

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES (Pages 1-12)

21 June 2022

Held at the Town Hall

Present

Cllr W Dowling Cllr R Harding
Cllr I Fradgley Cllr Jackson
Cllr J Fradgley Cllr T Lee

Minutes Clerk: Margo Galvin

Planning Consultant: Mr Neil Pearce, Avon Planning Services

Registered speakers: Catherine Partridge and John Partridge representing Tread the Boards Theatre Company, Stratford-upon-Avon.

The Chair noted that application no: 21/02447/FUL had been deferred from the Additional Chairman's Actions meeting held on 20th June 2022.

019. Apologies for Absence

Apologies were received from Cllr J Fotjik and The Mayor, Cllr G Cleeve and Cllr K Taylor

020. Declarations of interest on items on the agenda

Cllr J Fradgley noted that, as the Ward Councillor relating to applications no. 22/01580/FUL and 22/01581/LBC, she had attended meetings with the objectors.

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

None were received.

022. To grant any requests for dispensation as appropriate.

None were received.

023. Consultation Presentation on Pre-Planning Applications.

There were none.

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

There were none.

025. To approve the draft Open Minutes of the Planning Consultative Committee Meeting held on 31 May 2022.

The Minutes of the Planning Consultative Committee meeting held on 31 May 2022 were approved as a correct record.

026. List of planning applications deferred from the Chairman's Actions meeting on 15 June 2022 with any additional items deferred from the Additional Chairman's Actions meeting on 20 June 2022.

026a. The Chair noted that applications no. 22/01580/FUL and 22/01581/LBC (both relating to Cox's Yard) had been deferred from the Chairman's Action meeting.

The Planning Consultant made a presentation relating to these applications. The key points are summarised below:

- The applications relate to a change of use of first floor theatre to a two-bed guest house and a holiday apartment and associated internal alterations.
- History: applications 21/01294/FUL & 21/01295/LBC (change of use of first floor theatre to three-bed guest house, an independent apartment and associated internal alterations) were withdrawn on 22/09/2021. At that time, the Town Council raised no objection, although it did register concern about the loss of community uses and theatre space.
- The Town Council is now being asked to reconsider the proposal in the new application.

Points of Clarification

A Councillor asked if the proposed development would have any impact on access to the second floor. The Planning Consultant advised that there would continue to be lift/stair access to the second floor.

A Councillor asked if there was any information available on sound proofing. The Planning Consultant advised that he had not seen anything. This would be a Building Regulations issue, but also a Planning issue. He noted that approval should not be granted that would expose existing uses to an unacceptable level of noise; new uses should be compatible with neighbouring uses.

A councillor was concerned about the possibility of guest house/apartment residents complaining about noise from the theatre when the theatre was in existence before the apartments. The Planning Consultant advised that this concern had been reflected in the Town Council's original comments.

A Councillor asked if the proposed development might have an impact on the theatre's security, noting that the theatre had experienced several break-ins. The Planning Consultant felt that security might improve if someone is living onsite overnight.

A Councillor asked if the theatre is designated for community use in policy terms. The Planning Consultant advised that the whole building would fall within a community use but he did not think that it is currently designated as such. He felt the current application will result in a partial loss of community use.

The speakers were then invited to address the meeting.

Catherine Partridge advised that sound proofing is the main concern relating to this proposal. Charles Wells (landlords) have said that the sound proofing on the first floor would be to a domestic level. However, this would not necessarily prevent sound coming through from the theatre upstairs during performances; the sound of audience movement, voices, music etc. would still be audible. Additionally, the stairwells are very echoey. Catherine and John are seeking assurances that Cox's Yard would take responsibility for any complaints about theatre noise from occupants of the first-floor accommodation.

Catherine also noted that the facilities in the building are of a domestic-level standard and would need to be kept up to standard during performances without disruption. She advised that cleaning of the stairwells and toilets is not currently being maintained by the landlords and she sought assurance that any complaints about this would be directed to Cox's Yard.

A further concern about security was noted as the theatre has been subject to break-ins recently. The Police have advised that extra CCTV and more prevention measures on site would help. However, to date on-site security has not been increased.

Questions for the speakers

A Councillor asked if the theatre is designated for community use. Catherine advised that their licence says there must be entertainment facilities on the site.

A Councillor asked for clarity about how the building work might affect Tread the Boards. Catherine advised that they would need access to the theatre and be able to rehearse during the day without disruption. The builders would need to work around their rehearsal/performance schedules.

A Councillor asked if Tread the Boards have nominated the theatre as an asset of community value. Catherine advised that they had not but will investigate this.

The Chair thanked the speakers for their presentation and asked for any further points of clarification:

A Councillor noted that, while the emphasis is on soundproofing the apartments, consideration must also be given as to how sound from the apartments below might affect the theatre and the performers. Can the Town Council insist on a planning condition that the soundproofing is increased?

The Planning Consultant advised that the Council could respond by requesting that, if the application is granted, a sound attenuating scheme should be submitted by qualified consultants. This would protect the theatre from any sound below and vice versa. However, it should be remembered that, since this is a listed building, the matter would need to be addressed with sensitivity.

There being no further points of clarification, the Councillors went into debate.

A Councillor noted that the key issue of this application is the effectiveness of the sound proofing. The town has an established and well-loved community theatre which is an important part of its night-time economy. If the sound proofing in the new apartments is insufficient and occupants complain to the owner what happens then? While soundproofing is a planning issue, she would also want to see the theatre business being protected and asked how the Council's concerns could be expressed effectively.

A Councillor commented that the Council must stress this is a community asset and the town needs to keep it. The developers must be responsible for soundproofing the apartments appropriately and this should be reflected in the Council's comments.

Councillors agreed that the theatre should not be prejudiced by this application and more information is needed about the sound proofing.

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

The Town Council did not object to the previous application providing the existing theatre on the second floor was retained and its viability not prejudiced or jeopardised by the proposed residential use below.

The Town Council submits a Holding Objection until a detailed scheme for sound attenuation has been prepared and submitted prior to the determination of the application. The sound proofing measures will need to be sensitively designed due to the listed status of the building but, equally, it needs to be fit for purpose. Sound proofing is essential to ensure the theatre use and the residential use can operate together without conflict.

026b. Application no: 21/02447/FUL - 1 Arden Street, Stratford-upon-Avon.
Construction of new private rented sector apartment building to incorporate 18 apartments and ground floor commercial space.

The Planning Consultant noted that the Town Council had objected to this application in October 2021 for the following reason:

The TC objects to the proposed development on the grounds that the increased mass, bulk and height proposed, over and above the extant planning permission, would cause a serious detrimental impact on the adjoining private residential properties by way of overbearing effect and loss of daylight. This would represent a clear over-development of the site.

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

- Planning permission for demolishing the nightclub on this site was granted in 2017 and the demolition has taken place.
- The proposed contentious three-storey building at the back of the development is now single-storey and will be used as a cycle/car port.
- The fifth storey has now been removed from the block to reduce the building's bulk.

Questions were then invited.

A Councillor asked if a height precedent had already been set by the other apartment buildings on Alcester Road e.g. Scholar's Court. The Planning Consultant advised that the Council needs to decide if the new scheme is worse than what has already been approved for the site.

A Councillor asked if the amended scheme still includes roof gardens for residents. This was confirmed. She also expressed concern about the narrowness of the pavement as it is on a main route to the town. Had the developers moved the development back to create more pavement space? The Planning Consultant did not think this had changed from the approved scheme.

A Councillor asked if the properties are rental properties. The Planning Consultant confirmed they will be rental properties to be offered at market rent.

A Councillor expressed disappointment that a more imaginative design has not been produced for the application which is a gateway building into the town. The Planning Consultant commented that some effort has been made with the design: it is an 'organic' building with staggered fascias and uses a range of different materials. The developers have tried to disguise the fact that it is one large building.

A Councillor expressed concern about shop fronts opening out onto the pavement. The Planning Consultant responded that the construction management plan will be critical on a site like this. He believed the pavement might be closed during construction and noted that a satisfactory alternative pathway should be provided during construction.

It was PROPOSED, SECONDED AND AGREED by a unanimous vote to return No Representation to the proposed scheme with the following comment:

The Town Council has considered the amended proposals and welcomes the reduction in building height and the removal of the rear section of the new build. The District Council must still be satisfied that the proposal does not cause an adverse effect on the nearest neighbours. If planning permission is granted a Construction Environment Management Plan must be prepared and submitted because the development of this site will clearly have implications for pedestrians using the footpath and delivery vehicles accessing the site so close to a very busy junction.

027. To note action of the Town Clerk after consultation with the Chairman (or their substitutes) and Avon Planning Services on 15 June 2022.

The actions were noted. The Chairman's Actions meeting on 15 June 2022 was attended by Cllr I Fradgley and Cllr T Jackson and the Additional Chairman's Action remote meeting on 20 June 2022 was attended by Cllr I Fradgley and Cllr W Dowling.

Application No		Site	Proposed Development
1	22/01365/TPO	Land rear of 10-15 Evesham Place, Stratford upon Avon	T1 – lime – fell to ground
2	22/01669/TREE	39 Shakespeare Street, Stratford upon Avon CV37 6RN	T1 – elder – remove to ground level
3	22/01417/FUL	Mulberry Croft, Birmingham Road, Stratford upon Avon CV37 0RN	Replacement single store rear extension. Erection of new single storey side extensions. Raise existing shallow pitched roof with new pitched roof increasing ridge height by approximately 1.5 metres and creating new dormer windows to front and rear. Resubmission of application 21/01896/FUL
4	22/01238/FUL AMENDED	31 Bordon Place, Stratford upon Avon CV37 9AZ	Single storey rear extension and new front bay window and canopy
5	22/01098/FUL	The Old Tramway, 91 Shipston Road, Stratford upon Avon CV37 7LW	External works to form new 14m long x 10m wide stretcher tent to existing grassed beer garden and new timber pergola structure

			with corrugated metal sheet roof covering, bar counter and fridge under with concrete post and timber panel fencing. Removal of existing external bar counter and formation of new concrete post and timber panel fencing with concrete and stone paved pathways.
6	22/01570/FUL	85 Banbury Road Stratford upon Avon CV37 7HY	Single storey side and rear extension with changes to porch
7	22/01449/FUL	184 Banbury Road, Stratford upon Avon CV37 7HX	Single storey rear kitchen extension
8	22/01209/FUL	Crowne Plaza, Bridgefoot, Stratford upon Avon CV37 6YR	The installation of 3 No. 7.15m tripod support poles supporting 2 No. antenna apertures each (6 No. antenna apertures in total) with height to the top of antennas 25.44m AGL, the installation of 4 No. 600mm dishes on new support poles, the installation of 7 No. cabinets on new steelwork frame at rooftop level, and ancillary development thereto
9	21/03763/FUL AMENDED	Near to Beaconwood, Bordon Hill, Stratford upon Avon	Erection of single storey dwelling on land to the rear of 'Beaconwood' and associated landscaping and other works. Additional information has been received. Updated plans, cross sections and visuals have been received, in addition to a supplementary tree report.
10	22/01545/TPO	King Edward VI School Sports Field and Pavilion, Manor Road, Stratford upon Avon	T70/0035 – horse chestnut – fell T68/0036 – horse chestnut – fell
11	21/03502/REM	Swans Landing, Phase 2 Formerly known as Unipart/DCS, Timothys Bridge Road, Stratford upon Avon	Application for the approval of reserved matters relating to layout, appearance, scale and landscaping (pursuant to outline planning permission 19/02585/OUT) for the

			development of 113 dwellings (use Class C3), public open space and associated works on Phase 2
12	22/01610/FUL	2 Brookvale Road, Stratford upon Avon CV37 9QD	New front entrance porch and rear garden canopy
13	22/01604/FUL	31 Hunts Road, Stratford upon Avon CV37 7JQ	Erection of a first floor side extension and single storey rear
14	22/01589/FUL	368 Birmingham Road, Stratford upon Avon CV37 0RE	Proposed single storey rear extension, two storey side extension, new porch and new gates
15	22/01558/DEM11	Block E (part) and G, Stratford upon Avon College, The Willows North, Alcester Road, Stratford upon Avon	Prior notification for the demolition of part of building block E and building block G
16	22/01505/LBC	1 New Street, Tiddington, Stratford upon Avon CV37 7DA	Replacement detached double garage with store over
17	22/01580/FUL	Coxs Yard, Bridgefoot, Stratford upon Avon CV37 6YY	Change of use of first floor of theatre to two-bed guest house and holiday apartment and associated internal alterations.
18	22/01581/LBC	Coxs Yard, Bridgefoot, Stratford upon Avon CV37 6YY	Change of use of first floor of theatre to two-bed guest house and holiday apartment and associated internal alterations.
19	22/01553/LBC	6 Trinity Street, Stratford upon Avon CV37 6BL	Take down existing rear wing building new single storey rear extension replacement windows internal alterations.
20	22/01222/FUL	Unit 23 Bell Court, Stratford upon Avon CV37 6EX	Change of use from retail A1 to a flexible Class E use
21	22/01221/FUL	Unit 7 Bell Court, Stratford upon Avon CV37 6EX	Change of use from retail A1 to a flexible Class E
22	22/01216/VARY	Poundstretcher Unit F1, The Maybird Centre, Birmingham Road, Stratford upon Avon	Variation to remove condition 2 of planning permission S89/1428 dated 14 February 1989 to remove to uses restricted by condition:

			original description of development: Unit F1 The Maybird Centre Birmingham Road – proposed subdivision of Unit F to form two units for the sale of (A) wallpaper paints and home decoration equipment and (b) tiles and ancillary goods non-compliance with condition requiring units to be 10,000 SQ FT or above
23	22/01607/VARY	King Lear House, Stratford upon Avon Business and Technology Park, Innovation Way, Stratford upon Avon	Variation of Condition 7 of application 00/01405/FUL (date of decision 21/09/2000) to change the use of the ground floor of King Lear House from office use (Class E (g)) to either office use (Class E(g)) or leisure use (Class E(d)) as defined in the Town and Country Planning (Use Classes) Order 1987, as amended and for no other uses whatsoever.
24	22/00864/FUL	Stratford Bentley Nursing Home, Saffron Meadow, Stratford upon Avon CV37 6GD	Extension to existing care home. New first storey over existing to create 22 new bedrooms and associated communal areas
25	22/01215/FUL	Poundstretcher, Unit F1, The Maybird Centre, Birmingham Road, Stratford upon Avon	Installation of a full cover mezzanine floor internally and external alterations to include new entrance arrangement to the west elevation, 11 new louvers to the north elevation and the installation of new doors and 8. No condenser to the east elevation.
26	22/01392/FUL	Unit G, The Maybird Centre, Birmingham Road, Stratford upon Avon CV37 0HZ	Installation of a full cover mezzanine floor

1	22/01649/TREE	8 Avenue Road, Stratford upon Avon CV37 6UW	T5 and T7 – sycamore – reduce both trees to stumps
2	22/01638/FUL	4 Avonfields Close, Alveston CV37 7RD	Two storey and single storey rear extension, application of render and cladding to

			dwelling, replacement roof tiles to main roof and grey windows on ground floor of dwelling
3	22/01502/FUL	19 Dale Avenue, Stratford upon Avon CV37 7EN	Proposed 2 storey side and rear extension, single storey side extension. Alterations to the dwelling to include new roof tiles, grey windows and render finish
4	22/01535/FUL	Bearland House, 119 Shipston Road, Stratford upon Avon CV37 7LW	Single storey extension to rear
5	22/01282/FUL	26 Evesham Place, Stratford upon Avon CV37 6HT	Garden gazebo, building from oak and tiled roof
6	21/02447/FUL AMENDED	1 Arden Street, Stratford upon Avon	Construction of new Private Rented Sector apartment building to incorporate 18 no. apartments and ground floor commercial space
7	22/01598/FUL	Alveston Manor Hotel, Banbury Road, Stratford upon Avon CV37 7HP	Replacement of existing timber framed doors and windows with UPVC doors and windows to the circa 1970s wing
8	22/01599/LBC	Alveston manor Hotel, Banbury Road, Stratford upon Avon CV37 7HP	Replacement of existing timber framed doors and windows with UPVC doors and windows to the circa 1970s wing
9	22/00723/FUL WITHDRAWN	27 Birmingham Road, Stratford upon Avon CV37 0AA	Conversion of existing dwelling into two studio flats and one apartment together with associated external works, including a new common side entrance doorway
10	21/03896/FUL WITHDRAWN	7 New Street, Tiddington CV37 7DA	Proposed erection of first floor side and rear extensions and single storey rear extension.
11	22/01597/FUL	6 East Green Drive, Stratford upon Avon CV37 9HT	Proposed single storey side extension
12	22/01504/FUL	1 New Street, Tiddington, Stratford upon Avon CV37 7DA	Replacement detached double garage with store over
13	22/01552/FUL	6 Trinity Street, Stratford upon Avon CV37 6BL	Take down existing rear wing building new single storey rear

			extension replacement windows internal alternations
14	22/01000/FUL AMENDMENT	Arden Park Hotel, 6 Arden Street, Stratford upon Avon CV37 6PA	Change of use from guest house and three ancillary self- contained holiday letting units to single dwellinghouse, two self-contained holiday letting units (ground floor rear extension) and one self- contained unit for holiday lets or short-term lets (first floor rear extension)
15	22/01596/FUL	76 Longfellow Road, Stratford upon Avon CV37 7PR	Erection of railings
16	22/01390/ADV	Unit 15 Bell Court, Stratford upon Avon, CV37 6EX	Affix signage onto fascia shopfront (non-illuminated)
17	22/01016/VARY	Hillside, Alveston Lane, Alveston, Stratford upon Avon CV37 7QF	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. Original description of development: Construction of two new dwellings and one replacement dwelling with associated works and landscaping

028. Street Trading and Licensing Applications

028a. There were no street trading applications pertinent to the Town Council.

028b. The following licensing application was pertinent to the Town Council (although it was noted that the last representation date had already passed at the time of the meeting): 22/00637/LAPREM - Wonderland, Unit 15 Bell Court, Stratford upon Avon CV37 6EX: Sale of alcohol, provision of regulated entertainment.

Councillors noted this application and were pleased to welcome more business into Bell Court.

029. Notices of decision

There were 32 decisions, 29 of which were approved, 1 where permission was not required and 2 which were refused.

030. Any Other Business

030a) Street naming and numbering: Business Technology Park, Banbury Road, Stratford upon Avon.

The Chair noted that this relates to the application for 62 houses on the site of the Technology Park. Councillors discussed the possibility of naming the streets after those connected with Covid e.g. Professor Sir Chris Whitty, although it was noted that streets cannot be named after living people. After further discussion, it was agreed to propose the following street names: Geoffrey Lees Lane and Vince Seaman Street. Cllrs Dowling and I Fradgley will contact the families of both individuals to let them know about the proposal.

031. Chairman's Verbal Report – for information only

The Chair advised that he had seen no further information about the green space at Worths Way. He will investigate whether this sits with the Community Services committee or the Planning Consultative Committee.

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

There were none.

033. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford District Council Planning meetings on Wednesday, 22 June and 6 July 2022 at 6:00pm.

The Chair noted that there is nothing on the agenda relevant to the Town Council on 22 June. The agenda for 6 July is not currently available.

The Chair noted that there is nothing on the agenda for the Town Council.

034. To appoint substitutes for the next Chairman's Actions on 06 July 2022, and Additional Chairman's Actions meetings on 11 July 2022, if required.

Cllr Jackson advised he may be available to substitute for the Additional Chairman's Actions meeting on 11 July.

The meeting closed at 19.47

Date of next meeting: Tuesday 12 July 2022 at 6:30pm

Signed:

Chairman of Planning Committee