

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES (Pages 1-7)

23 May 2023

Held at the Town Hall

Present

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

Minutes Clerk: Margo Galvin

Not present: Planning Consultant: Mr Neil Pearce (Avon Planning Services)

Registered speakers

There were none.

There were no deferrals from the Chairman's Actions meeting on 17 May 2023 or the Additional Chairman's Action meeting on 22 May 2023.

001. To elect the Chairman and Deputy Chairman of the Planning Consultative Committee for the ensuring year 2023/2024

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

002. Apologies for Absence

Apologies were received from Cllrs Alcock and MacDonald.

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.

There were none.

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 21 March 2023.

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

009. List of planning applications deferred from the Chairman's Actions meeting on 17 May 2023 with any additional items deferred from the Additional Chairman's Actions meeting on 22 May 2023.

There were none.

010. To note action of the Town Clerk after consultation with the Chairman (or their substitutes) and Avon Planning Services on 17 May 2023.

The actions were noted. The Chairman's Action meeting on 17 May 2023 was attended by Cllr I Fradgley and the Planning Consultant, Mr N Pearce. The Additional Chairman's Action meeting on 23 May 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 – 17 May 2023:

Application No	Site	Proposed Development	Observations	
1	23/01146/FUL TIDDINGTON	Midways, School Lane, Tiddington, Stratford-Upon-Avon Warwickshire	Proposed alterations and extensions including raising the existing roof.	Whilst the proposed extensions are not technical subservient, given the poor architectural quality of the existing house and the proposed overall reconfiguration and improvement of the property, on balance, the Town Council would respond with “No representations, subject to no adverse effect on neighbouring properties” and that since there is no pedestrian footpath between the property and the road then visibility measures should be considered to see passing pedestrians.

2	23/01221/TPO WELCOMBE	56A Maidenhead Road, Stratford-upon-Avon, CV37 6XT	T1 - horse chestnut - Reduce dieback in upper crown to reasonable tissue (approx. 2metres). Remove 2-3metres from limb with cavity over client parking. T2 - lime - Prune out dead wood. T3 - yew - Minor lift canopy from the highway approx. 0.5metres - up to 1metre to achieve 5.2metres clearance. T4 - cedar - Remove 1no. small dead branch growing south towards neighbour. Reduce approx. 8no. ends on 5no. branches growing east towards property by approx. 2-3metres	No reps, subject to Tree Officer approval.
3	23/01122/FUL GUILDHALL	Ground Floor, 24 West Street, Stratford-upon-Avon, CV37 6DN	Formation of habitable room in roof space with front and rear Velux rooflights	No reps
4	23/01227/FUL TIDDINGTON	Aulston House, Kissing Tree Way, Alveston, Stratford-upon-Avon CV37 7QT	T1 - lime - fell and replace with grass lawn and circa 30 laurel trees to form a new boundary hedge	No reps
5	23/01227/TREE TIDDINGTON	Aulston House, Kissing Tree Way, Alveston, Stratford-upon-Avon CV37 7QT	T1 - lime - fell and replace with grass lawn and circa 30 laurel trees to form a new boundary hedge	No reps
6	23/01169/VARY BISHOPTON	Bunting Pre-school, Drayton Avenue, Stratford-Upon-Avon, Warwickshire CV37 9PB	Variation of condition 2 of planning permission 22/01526/FUL dated 31st August 2022 to increase the length and height and decrease the width of the building, internal alterations and external alterations to include changes to the windows, walls in addition to changes to the canopy and accesses. Original description of development: Demolition and replacement of existing nursery school building, with associated	No reps

			ramped access and external covered play areas	
7	23/01202/FUL HATHAWAY	Chutneys, Bordon Hill, Stratford-upon-Avon, CV37 9RX	Demolition of existing buildings, erection of 9 dwellings, and associated works	This is a resubmission of application 22/01618/FUL which was refused on 6 April on the grounds of loss of employment; contrived and uncharacteristic development which would be out of character; and drainage. The Town Council objected to the last application on 15 February on the ground of housing mix, effect on existing trees and noted the Highway Authorities objection. The latest proposal does not appear to address any of the Town Council's concerns previously raised. The Town Council also notes the minor changes to design in an attempt to address the second reason for refusal (contrived and uncharacteristic development which would be out of character) cited by SDC but does not believe this would be sufficient to overcome this reason for refusal. The Town Council therefore objects to this latest application for the same reasons as submitted on 15 February.

Additional Chairman's Action meeting 22 May 2023:

1	23/00267/VARY WITHDRAWN ORCHARD HILL	Cross O the Hill Farm, Clifford Road, Stratford-upon-Avon, CV37 8HP	Variation of condition 9 - Car parking layout, of planning permission 20/02932/VARY . to reduce the car parking area from 212 spaces, including 7 disabled car	APPLICATION WITHDRAWN
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			parking spaces to 176 car parking spaces including 7 disabled spaces within the same area.	
2	23/01293/FUL ORCHARD HILL	1 Waterloo Rise, Stratford-Upon-Avon, Warwickshire, CV37 7HL	Proposed Single Storey Rear Extension	No representation
3	23/01181/FUL GUILDHALL & BRIDGETOWN	37 Rother Street, Stratford-Upon-Avon, Warwickshire, CV37 6LP	Replacement folding entrance doors	No representation
4	23/01225/FUL GUILDHALL & BRIDGETOWN	Sequoia House, 51 Shipston Road, Stratford-Upon-Avon, Warwickshire CV37 7LN	Full Planning Application for the change of use of a Guest House to a Residential Dwelling	No representation
5	23/01183/FUL BISHOPTON	3 Heron Lane, Stratford-Upon-Avon, Warwickshire, CV37 9EG	Single and two storey rear extension	No representation
6	23/01281/TPO CLOPTON	18 Burbage Avenue, Stratford-upon-Avon, CV37 0DU	-T1 European lime: Reduce height from 11metres to 7 metres. Reduce spread from 8 metres to 5 metres. Reduction work proposed to ensure tree is not overhanging the public footpath, is clear of the street lighting and is pruned back from above the tree owner's driveway.	No reps. Subject to Tree Officer approval.
7	23/01206/FUL ORCHARD HILL	7 Rushbrook Road, Stratford-upon-Avon, CV37 7JW	Erection of a single storey rear extension	No representation
8	23/01216/FUL AVENUE	1 Cocksfoot Close, Stratford-upon-Avon, CV37 0TD	Proposed single storey rear extension and installation of new vehicle access gates to boundary wall	No representation
9	23/01261/FUL ORCHARD HILL	4 Dale Avenue, Stratford-Upon-	Proposed detached double garage with room above and	No representation

		Avon, Warwickshire, CV37 7EH	improved vehicular access. Re-submission of expired approval 20/00438/FUL	
10	23/01110/FUL AMENDED AVENUE	8 And 9, Avenue Farm, Stratford- upon-Avon, CV37 0HR	Use of the building for a flexible commercial use comprising Class E (existing use), B8 (archive storage) and F1 (reading room).	No representation
11	23/01333/DDT	76 Tiddington Road, Stratford -upon-Avon, CV37 7BA,	-T1 cherry: Fell. (Dead. Replacement planting required)	Information only
12	23/01304/TEL28 SHOTTERY	Outside 180, Evesham Road, Stratford-upon -Avon	Erect 11 metre medium pole outside 180 Evesham Road, Stratford upon Avon. Cv37 9BS	Information only
13	23/01287/FUL SHOTTERY	44 Bordon Place, Stratford-Upon -Avon, Warwickshire, CV37 9AZ	Demolition of garage and single storey side extension and erection of proposed two storey side extension and extension of dropped kerb and alterations to driveway hardstanding.	No reps. Pleased to see subservient design.
14	23/01135/LBC WELCOMBE	Unit 1 And 2, 1A rear of, 1 Henley Street, Stratford-upon-Avon CV37 6PT	Refurbishment works comprised of replacement doors, windows and rainwater goods; replace garage door with window and entrance door; roof and brickwork repairs.	No reps. Subject to Conservation Officer approval.
15	23/00886/LBC ORCHARD HILL	Freshfields Nursery School, Clifford Forge House, Clifford Road, Clifford Chambers Stratford-upon-Avon	Replace existing slate roof tiles for reclaimed Welsh slate, install new breathable membrane, replace boards and lead to parapet gutter, replace internal doors for fire doors.	No representation
16	23/01257/FUL TIDDINGTON	Riverside, Glaslyn, Tiddington Road, Stratford-Upon-Avon, Warwickshire CV37 7BD	Demolition of existing outbuilding and erection of new carport.	No representation

011. Street Trading and Licensing Applications

011a. There were no street trading applications pertinent to the Town Council.

011b. There were no licensing applications pertinent to the Town Council.

012. Notices of decision

These were noted.

013. Any Other Business

There was no other business.

014. Chairman's Verbal Report

The Chairman 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 31 May and 7 June 2023 at 6pm.

The Chair noted that he will attend on 31 May but will be on leave on 7 June. Cllr Dowling will aim to attend this meeting if there is anything pertinent to the Town Council on the agenda.

017. To appoint substitutes for the next Chairman's Actions on 14 June 2023, if required.

The Chair will invite all new Councillors to attend a Chairman's Action/Additional Chairman's Action meeting to introduce them to Town Council planning processes.

The meeting closed at 18.37.

Date of next meeting: Tuesday 20 June 2023, at 6:30pm

Signed:
Chairman of Planning Committee