

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES (Pages 1-13)

21 March 2023

Held at the Town Hall

Present

Cllr D Curtis	Cllr R Harding
Cllr I Fradgley	Cllr T Jackson
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 March 2023 or the Additional Chairman's Action meeting on 17 March 2023.

161. Apologies for Absence

Apologies were received from Cllrs W Dowling, J Fotjik, T Lee and K Taylor.

162. Declarations of interest on items on the agenda

There were none.

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

None were received.

164. To grant any requests for dispensation as appropriate.

None were received.

165. Consultation Presentation on Pre-Planning Applications.

There were none.

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

There were none.

167. To approve the draft open minutes of the Planning Consultative Committee meeting held on 21 February 2023.

The minutes of the meeting held on 21 February 2023 were approved as a correct record.

168. List of planning applications deferred from the Chairman's Actions meeting on 15 March 2023 with any additional items deferred from the Additional Chairman's Actions meeting on 17 March 2023.

There were none.

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

The actions were noted. The Chairman's Action meeting on 15 March 2023 was attended by Cllr I Fradgley and the Planning Consultant, Mr N Pearce. The Additional Chairman's Action meeting on 17 March 2023 was attended by Cllr I Fradgley and Mr N Pearce. The following applications were discussed and the respective observations recorded:

Chairman's Action meeting – 15 March 2023:

Application No	Site	Proposed Development	Observations	
1	23/00479/TREE GUILDHALL	10 Holtom Street, Stratford-upon-Avon, CV37 6DQ	T1 - silver birch - Reduce height by approx. 1.5m and width 1.5m	No representation
2	23/00427/FUL WELCOMBE	Clopton Nursery Trust, Clopton Road, Stratford-Upon-Avon, Warwickshire CV37 6TE	Construction of a single storey front extension to form a new entrance, office and staff room	No representation
3	23/00406/FUL HATHAWAY	16 Campbell Close, Shottery, Warwickshire, CV37 9EH	Proposed re-position of detached garage and form new drop kerb.	Subject to Tree Officer raising no objections and the adjoining tree being safeguarded against harm from the proposed new garage position. No reps.
4	23/00487/TPO TIDDINGTON	Greensleeves, Dark Lane, Tiddington, Stratford-upon-Avon CV37 7AD	T1 Beech Tree Reduction of 2m in height and 2m in crown	Subject to Tree Officer approval. No reps.
5	23/00419/FUL TIDDINGTON	8 Tiddington Road, Stratford-upon-Avon, CV37 7AE	Change of use of existing private English language school to private residential dwelling with repairs and alterations and change of use of land to garden land in association with the dwelling	No representation

6	18/01253/VARY AMENDED SNITTERFIELD	Airfield, Snitterfield Road, Bearley, Stratford-upon-Avon CV37 0EG	Removal of Condition 1 of application reference 10/01059/VARY which limited the permission to allow use of Motorised Gliders (Including Touring Motorised Gliders) at the Gliding Club to a temporary period, to enable permanent permission for such use at the Gliding Club	No representation
7	23/00111/LBC GUILDHALL	Rose And Crown, 15 Sheep Street, Stratford-Upon-Avon, Warwickshire CV37 6EF	Refurbishment of the outbuilding: New rainwater goods. Installation of new metal stud walls. New suspended ceiling with ventilation. Remove existing floor and install polished concrete/resin screed. Rear wall to have vapour lay insulation. Demolishment of wall to create opening for doors. Tongue and groove panelling to all walls, heights shown on elevations. New TV in cabinet Retaining of food and drink storage area. Proposed external works consist of: Remove existing awning. Fully redecoration of outbuilding, Brick planter to be altered to railway sleeper planter borders, New Fence matching existing. New lights to rear beer garden. Re-lamp existing lanterns. New festoon Lighting. New Planters.	No representation
8	23/00110/FUL GUILDHALL	Rose And Crown, 15 Sheep Street, Stratford-Upon-Avon, Warwickshire CV37 6EF	Refurbishment of the outbuilding: New rainwater goods. Installation of new metal stud walls. New suspended ceiling with ventilation. Remove existing floor and install polished concrete/resin screed. Rear wall to have vapour lay insulation. Demolishment of wall to create opening for	No representation

			doors. Tongue and groove panelling to all walls, heights shown on elevations. New TV in cabinet, Retaining of food and drink storage area. Proposed external works consist of: Remove existing awning, Fully redecoration of outbuilding, Brick planter to be altered to railway sleeper planter boarders New Fence matching existing. New lights to rear beer garden. Re-lamp existing lanterns. New festoon Lighting. New Planters.	
9	23/00468/FUL WELCOMBE	Crowne Plaza, Bridgefoot, Stratford-Upon-Avon, Warwickshire CV37 6YR	Replacement of windows at third floor	No representation
10	23/00502/TREE SHOTTERY	Ardencote, Tavern Lane, Shottery, Stratford-Upon-Avon Warwickshire	T1 - holly - Fell T2- pine - Cut back from property to reduce overhanging, removing 1-2metre sections to growth points	Subject to Tree Officer approval. No reps
11	23/00506/TREE HATHAWAY	24 Church Lane, Shottery, Stratford-Upon-Avon, Warwickshire CV37 9HQ	T1 - cherry - Reduce by 3-4metres and removal of cankerous low limb. T2 - cherry - Reduce by removing 1-1.5metres T3 - ash - Remove large limb over garage	Subject to Tree Officer approval. No reps
12	22/02395/FUL WITHDRAWN GUILDHALL	6-7, High Street, Stratford-Upon-Avon, Warwickshire CV37 6AU	Proposed conversion of upper floors of existing retail shop to provide 2x 1 bed flats and 1x 2 bed flat, with new access to front, associated cycle and bin storage, and minor changes to shopfront.	
13	23/00139/FUL TIDDINGTON	Midways, School Lane, Tiddington, Stratford-Upon-Avon Warwickshire	Erection of 1no. dwelling house and creation of new vehicular access.	The Town Council objects to the principle of this development on the grounds that it represents an over

				development of the planning unit which would be completely out of character and at odds within the context of the linear settlement pattern. The proposal would cause a degradation in residential amenity for the host property and neighbouring property through reduce amenity space and overbearing effects the modern design is not in keeping with this part of the village.
14	23/00425/FUL GUILDHALL	Linhill, 18 Evesham Place, Stratford-Upon-Avon, Warwickshire CV37 6HT	Change of use from Guest House to Private Dwelling	No representation
15	23/00294/FUL TIDDINGTON	Grey Cedars, 153 Loxley Road, Stratford-upon-Avon, CV37 7DT	Demolition of rear extension to be replaced by single storey flat roofed extension. New front entrance extension at ground and first floor level.	No representation
16	23/00490/ADV GUILDHALL	53-54 The Dirty Duck, Waterside, Stratford-Upon-Avon, Warwickshire CV37 6BA	Installation of replacement signs to include, 1x double sided pictorial sign and 1x set of signwriting	No representation
17	23/00513/FUL TIDDINGTON	147 Loxley Road, Stratford-Upon-Avon, Warwickshire, CV37 7DT	Demolition of rear single storey structures, and construction of rear storey and half extension for a 3-bedroom dwelling	The Town Council submits a holding objection on the basis that the proposed extension is not subservient and there is no street elevation showing the context of the other semi-detached property and the effect the proposal would have on the symmetry of the pair of bungalows and the wider street scene.
18	23/00507/COUQ WELCOMBE	Avon Meadows, Warwick Road,	Prior approval application under Schedule 2, Part 3,	The Town Council submits a holding

		Stratford-upon-Avon, CV37 0NS	Class Q (as amended) for the change of use of an agricultural building to C3 dwellinghouses.	objection until such time as the Planning Officer confirms and explains how this proposal complies with Class Q of the General Permitted Development Order.
19	23/00520/LBC GUILDHALL	The Dirty Duck, 53-54 Waterside, Stratford upon Avon CV37 6BA	Installation of replacement signs to include 1 x double sided pictorial sign and 1 x set of signwriting	No representation
20	23/00528/TREE GUILDHALL	Avonfield, Mill Lane, Stratford-Upon-Avon, Warwickshire CV37 6BJ	G4 - Poplar x12 - Reduce height to approximately 1metre below the original pollard points	No representation
21	23/00492/FUL WELCOMBE	10 Vincent Court, Vincent Avenue, Stratford-Upon-Avon, Warwickshire CV37 6LZ	Adaption and extension of existing vacant premises to 1 person studio apartment and parking	No reps subject to appropriate parking facilities being provided and the Highway authority raising no objection.
22	22/03651/FUL WITHDRAWN TIDDINGTON	1 Alveston Pastures Loxley Road, Alveston, Warwickshire CV37 7RP	Replacement dwelling, addition of a detached garage and all other ancillary works.	
23	23/00568/TPO AVENUE	345 Birmingham Road, Stratford-Upon-Avon, Warwickshire, CV37 0RF	T3 - beech - Overhanging highway Reduce crown all around by 15 metres.	
24	23/00633/TREE SHOTTERY	1 Bell Lane, Shottery, Stratford-upon-Avon, CV37 9HF	T1 - willow - Fell	Subject to the Tree Officer approval. Would like to see a replacement tree planted in a suitable location. No reps
25	23/00039/FUL HATHAWAY	Drayton Manor Farm, Alcester Road, Stratford-upon-Avon, CV37 9RQ	Application accompanied by an Environmental Statement has been made to Stratford-on-Avon District Council for Planning Permission in respect of: Construction of a solar farm (Phase 2), change of use of two dwellings to a Solar	The Town Council recognises the climate emergency we are currently in and therefore raises no representation to the extension of this existing solar farm.

			Control Building and associated works.	
26	22/01533/FUL AMENDED GUILDHALL	York House, 17 Rother Street, Stratford-upon-Avon, CV37 6NB	Proposed demolition of extensions to York House, conversion and refurbishment of York House to offices, erection of frameless glazed enclosure with lead roof to rear and infill matching brickwork where necessary, erection of 7no. townhouses to rear, and the conversion of an existing detached single storey store building to 1no. townhouse.	Support the application for the following planning reasons: The Town Council maintains support for the reasons previously submitted.
27	22/01534/LBC AMENDED GUILDHALL	York House, 17 Rother Street, Stratford-upon-Avon, CV37 6NB	Proposed demolition of extensions to York House, conversion and refurbishment of York House to offices, erection of frameless glazed enclosure with lead roof to rear and infill matching brickwork where necessary, erection of 7no. townhouses to rear, and the conversion of an existing detached single storey store building to 1no. townhouse	
28	22/03633/FUL GUILDHALL AMENDED	53-54 The Dirty Duck, Waterside, Stratford-Up-on-Avon, Warwickshire CV37 6BA	External refurbishment to include new pergola to rear garden and new railings to the front along with festoon lighting.	
29	22/03634/LBC GUILDHALL AMENDED	53-54 The Dirty Duck, Waterside, Stratford-Up-on-Avon, Warwickshire CV37 6BA	Internal refurbishment and new railings and repair work to wall at front.	
30	23/00657/TEL28 HATHAWAY	Masts Land At, Bordon Hill, Stratford-upon-Avon,	The replacement of 3no. Antennas and associated ancillary equipment on the telecommunications pole. The internal upgrade within the cabin on ground level and associated ancillary equipment works	

31	23/00571/FUL TIDDINGTON	167 Loxley Road, Stratford-Upon- Avon, Warwickshire, CV37 7DT	Two storey extension to sides and rear of property	The Town Council, on balance, objects to this proposal on the basis that it is not a subservient extension to the host dwelling. The extensions are large and detract from the original character and appearance of the dwelling. At the very least the extension on the right-hand side of the property should be made subservient and the proposed gable extension on the left- hand side reduced in scale.
32	23/00601/FUL AVENUE	21 Clover Close, Avenue Farm, Stratford-Upon- Avon, Warwickshire CV37 0TB	Rear First Floor Extension	No reps, subject to no adverse harm to adjoining neighbours.
33	23/00621/FUL TIDDINGTON	66 Loxley Road, Stratford-upon-Avon, CV37 7DR	Replacement dwelling	Subject to no adverse harm to neighbours, no reps
34	23/00619/FUL GUILDHALL	18 Wood Street, Stratford-upon-Avon, CV37 6JF	Conversion of first and second floor offices to flats, with extension to second floor accommodation	The Town Council has supported similar proposals to reuse underused first and second floors within the town centre in accordance with the Neighbourhood Plan Policy TC7 and therefore has no representation with this proposal.
35	23/00550/FUL WELCOMBE	10 Maidenhead Road, Stratford- Upon-Avon, Warwickshire, CV37 6XR	Proposed single-storey extension to rear, and raising roof to main house to provide attic bedroom	No representation
36	23/00647/FUL GUILDHALL	46 Rother Street, Stratford-upon-Avon, CV37 6LT	Conversion of first and second floor offices to create 3no. apartments.	The Town Council has supported similar proposals to reuse underused first and second floors within the town centre in

				accordance with the Neighbourhood Plan Policy TC7 and therefore has no representation with this proposal.
37	23/00660/TREE	144 Bishopton Lane, Bishopton, Warwickshire, CV37 0UB	T1 - beech - Reduce to 4m	Subject to Tree Officer approval. No reps
38	22/00365/FUL APPEAL GUILDHALL	The Old Ferryhouse, Waterside, Stratford-upon-Avon, CV37 6BA	Proposed change of use from 7 bedsits house in multiple occupation (HMO) to 8 self-contained studio flats, with the insertion of partition walls in an existing shared area to form a shower room for the eighth unit	
39	23/00607/FUL SHOTTERY	3 Evesham Road, Stratford-upon-Avon, CV37 9AA	Change of use C3 to C2 (dwellinghouse to Family Assessment Centre).	No representation
40	23/00656/TREE GUILDHALL	Mason Croft, Church Street, Stratford-Upon-Avon, Warwickshire CV37 6HP	T1918 - holly - Basal sweep to north. Base of trunk abuts low wall and is within 1m of historic gazebo building which has large cracks on the nearest corner. Fell T1588 - laburnum - Very close to boundary wall. Crown biased over adjacent land. Fell T1574 - sycamore - Approx 1.5m from brick boundary wall. Prune back from building by approx. 1metre.	Subject to Tree Officer approval. No reps
41	21/03590/FUL AVENUE APPLICATION FOR DISCHARGE OF CONDITIONS Reference No: DISCN/00601/22	Gospel Oak House, Gospel Oak Lane, Pathlow, Stratford-upon-Avon CV37 0JA	An application has been received for the discharge of condition attached to the above permission dated 2 September 2022. The planning department has introduced a new procedure where Parish Councils will be consulted when a discharge of condition application is submitted for stone samples/panels, allowing the Parish Council	

			to make comment on the stone proposed.	
42	23/00675/LBC GUILDHALL	5 Old Town, Stratford-Upon-Avon, Warwickshire, CV37 6BG	Repair the timber floor and brickwork forming the bearing for the joists to the Ground Floor Entrance	No representation
43	23/00617/FUL WELCOMBE	5 Great William Street, Stratford-upon-Avon, CV37 6RY	Proposed Single Storey Rear/Side Extension	No representation
44	23/00646/FUL GUILDHALL	54 West Street, Stratford-upon-Avon, CV37 6DR	Internal Alterations and Extensions to 54 West Street including a small side extension on the Ground floor to facilitate a new utility and shower room. New dormer to facilitate loft conversion.	No representation
45	23/00469/VARY BISHOPTON	Spa Farm, Bishopton Lane, Bishopton, Stratford-upon-Avon CV37 9QY	Variation of conditions 2, 7, 8, 9, _ 12 of planning permission 22/01233/FUL - repositioning of plot 5 1.5m towards the southern boundary, revised design of the dwellings including single storey orangery to the rear of plots 3, 4, 5, 6 and 7 and revised internal layout, an external chimney stack to the side elevation in plots 3, 4, 5, 6 and 7, replacement of single storey rear projection to a two storey building to create first floor study in plots 1 and 2 and revised internal layout	No representation
46	23/00744/TREE BRIDGETOWN	8 Sequoia Mews, Shipston Road, Stratford-upon-Avon, CV37 7PZ	T1 - horse chestnut - Reduce crown to previous pruning points	No representation

Additional Chairman's Action meeting 17 March 2023:

1	23/00568/TPO WITHDRAWN	345 Birmingham Road, Stratford-Upon-Avon, Warwickshire, CV37 0RF	-T3 beech - Overhanging highway - Reduce crown all around by 15 metres	WITHDRAWN
----------	-------------------------------	--	--	------------------

2	22/03422/FUL WITHDRAWN	Oxstalls Farm, Warwick Road, Stratford-upon-Avon, CV37 0NS	Demolition of existing agricultural buildings and erection of 9no. holiday lets and associated development.	WITHDRAWN
3	23/00704/FUL SHOTTERY	Land Adjacent To 1, Church Lane, Shottery, Stratford-upon-Avon, Warwickshire,	Demolition of derelict garages and erection of 2no. dwellings and all associated works	No representation
4	23/00556/VARY CLOPTON	5 Sadler Close, Stratford-upon-Avon, CV37 0EE	Variation of condition 2 of application 22/02954/FUL. Proposed first floor side extension to project to rear of the building, making more space in new bedroom.	No representation
5	23/00114/FUL WITHDRAWN	Bancroft Basin, Waterside, Stratford-Upon-Avon, Warwickshire CV37 6AT	Proposed model boat pool to include floating pontoon, fencing and associated equipment	WITHDRAWN
6	23/00421/FUL GUILDHALL	1 Albany Road, Stratford-Upon-Avon, Warwickshire, CV37 6PG	Proposed extension to rear to form enlarged kitchen dining area	No representation
7	23/00789/TREE TIDDINGTON	52 Tiddington Road, Stratford-upon-Avon, CV37 7BA	T1 - ash - reduce height from 10 metres to 4 metres, reduce spread from 5 metres to 3 metres T2 - cherry - reduce height of 4no. laterals - reduce height from 10 metres to 4 metres, pruning back to main stem unions at 4 metres above ground	The reduction seems quite significant. No reps subject to Tree Officer approval.
8	23/00571/FUL TIDDINGTON	167 Loxley Road Stratford-Upon-Avon Warwickshire CV37 7DT	Two storey extension to sides and rear of property	On the basis that there has been a number of approvals for the same proposal in the past the TC changes its response to 'No Reps'.
9	23/00771/DEM11 GUILDHALL	Stratford Upon Avon College, The Willows North, Stratford-upon-Avon, CV37 9QR	Prior notification for the demolition of buildings C, D and L	Comments due by 27.3.23 – this came through as an email on Friday 17.3.23.

				Discussed at ACA's – response submitted: Subject to as much recycling/reuse of demolition materials on site as possible. No reps.
--	--	--	--	---

170. Street Trading and Licensing Applications

170a. There were no street trading applications pertinent to the Town Council.

170b. The following licensing application was pertinent to the Town Council:

123/00269/LAPREM Sushiland, 2 The Minories, Rother Street, Stratford upon Avon CV37 6NF. Sale of alcohol. Provision of regulated entertainment.

Councillors raised no objection to this application.

171. Notices of decision

The Chair noted that there had been 28 Notices of Decision, with 27 granted and 1 refused.

172. Any Other Business

172a. South Warwickshire Draft Economic Strategy Consultation

The Planning Consultant talked Councillors through the consultation document *An Economic Development Strategy for Stratford-on-Avon and Warwick Districts to 2028* which sets out the proposed strategy for economic growth in South Warwickshire. He noted the following points:

This is a public consultation running until 31 March 2023 to which anyone can respond.

The strategy is built around three themes: People, Productivity and Place, and identifies five core opportunity sectors to be jointly promoted and supported by Warwick and Stratford on Avon District Councils. These are: Automotive, Electric Vehicle (EV) Batteries, Hydrogen, Bioscience and Agri-tech and Digital Creative. None of these relate to Stratford-upon-Avon.

Disappointingly, the strategy does not propose anything significant for Stratford-upon-Avon and fails to consider the town's contribution to economic development in the district.

Councillors noted that the document fails to take tourism into account as an economic sector. The Planning Consultant considered that a separate tourist strategy is likely to be developed.

It was also felt that financial services should be included as an economic sector, given that NFUM is a major employer in the area.

A Councillor asked if the Town Centre Strategic Partnership had been contacted about the Economic Strategy and would be submitting a response. The Committee Clerk will follow up with the Partnership Chair, Sara Aspley.

It was agreed that Cllr J Fradgley would draw up a response from the Town Council. *(Subsequent to this meeting the Chair circulated the draft response to every councilor present to be signed off. It was then forwarded to the Town Clerk to be uploaded to the SDC system. The Chair also emailed all councilors asking them to consider making individual comments.)*

The Chair thanked the Planning Consultant for his helpful presentation.

173. Chairman's Verbal Report

The Chairman had nothing to report.

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

There were none.

175. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford District Council Planning meeting on 22 March and 05 April 2023 at 6pm.

The Chair noted that there is nothing on the agenda on 22 March relevant to the Town Council.

176. To appoint substitutes for the next Chairman's Actions on 05 April 2023, if required.

If Cllr Dowling is unavailable Cllr Jackson may be able to substitute.

The meeting closed at 19.23.

Date of next meeting: Tuesday 11 April 2023, at 6:30pm

Signed:
Chairman of Planning Committee