

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES (Pages 1-12)

21 MAY 2024

Held at the Town Hall

Present

Cllr V Alcock	Cllr L MacDonald
Cllr I Fradgley	Cllr S McNaught Barrow
Cllr J Fradgley	

Minutes Clerk: Margo Galvin

Not present: Cllr J Fotjik, Cllr R Harding, Cllr T Lee, Mr Neil Pearce (Planning Consultant, Avon Planning Services)

Registered speakers: Mr Gary Stephens representing Marrons and Mr Nick Rawlings, Planning Director, Bloor Homes.

It was noted that no Planning Applications had been deferred from the Chairman's Action Meeting on 15 May 2024. Due to the District Council's e-Planning system being offline for maintenance work, it had not been possible to consider the Additional Chairmans Actions List on Monday 20th May; this will be postponed to later during the week.

001. Appointment of Chair and Deputy Chair for the remainder of the municipal year

It was unanimously agreed that Cllr I Fradgley be elected as the Chairman and Cllr V Alcock Deputy Chairman.

002. Apologies for Absence

No apologies had been received.

003. Declarations of interest on items on the agenda

There were none.

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

None were received.

005. To grant any requests for dispensation as appropriate.

None were received.

006. Consultation Presentation on Pre-Planning Applications.

Mr Gary Stephens (Marrons), and Mr Nick Rawlings (Bloor Homes), made a brief presentation about Bloor Homes' submissions to the emerging South Warwickshire Local Plan in respect of land at West Shottery.

The following points were noted:

- The presentation was intended to be a starting point for ongoing discussions with the local community, Councils and stakeholders; it was not being put to the Town Council as a formal proposal. Conversations have started with Stratford Town Trust and Bloor Homes wish to engage with the Town Council as early as possible.
- Bloor Homes propose a new Community Country Park of 70-80 acres, to be known as West Shottery Park, as an integral part of their West Shottery development proposals, which include 500 new homes.
- It is intended that people should be able to walk/cycle to and around the proposed park using a network of pathways. The park will not be a destination for people to reach by car.
- There is scope for community facilities at the park including allotments, orchards, wildflower meadows, recreation and play areas and, potentially, a visitor facility offering refreshments.
- Copies of Bloor Homes' vision document for West Shottery Park were circulated to Councillors.

Questions were then invited from the floor and the following points were noted:

- The housing development proposed for this site will be set below the visual sensitivity zone so as not to interrupt the view of Stratford from the ridge of Bordon Hill.
- The Bloor Homes highways consultants have selected the optimum point for connecting to the relief route to avoid loading the site with new junctions. If the proposal comes forward a robust transport assessment will be undertaken.
- The housing mix will follow prevailing policies. There was concern that any proposed development should be sensitive to the surrounding area; high-rise apartment blocks should be avoided.
- As part of the consented Shottery scheme, a small parade of shops is proposed at the northern end of the site.

- Bloor Homes own a substantial percentage of the land under discussion and would be the builders for this proposal. The farmer who owns the land on Bordon Hill agrees with the Bloor vision.
- The pathways around the park would be fully accessible to all. It is intended that they would connect to existing cycle routes and infrastructure and, if possible, these will be enhanced.
- It is not known when the consented business park to the north of the proposed park will come forward.

The Chair thanked Mr Stephens and Mr Rawlings for their presentation. The Town Council will look forward to discussing the next stages of the proposal at future Planning meetings.

007. 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.

008. To approve the draft open minutes of the Planning Consultative Committee meeting held on 09 April 2024.

The minutes of the meeting held on 09 April 2024 were approved as a correct record.

009. List of planning applications deferred from the Chairman's Actions meeting on 15 May 2024 with any additional items deferred from the Additional Chairman's Actions meeting on 20 May 2024.

No applications were deferred from the Chairman's Action meeting held on 15 May 2024.

Due to the District Council's e-Planning system being offline for maintenance work, it was not possible to consider the Additional Chairmans Actions List on Monday 20th May; this will be postponed to later during the week.

010. To note action of the Town Clerk after consultation with the Chair (or their substitutes) and Avon Planning Services on 15 May 2024.

The actions were noted. The Chairman's Action meeting on 15 May 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 – 15 May 2024:

	Application No	Address	Proposed Development	Observations
1	24/00734/FUL WELCOMBE	Canal Turn, Lock Close, Stratford-Upon-Avon, Warwickshire CV37 6GF	Proposed rear extension	No representation
2	24/00767/FUL GUILDHALL & BRIDGETOWN	Arden Way Guest House, 22 Shipston Road, Stratford-Upon-Avon, Warwickshire CV37 7LP	Change of use of guesthouse (including self-contained accommodation) to a single dwelling	No representation
3	24/01004/FUL GUILDHALL & BRIDGETOWN	12 Banbury Road, Stratford-Upon-Avon, Warwickshire, CV37 7HZ	Proposed Two Storey Side & Rear extension with single storey extension to rear	No reps subject to no adverse impact on neighbours. Pleased to see the subservient design.
4	24/01040/AAPA TIDDINGTON	1 Alveston Farm Bungalows, Alveston, Stratford-upon-Avon, CV37 7RR	Construction of additional storey 'over principal part of the dwellinghouse'	No representation
5	24/01045/AAPA TIDDINGTON	3 Alveston Farm Bungalows, Alveston, Stratford-upon-Avon, CV37 7RR	Construction of additional storey 'over principal part of the dwellinghouse'	No representation
6	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.	Maintain previous comments
7	24/01041/FUL TIDDINGTON	Cedar Lawns, Alveston Leys, Alveston, Stratford-Upon-Avon Warwickshire	Erection of 1st floor extension and associated works	No representation
8	24/01043/FUL TIDDINGTON	Cedar Lawns, Alveston Leys, Alveston, Stratford-Upon-Avon Warwickshire	Infill structure to enclose entrance lobby, entrance porch and garage.	No representation
9	24/01079/FUL BISHOPTON	63 Shelbourne Road, Stratford-upon-Avon, Warwickshire, CV37 9JP	Erection of single storey rear extension.	No representation
10	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	Maintain previous comments

			guestrooms with associated plant spaces and stores.	
11	24/00999/FUL TIDDINGTON	Croft House, Banbury Road, Stratford-Upon-Avon, Warwickshire CV37 7NF	Change of use of swimming pool to create a single dwelling (Use Class C3) and all associated works.	Object for the following reason: The Town Council considers that this is a sustainable location for a new dwelling. Granting planning permission for the conversion of this domestic outbuilding to a dwelling would set a dangerous precedent.
12	24/01138/COUQ TIDDINGTON	Alveston Hill Farm, Alveston, Stratford-upon-Avon, CV37 7RL	Prior approval notification for conversion of 3no. agricultural units to 4no. dwellinghouses and associated operational development under Class Q(a) and Class Q(b).	No representation
13	24/01110/FUL SHOTTERY	4 Quineys Road, Shottery, Stratford-Upon-Avon, Warwickshire CV37 9BW	Single storey side extension	No representation
14	24/01129/FUL BISHOPTON	15 Avonbrook Close, Stratford-Upon-Avon, Warwickshire, CV37 9LT	Proposed single storey rear/side extension	No representation
15	24/01105/FUL ORCHARD HILL	192 Banbury Road, Stratford-Upon-Avon, Warwickshire, CV37 7HX	Proposed alterations to front elevation. Elevation to previously approved Application Ref: 23/01336/VARY.	No representation
16	24/01117/LBC 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.	No reps subject to Conservation Officers approval.
17	24/01100/VARY ORCHARD HILL	King Edward VI School Sports Field And Pavilion, Manor Road, Stratford-upon-Avon	Variation of condition 3 of planning permission 20/01627/FUL dated 16.11.21 to remove reference to 'rootbridge' and allow alternative tree mitigation method Original Description of Development: Repositioning of the access (approved by permission ref: 16/03114/VARY) from Manor	No reps subject to the Tree Officer approval.

			Road to the King Edward VI School sports grounds	
18	23/03270/FUL HATHAWAY	Bridge House 3 Timothys Bridge Road Stratford Enterprise Park Stratford-Upon- Avon Warwickshire CV37 9NQ	Redevelopment of site to provide 92 no. dwellings, associated landscape works and basement level vehicular and cycle parking	For discussion.
19	24/00959/ADV GUILDHALL & BRIDGETOWN	2A Bridge Street, Stratford-Upon-Avon, Warwickshire, CV37 6AB	Non illuminated fascia sign, non-illuminated projecting sign, shop front vinyl graphics.	Object for the following reason: This site is on the Historic Spine and within the Conservation Area. As a result signage needs to be respectful of the conservation status of the site. The proposed colour is considered too bright for Bridge Street and the Applicant is asked to consider a darker colour for the signage. The Town Council is not aware of a planning application to change the use of the premises from a shop to a cafe/tearoom.

Tree applications

1	24/01067/TREE WELCOMBE	Olivers Lock, Payton Street, Stratford-Upon-Avon, Warwickshire CV37 6PS	T1 - Robinia Pseudo Acacia - Fell due to advanced fungal decay. T2 - Robinia Pseudo Acacia - Reduce and reshape by 2-3m after neighbouring tree is removed.	Comments due by 30.5.24
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011. Street Trading and Licensing Applications

011a. Application Reference: **24/00466/STCON**

The Licensing Team are in receipt of an application from LSD Markets for the annual National Youth Market Finals 2024. The event is to be held on Friday 23rd and Saturday 24th August 2024, between the hours of 09:00 and 18:00 on each day. It will be a category 3 Market – which will hold between 50 and 75 trader stalls and will be located on the Waterside and Bancroft Basin area.

Councillors made no objections to this application.

011b Licensing Applications

None were received.

012. Notices of Decision

The following decisions were noted:

	Site/Application No	STC Observations	SDC Decision
1	24/00603/TREE Theatre Gardens, Waterside, Stratford-upon-Avon.	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.	Consent with conditions
2	24/00604/TREE Avonbank Garden, Southern Lane, Stratford-upon-Avon	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	Consent with conditions

		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	24/00605/TREE 58 Waterside, Stratford-Upon-Avon, Warwickshire, CV37 6BA.	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	Consent with conditions

		suitable location for future generations to enjoy.	
4	24/00641/TREE 8 Ferry Lane, Alveston, Warwickshire, CV37 7QX	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.	Consent with conditions
5	24/00724/FUL 20 Brookside Road, Stratford-Upon-Avon, Warwickshire, CV37 9PH	No objection in principle, but it would improve the design if a false pitch roof were added to the front and side elevations given the prominence of this extension in the street scene	Permission with conditions
6	24/00699/FUL 30 Blue Cap Road, Stratford-Upon-Avon, Warwickshire, CV37 6TQ	No reps	Permission with conditions

7	24/00863/TREE The Paddocks, Alveston Leys, Alveston, Stratford-upon-Avon, CV37 7QN	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.	Consent with conditions
8	24/00868/HHPA 8 Rowan Close, Stratford-upon-Avon, CV37 0DT		Prior approval granted
9	24/00445/FUL 228 Loxley Road, Stratford-Upon-Avon, Warwickshire, CV37 7DU	No reps	Permission with conditions
10	24/00549/LDP Community Centre Drayton Avenue Stratford-upon-Avon CV37 9PB		Certificate of lawful proposed use or development

11	24/00588/FUL 75 Tiddington Road, Stratford-Upon-Avon, Warwickshire, CV37 7AF	No reps	Permission with conditions
12	24/00653/TPO Bishopton House, The Avenue, Bishopton, Stratford-upon-Avon, CV37 0RH	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.	Consent for Arboricultural work
13	24/00693/FUL Beaudesert, The Avenue, Bishopton, Stratford-Upon-Avon Warwickshire	No reps	Permission with conditions

013. Any Other Business

There was none.

014. Chairman's Verbal Report

The Chair had nothing to report.

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

There were none.

016. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford District Council Planning meetings on 22nd May 2024 at 6:00pm.

The Chair noted that there was no business pertinent to the Town Council at this meeting, therefore attendance not required.

017. To appoint substitutes for the next Chairman's Actions on 12 June 2024, if required.

Cllr L MacDonald will be prepared to substitute if required.

The meeting closed at 19.28.

Date of next meeting: Tuesday 18 June 2024, at 6:30pm

Signed:

Chair of Planning Committee