

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES (Pages 1-11)

21 February 2023

Held at the Town Hall

Present

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

Planning Consultant: Mr Neil Pearce (Avon Planning Services)

Minutes Clerk: Margo Galvin

Registered speakers

There were none.

There were no deferrals from the Chairman's Actions meeting on 15 February 2023 or the Additional Chairman's Action meeting on 20 February 2023.

145. Apologies for Absence

Apologies were received from Cllrs Cleeve, Fojtik and Taylor.

146. Declarations of interest on items on the agenda

There were none.

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

None were received.

148. To grant any requests for dispensation as appropriate.

None were received.

149. Consultation Presentation on Pre-Planning Applications.

There were none.

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

There were none.

151. To approve the draft open minutes of the Planning Consultative Committee meeting held on 07 February 2023.

The minutes of the meeting held on 07 February 2023 were approved as a correct record.

152. List of planning applications deferred from the Chairman's Actions meeting on 15 February 2023 with any additional items deferred from the Additional Chairman's Actions meeting on 20 February 2023.

There were none.

153. To note action of the Town Clerk after consultation with the Chairman (or their substitutes) and Avon Planning Services on 15 February 2023.

The actions were noted. The Chairman's Action meeting on 15 February 2023 was attended by Cllrs I Fradgley and V Alcock (substituting for Cllr W Dowling) and the Planning Consultant, Mr N Pearce. The Additional Chairman's Action meeting on 20 February 2023 was attended by Cllr I Fradgley, Cllr W Dowling and Mr N Pearce. The following applications were discussed and the respective observations recorded:

Chairman's Action meeting – 15 February 2023:

Application No	Site	Proposed Development	Observations	
1	23/00262/ADV CLOPTON	Maybird Retail Park, Unit O, Birmingham Road, Stratford- Upon-Avon, Warwickshire CV37 0HZ	4no. internally illuminated light box signs, 1no. illuminated bucket portal, 2no. Internally mounted illuminated text graphics, 1no. non-illuminated vinyl chicken and various other non-illuminated vinyl advertisements	No representation
2	22/02748/FUL AMENDED GUILDHALL	35 And 36 Sheep Street, Stratford- upon-Avon, CV37 6EE	Refurbishment and adaptation of existing retail units and proposed change of use and conversion of rear ground floor and upper floor areas to 3 no. apartments and associated internal and external alterations	

3	22/02749/LBC AMENDED GUILDHALL	35 And 36 Sheep Street, Stratford-upon-Avon, CV37 6EE	Refurbishment and adaptation of existing retail units and proposed change of use and conversion of rear ground floor and upper floor areas to 3 no. apartments and associated internal and external alterations	
4	23/00276/FUL TIDDINGTON	9 Eton Road, Stratford-Upon-Avon, Warwickshire, CV37 7EJ	Removal of existing gable to dwelling to previously approved schemes references 22/02829/FUL & 21/04049/FUL	No representation
5	23/00183/FUL TIDDINGTON	Alveston Hill Farm, Alveston, Stratford-upon-Avon, CV37 7RL	Single storey side extension and internal alterations	No representation
6	23/00184/LBC TIDDINGTON	Alveston Hill Farm, Alveston, Stratford-upon-Avon, CV37 7RL	Single storey side extension and internal alterations	Subject to Conservation Officer approval. No reps.
7	23/00175/FUL GUILDHALL	Halls Croft, Old Town, Stratford-Upon-Avon, Warwickshire CV37 6BG	Works involve the removal of temporary propping as required by condition of a previous application, the wider repair of timber frame and repair/ replacement of infill panels.	No representation
8	23/00176/LBC GUILDHALL	Halls Croft, Old Town, Stratford-upon-Avon, CV37 6BG	Works involve the removal of temporary propping as required by condition of a previous application, the wider repair of timber frame and repair / replacement of infill panels.	No representation
9	23/00286/FUL CLOPTON	Maybird Retail Park, Unit O , Birmingham Road, Stratford-Upon-Avon, Warwickshire CV37 0HZ	Change of use from Class E to KFC restaurant including hot food takeaway and delivery (sui generis)	No representation
10	23/00287/FUL CLOPTON	Maybird Retail Park, Unit O, Birmingham Road, Stratford-Upon-Avon,	Physical alterations to the Unit, including external ventilation and extraction equipment	No representation

		Warwickshire CV37 0HZ		
11	22/03422/FUL WELCOMBE	Oxstalls Farm, Warwick Road, Stratford-upon-Avon, CV37 0NS	Demolition of existing agricultural buildings and erection of 9no. holiday lets and associated development	Due to technical issues with SDC website, this is on the ACA list for 20.3.2023
12	23/00320/TREE WELCOMBE	39-41 Adrians Court, Maidenhead Road, Stratford-Upon-Avon, Warwickshire CV37 6XX	See Arboricultural report under Associated Documents and Application	Subject to Tree Officer approval. No reps.
13	22/01618/FUL AMENDED HATHAWAY	Chutneys, Bordon Hill, Stratford-upon-Avon, CV37 9RX	Demolition of existing buildings, erection of nine dwellings and associated works	The Town Council maintains its objection on housing mix. There are c.50 trees being removed from the site so it is a great surprise that the applicant claims a BNG can be achieved. This calculation will need to be scrutinised by the Councils ecologists. The TC notes that the Highway Authority has now objected again to the application on technical highway grounds.
14	23/00166/ADV GUILDHALL	49-50, Sheep Street, Stratford-Upon-Avon, Warwickshire CV37 6EE	New signage to include no.2 hanging signs and no.2 fascia signs	No representation
15	23/00167/FUL GUILDHALL	49 - 50 Sheep Street, Stratford-upon-Avon, CV37 6EE	New timber fascia and mouldings to shopfront plus repainting shopfront	No representation
16	23/00226/FUL AVENUE	35 Cordelia Close, Stratford-Upon-Avon, Warwickshire, CV37 0AN	Replacement of existing conservatory with single storey rear extension	No representation
17	23/00323/TPO TIDDINGTON	Mile Oaks, 121 Tiddington Road, Stratford-Upon-	T1 - blue cedar - Crown reduction height by 3m, all laterals by 2-4m.	Subject to Tree Officer approval. No reps.

		Avon, Warwickshire CV37 7AA		
18	22/03288/FUL TIDDINGTON	13 Whitfield Close, Tiddington, Stratford-Upon- Avon, Warwickshire CV37 7AU	Infill rear extension	No reps
19	23/00190/FUL SHOTTERY	34 Cherry Orchard, Stratford-upon-Avon, CV37 9AP	Two storey extension to front, single storey extension to side and rear of existing dwelling	On balance no reps. Given the lack of any architectural features or detail on the existing house, this will add some interest to the dwelling without being too dominant.
20	22/03249/FUL AMENDED TIDDINGTON	Campden House, School Lane, Tiddington, Stratford-upon-Avon CV37 7AJ	First floor side extensions and two storey rear extension	The TC is pleased to support this amended design showing subservient extensions.
21	23/00252/FUL TIDDINGTON	11 Lawson Avenue, Tiddington, Stratford-Upon- Avon, Warwickshire CV37 7BT	Proposed Single Storey Rear and Part Side Extension	No representation
22	22/03603/FUL WELCOMBE	21 Waterside, Stratford-Upon- Avon, Warwickshire, CV37 6BA	Replace fixed obscure timber frame windows with powder coated metal folding windows	The TC submits a holding objection and would request that the new windows on the ground floor match those on the upper floors with lattice work.
23	23/00319/FUL GUILDHALL	11 Queens Court, New Street, Stratford-upon-Avon, CV37 6BY	Replacement of existing single-glazed windows and external doors with UPVC double-glazed windows and external doors. These will be of the same size, colour, position and configuration of the existing ones.	No representation

Additional Chairman's Action meeting 20 February 2023:

1	23/00387/ADV GUILDHALL	Unit 22A, Bell Court, Stratford-upon-Avon, CV37 6EX	Proposed new internally illuminated fascia sign and internally illuminated projecting sign.	No representation
2	21/01680/FUL WELCOMBE WITHDRAWN	The Potting Shed Compound, The Hill, Warwick Road, Stratford-upon-Avon CV37 0NP	Proposed conversion of coach house into two dwellings	
3	23/00004/FUL TIDDINGTON	Seven House, Main Street, Tiddington, Stratford-Upon-Avon Warwickshire	Replacement of rotting existing windows	No representation
4	22/03534/FUL WITHDRAWN SHOTTERY	20 Paddock Lane, Stratford-upon-Avon, CV37 9JE	Proposed alterations and extensions to existing end terraced house. Single story extension to the rear and two storey extension to the side	
5	22/03309/FUL AMENDED APPLICATION WELFORD ON AVON	Comfort Farm, Campden Road, Clifford Chambers, Warwickshire CV37 8LW	The installation of a ground mounted solar array and associated infrastructure	Maintain no objection
6	23/00147/FUL BRIDGETOWN	9 Rushbrook Road, Stratford-Upon-Avon, Warwickshire, CV37 7JW	Erection of a single storey rear extension	No representation
7	22/00114/OUT AMENDED WELFORD ON AVON	Willicote Farm, Campden Road, Clifford Chambers, Stratford-upon-Avon CV37 8LN	Hybrid planning application for the change of use of land and existing buildings from equestrian / employment use, to a wildlife park visitor attraction comprising A) full planning application for change of use of 4 existing buildings into a staff building, a storage /workshop building, covered picnic area and a cafe and indoor play building; erection of a new admissions building, amphitheatre, seasonal artificial ice rink, 2 x tobogganing slopes, 4 x retail huts, animal houses, enclosures and associated exhibits, amenity buildings, walk through time dinosaur exhibit and 2 units of	The TC maintains its objection as previously stated on highway grounds in respect of the severe impact on the local highway road network.

			overnight staff accommodation; the installation of a new main vehicle access, car parking facilities and internal roads and paths, animal fencing and perimeter service track, the creation of ponds and boating lake; and B) outline planning permission to enlarge the wildlife park visitor attraction to include further animal paddocks, ancillary animal houses, enclosures and exhibits and play areas, up to 45 units of overnight visitor accommodation, the creation of ponds, landscape features and planting.	
8	23/00265/FUL GUILDHALL	37 Scholars Lane, Stratford-Upon-Avon, Warwickshire, CV37 6HE	Demolition of conservatory, erection of single storey extension with first floor extension over part: replace front windows and door	Subject to no adverse harm to neighbours. No reps.
9	23/00261/LDE GUILDHALL	39 Grove Road, Stratford-Upon-Avon, Warwickshire, CV37 6PB	Lawful Development Certificate sought to demonstrate the building has been used as guesthouse / bed & breakfast, with ancillary proprietor's living accommodation (C1 Use Class)	The TC believes that this property has been used as a guest house for more than 10 years. No reps
10	23/00304/FUL CLOPTON	49 Oakleigh Road, Stratford-upon-Avon, CV37 0DP	Rear and side single storey extensions. Move entrance door to front elevation and extend garage to the side, New front wall and gate	No representation
11	22/03422/FUL WELCOMBE	Oxstalls Farm, Warwick Road, Stratford-upon-Avon, CV37 0NS	Demolition of existing agricultural buildings and erection of 9no. holiday lets and associated development	The proposal does not appear to be a conversion. Therefore TC objects on the basis that the proposal is for a new build scheme in the open countryside which would be contrary to Core Strategy and

				Neighbourhood Plan policies which guide new development such as this towards built up area boundaries. The TC also notes the highway authority objection.
12	23/00432/TPO CLOPTON	18 Burbage Avenue, Stratford-Upon-Avon, Warwickshire, CV37 0DU	T1 - European lime – Fell	Object to the application for the following planning reasons: The reasons stated for the removal of this TPO tree are either insufficient to justify its removal or simply irrelevant.
13	22/03397/FUL AMENDED BRIDGETOWN	119 Banbury Road, Stratford-Upon-Avon, Warwickshire, CV37 7HR	Two Storey Side Extension and New front Porch	The TC is grateful for the amended plans to create a subservient design and is happy to support the proposal.
14	23/00363/LBC GUILDHALL	Winton House, 23 Church Street, Stratford-upon-Avon, CV37 6HB	Subdivision of large room to provide three consulting rooms	Subject to conservation officer approval. No reps.
15	23/00203/LBC CLOPTON	21 Bridge Street, Stratford-Upon-Avon, Warwickshire, CV37 6AE	Replacement signage and awnings. Internal shop refit to ground floor	No representation
16	23/00428/FUL WELCOMBE	17 Avenue Road, Stratford-Upon-Avon, Warwickshire, CV37 6UW	Proposed Single Storey Rear Extension and two storey side extension.	No representation
17	23/00449/FUL TIDDINGTON	14 New Street, Tiddington, Stratford-upon-Avon, CV37 7DA	Proposed garden room/office. Light weight timber clad exterior. Built on shed base type concrete slab	Holding objection - the plans are not available to view on the Council's website.
18	23/00436/LBC TIDDINGTON	Kissing Tree House, Kissing Tree Way, Alveston, Stratford-Upon-Avon Warwickshire	Alterations to garden walls, erection of garden features, alterations to access drive and hard landscaping,	Subject to conservation officer approval. No reps

			reshaping garden pond and removal of some trees	
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154. Street Trading and Licensing Applications

154a. There were no street trading applications pertinent to the Town Council.

154b. The following licensing applications were pertinent to the Town Council:

23/00184/LAVAR Co-Op, Wordsworth, Avenue, Stratford upon Avon, Warwickshire CV37 7BN - Variation of Premises Licence under section 34

23/00179/LAREV Hathaway Green Stores, 301 Alcester Road, Stratford upon Avon, Warwickshire CV37 9JJ - Application to Review a Premises Licence under Section 51

23/00174/LAPREM Osteria Da Gino, Unit 5, 7-9 Union Street, Stratford upon Avon, Warwickshire CV37 6QT - Application for a Premises Licence under Section 17

23/00160/LAPREM Libertines Burgers, Bell Court, Unit R26a, Rother Street, Stratford upon Avon, Warwickshire CV37 6JP - Application for a Premises Licence under Section 17

23/00177/LAPREM Corte Campana (Takeaway Pizza Shop), Unit 7 Bell Court, Stratford upon Avon, Warwickshire CV37 6EX - Application for a Premises Licence under Section 17

Councillors raised no objections to these applications.

155. Notices of decision

The Chair noted that there had been 11 Notices of Decision, all of which were granted.

156. Any Other Business

156a. South Warwickshire Local Plan (SWLP) – to formulate the Town Council's response to the Issues and Options consultation.

Stratford-on-Avon and Warwick District Councils are working together to produce a new SWLP to cover the combined geographic area. This new plan will set planning policies about where and how new jobs, home and infrastructure are all delivered in the context of place-shaping and addressing climate change.

The Issues and Options consultation seeks the views of residents, businesses, developers, infrastructure providers, community groups and all other stakeholders on how to plan for the future of South Warwickshire to 2050. This consultation will be one of several taking place over the next few years.

The Planning Consultant gave a presentation on the SWLP and the Consultation. The key points are below:

- The SWLP is a new development plan for Stratford-upon-Avon and Warwick that will eventually replace the core strategy. It will be implemented in stages.
- The Issues and Options Consultation and accompanying Call for Sites runs from 09 January to 6 March 2023. The consultation document contains a number of issues that the South Warwickshire Local Plan seeks to address. These issues have been identified using the responses to the 2021 Scoping and Call for Sites consultation. These responses can be found within the consultation itself.
- The Issues and Options consultation is broken down into 13 chapters, of which chapters 3, 4 and 5 are of particular significance for the Town Council.
 - Chapter 3: Vision and Strategic Objectives – South Warwickshire in 2050 considers the vision and objectives of the SWLP. The Vision is the high-level goal that the plan seeks to achieve. The objectives provide greater detail around how the vision will be delivered and are centred on five principles that will underpin the Plan:
 1. A climate resilient and net zero carbon South Warwickshire
 2. A well-designed and beautiful South Warwickshire
 3. A healthy, safe and inclusive South Warwickshire
 4. A well-connected South Warwickshire
 5. A biodiverse and environmentally resilient South Warwickshire
 - Chapter 4: Meeting South Warwickshire's Sustainable Development Needs provides the options for how South Warwickshire's development needs can be met sustainably, including a range of potential spatial growth options and identified locations for possible new settlements.
 - Chapter 5: Delivering South Warwickshire's Economic Needs sets out the policy options for delivering on that growth.
- The next significant SWLP document for review will be the 'Preferred Sites' document.

Councillors noted the following:

- There is a compelling argument for locating growth areas around railway corridors but this is likely to require the release of Green Belt land. While Councillors felt the use of Green Belt land would be a sensible option, they acknowledged that it would also be a highly political issue.
- It was felt that Stratford Parkway would be a sustainable location for a growth area as development cannot continue in the Banbury Road / Shipston Road areas.

- Current local trends suggest that c820 new houses are required annually in both Warwick and Stratford. (This is not a Government imposed target.)
- Most of the growth in the Stratford is through inward migration.

After discussion it was agreed that:

- The Town Council will focus on Chapter 4 of the Consultation in its response.
- Cllr Lee will draft a high-level response to this chapter on behalf of the Town Council, focusing on the type of growth that Stratford-upon-Avon wants. This should include the issue of Green Belt and the expansion of the new Long Marston settlement and how this aligns with the town's infrastructure.
- The Planning Consultant will review the draft response and then each Councillor should review it and sign off. The Town Clerk to submit the response on behalf of the Town Council.

The Chair and Councillors thanked the Planning Consultant for a comprehensive and helpful presentation.

157. Chairman's Verbal Report

The Chairman had nothing to report.

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

There were none.

159. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford District Council Planning meeting on 08 March and 22 March 2023 at 6pm.

The Chair noted that no agendas had been issued yet.

160. To appoint substitutes for the next Chairman's Actions on 15 March 2023, if required.

No substitutes required.

The meeting closed at 19.50.

Date of next meeting: Tuesday 21 March 2023, at 6:30pm

Signed:
Chairman of Planning Committee