6NL	Installation of free-standing, prefabricated log cabin within rear garden.	No representation
13	24/01159/FUL TIDDINGTON	St James Parish Church, Church Lane, Alveston	Installation of solar panels on the south slope of the Grade II listed church roof and battery storage in the interior of the ringing chamber of the west tower.	Object to the application for the following planning reasons: The TC notes the Conservation Officers objection on the LBC application and would tend to agree.

There were no additional tree applications.

027. Street Trading and Licensing Applications

027a. There were no street trading applications pertinent to the Town Council.

027b. There were no licensing applications pertinent to the Town Council:

028. Notices of Decision

The following decisions were noted:

	Site/Application No	STC Observations	SDC Decision
1	24/00571/FUL 53 Tiddington Road, Stratford-Upon-Avon, Warwickshire, CV37 7AF	No reps	Permission with conditions
2	24/00610/FUL 116 Loxley Road, Stratford-Upon-Avon, Warwickshire, CV37 7DS	No reps	Permission with conditions
3	24/00568/FUL School House, Broad Street, Stratford-Upon-Avon, Warwickshire, CV37 6HN	No reps	Permission with conditions
4	24/00716/FUL Parkfield Guest House, 3 Broad Walk, Stratford-Upon-Avon, Warwickshire CV37 6HS	No reps, subject to no adverse impact on neighbours	Permission with conditions
5	24/00839/FUL 158 Bridgetown Road, Stratford-Upon-Avon, Warwickshire, CV37 7JA	No reps	Permission with conditions
6	24/00909/FUL 7 Tiddington Road, Stratford-upon-Avon, CV37 7AE	No reps	Permission with conditions
7	24/00887/FUL 6 Welcombe Road, Stratford-upon-Avon, CV37 6UJ	No reps	Permission with conditions
8	24/00958/FUL 9 Burford Road, Stratford-Upon-Avon, Warwickshire, CV37 7ET	No reps	Permission with conditions
9	24/00829/FUL 28 Marigold Road, Stratford-Upon-Avon, Warwickshire, CV37 7DW	No reps	Permission with conditions
10	24/00287/FUL 8 Ferry Lane, Alveston, Warwickshire, CV37 7QX	No reps	Permission with conditions

11	23/00604/FUL Maybird Retail Park, Birmingham Road, Stratford-upon-Avon	Support the application, the town needs more of these if we are to encourage more electric vehicles.	Permission with conditions
12	24/00447/VARY Former Debenhams And H&M Units, 33-35 High Street & Unit 12, Taskers Way, Stratford-upon-Avon CV37 6AU	No reps	Permission
13	24/00621/LBC Former Debenhams And H&M Units, 33-35 High Street & Unit 12, Taskers Way, Stratford-upon-Avon CV37 6AU	No reps	Consent granted with conditions
14	23/03128/LBC Shakespeare Centre, Henley Street, Stratford-Upon-Avon, Warwickshire CV37 6QW	No reps, subject to Conservation Officer's approval.	Consent granted with conditions
15	23/03127/FUL Shakespeare Centre, Henley Street, Stratford-Upon-Avon, Warwickshire CV37 6QW	No reps	Permission with conditions
16	24/00681/LBC King Edward VI School Sports Field And Pavilion, Manor Road, Stratford-upon-Avon,	No reps	Consent refused
17	24/01063/LDP 15 Sedgemoor Close Stratford-Upon-Avon Warwickshire CV37 7RY		Certificate of lawful proposed use or development
18	24/01067/TREE Olivers Lock, Payton Street, Stratford-Upon-Avon, Warwickshire, CV37 6PS	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	Consent with conditions

		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.	
19	24/00177/FUL 58 Loxley Road, Stratford-Upon-Avon, Warwickshire, CV37 7DR	No reps	Refusal
20	24/00389/FUL Alveston Hill Farm, Alveston Hill, Alveston, Warwickshire, CV37 7RL	Maintain no reps to amendments	Refusal
21	24/00390/LBC Alveston Hill Farm, Alveston Hill, Alveston, Warwickshire, CV37 7RL	Maintain no reps	Consent refused
22	24/00937/FUL 4 Dale Avenue, Stratford-Upon-Avon, Warwickshire, CV37 7EH	No reps	Permission with conditions
23	24/00840/FUL 83 Shipston Road, Stratford-Upon-Avon, Warwickshire, CV37 7LW	No reps, subject to no adverse effect on neighbours	Permission with conditions
24	24/01079/FUL 63 Shelbourne Road, Stratford-upon-Avon, Warwickshire, CV37 9JP	No reps	Permission with conditions
25	24/00865/TREE 59 Tiddington Road, Stratford-Upon-Avon, Warwickshire, CV37 7AF	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	Consent with conditions

		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.	
26	24/01110/FUL 4 Quineys Road, Shottery, Stratford-Upon-Avon, Warwickshire CV37 9BW	No reps	Permission with conditions
27	24/00649/OUT Land Off, Cottage Lane, Shottery,	The Town Council is concerned about the type of application being used to secure permission. An outline application with all matters of detail being reserved does not demonstrate that the principle of the proposal for two houses on this site will not cause substantial or less than substantial harm on the setting of heritage assets, some of which are nationally important. A details application with a robust Heritage Assessment would be the appropriate route to take.	Refusal
28	24/00752/FUL 9A Broad Walk, Stratford-Upon-Avon, Warwickshire, CV37 6HS	No reps	Permission with conditions
29	23/02301/LBC 99 Banbury Road, Stratford-Upon-Avon, Warwickshire, CV37 7HW	No reps	Consent granted with conditions
30	24/00734/FUL Canal Turn, Lock Close, Stratford-Upon-Avon, Warwickshire CV37 6GF	No reps	Permission with conditions
31	24/01004/FUL 12 Banbury Road, Stratford-Upon-Avon, Warwickshire, CV37 7HZ	No reps subject to no adverse impact on neighbours. Pleased to see the subservient design.	Permission with conditions

029. Any Other Business

There was none.

030. Chairman's Verbal Report

The Chair had nothing to report.

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

There were none.

032. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford District Council Planning meeting on 19th June at 6:00pm. The Chair noted he was unable to attend this meeting and is unaware of any issues relevant to the Town Council.

033. To appoint substitutes for the next Chairman's Actions on 03 July 2024, if required.

No substitutes will be required.

The meeting closed at 19.37

Date of next meeting: Tuesday 09 July 2024, at 6:30pm

Signed:

Chair of Planning Committee