

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES (Pages 1-14)

24 October 2023

Held at the Town Hall

Present

<u>Cllr V Alcock</u>	Cllr T Lee
Cllr I Fradgley	Cllr L MacDonald
Cllr J Fradgley	

Planning Consultant: Mr Neil Pearce (Avon Planning Services)

Minutes Clerk: Margo Galvin

Not present: Cllr K Rolfe

Registered speakers: There were none.

The Chair noted that the following Planning Application had been deferred from the Chairman's Action Meeting on 18 October 2023: 23/02639/FUL - The Rosebird Centre, Shipston Road, Stratford-Upon-Avon, Warwickshire CV37 8LU - Full planning application for the erection of a children's nursery and pre-school (Use Class E).

068. Apologies for Absence

Apologies were received from Cllrs J Fojtik and R Harding.

069. Declarations of interest on items on the agenda

There were none.

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

None were received.

071. To grant any requests for dispensation as appropriate.

None were received.

072. Consultation Presentation on Pre-Planning Applications.

There were none.

073. 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.

074. To approve the draft open minutes of the Planning Consultative Committee meeting held on 03 October 2023.

The minutes of the meeting held on 03 October 2023 were approved as a correct record.

075. List of planning applications deferred from the Chairman's Actions meeting on 18 October 2023 with any additional items deferred from the Additional Chairman's Actions meeting on 23 October 2023.

23/02639/FUL - The Rosebird Centre, Shipston Road, Stratford-Upon-Avon, Warwickshire CV37 8LU - Full planning application for the erection of a children's nursery and pre-school (Use Class E).

The Planning Consultative gave a brief presentation and the following points were noted:

- The Nursery and pre-school will take a maximum of 100 children, Monday-Friday 7am-7pm.
- The proposed development includes 27 parking spaces for 21 members of staff, electric vehicle charging points, disabled parking bays and cycle spaces.
- There is an area of outside space for children's outdoor learning activities.

Points of clarification:

- There is no dedicated pick up/drop-off point allocated on the proposed plan; of the 27 spaces only 6 would potentially be available for parents to use. Therefore, more parking might be required. The Planning Consultant advised that it will be down to Warwickshire County Council Highways decide how the space should be used.
- There is nothing in the plan to indicate how the building can be made ecologically sustainable.

Councillors then went into debate and the following points were noted:

- Councillors agreed that Stratford desperately needs a nursery. However, there were concerns that the development will cause a traffic problem in the area during drop off/pick-up times given the lack of dedicated parking spaces in the plan. It was noted that the Waitrose car park would be available for parking.

- The Planning Consultant commented that there is the potential for a significant employment site to be developed in the immediate area which would create a demand for a nursery and pre-school facility. Having this facility 'on-site' could potentially offset any extra traffic since the workplace/nursery would effectively be in one place.
- Councillors were disappointed that the scheme does not include any renewable energy.
- There were concerns that the plan does not show how the outside space will be used for educational purposes. The space allocated seems very limited for the size of the proposed facility.
- It was agreed that the Town Council would be happy to meet the applicant with the Planning Officer to discuss the application further.

A vote was then taken.

It was PROPOSED, SECONDED AND AGREED by a unanimous vote to submit a HOLDING OBJECTION to the proposed scheme with the following comment:

The Town Council supports the principle of this development and recognises the need for this facility in the town. However, the TC is concerned about the operational side of things in respect of the amount of dedicated parking available and the level of outdoor amenity/play space for the children. The design of the building is also rather disappointing given the scale of the building and its prominence within the car park. The proposal must include renewable energy within the design, particularly given the importance of securing a cleaner, greener future for the younger generations that would be using the facility. The TC would be happy to meet the applicant with the Planning Officer to discuss improvements to the scheme. Given these concerns, the TC submits a holding objection.

076. To note action of the Town Clerk after consultation with the Chairman (or their substitutes) and Avon Planning Services on 18 October 2023.

The actions were noted. The Chairman's Action meeting on 18 October 2023 was attended by Cllr I Fradgley and Cllr W Dowling. The Additional Chairman's Action meeting on 23 October 2023 was attended by Cllr I Fradgley and Cllr V Alcock. The following applications were discussed and the respective observations recorded:

Chairman's Actions meeting – 18 October 2023:

	Application no.	Site	Proposed Development	Observations
1	23/02591/TEL28 TIDDINGTON	STREET RECORD, Lawson Avenue, Tiddington	To install 1x 11m medium wooden pole at S/O 2 Lawson Avenue, Tiddington, CV37 7BT	
2	23/02475/FUL SHOTTERY	2 Sanctus Road, Stratford-Upon- Avon, Warwickshire, CV37 9AE	Single storey rear conservatory	No representation
3	23/02224/VARY ORCHARD HILL	King Edward VI School Sports Field and Pavilion, Manor Road, Stratford-upon- Avon	Variation of condition no. 1 and 3 of planning permission 16/03144/VARY dated 23 November 2016 to alter the design of the pavilion and to alter hours of use for the site. Original description of development: Variation of Condition 03 of planning permission 08/01867/FUL to permit the installation of floodlighting around the all- weather sports pitch	The Town Council submits a holding objection on the basis that there does not appear to be any assessment considering the effect of the floodlighting on nearby residential properties or any manufacturers specification of the floodlighting proposed. A detailed independent Lighting Assessment needs to be carried out and submitted and more details of the floodlights also submitted.
4	23/02229/LBC TIDDINGTON	38 Main Street, Tiddington, Stratford-Upon- Avon, Warwickshire CV37 7AY	The works aim to improve the thermal performance of the existing solid brick external walls using a combination of external and internally applied thermal insulation. The walls are in good condition and there are no period features to retain or replicate	No reps. Subject to conservation officer approval.
5	23/02321/FUL WELCOMBE	76 Maidenhead Road, Stratford- Upon-Avon, Warwickshire, CV37 6XU	Extension to side of dwelling to form single garage with home office in roof space.	No representation
6	23/02617/PVN CLOPTON	Unit J2, Maybird Retail Park, Birmingham Road, Stratford-upon- Avon CV37 0HZ	The proposed installation has been designed to minimise the visual impact to the surrounding area. The panels are on pitched roof areas and they are unlikely to be seen from ground level. All equipment other than the panels themselves will be installed out of sight. The roof areas will be utilised for the installation of panels with the following proposed system: 65kwp (max 163 panels) flat to	The TC supports the principle of installation of PV on commercial roofs.

			roof system, north facing. The proposed use of installation is to generate renewable electricity for use within the building. The installation proposed will feed into one of the main supplies. The technology being installed aims to reduce carbon emissions and the impact of the building on the environment. The solar panels to be used in this project are dark blue/black, do not reflect light and have antiglare covering. In addition, the panels are static and have no moving parts, neither internally nor externally. The solar pv array will not generate noise. The proposed installation will be installed by a government certified (MCS) solar pv engineering contractor, who has undertaken numerous similar projects. The proposed installation will not alter or restrict the use of the building in any way whatsoever	
7	23/02622/PVN CLOPTON	T.K.maxx, Unit D1A, The Maybird Centre, Birmingham Road Stratford-upon-Avon	The proposed installation has been designed to minimise the visual impact to the surrounding area. The panels are on pitched roof areas and they are unlikely to be seen from ground level. All equipment other than the panels themselves will be installed out of sight. The roof areas will be utilised for the installation of panels with the following proposed system: 131kwp (max 328 panels) flat to roof system, north and south facing. The proposed use of installation is to generate renewable electricity for use within the building. The installation proposed will feed into one of the main supplies. The technology being installed aims to reduce carbon emissions and the impact of the building on the environment. The solar panels to be used in this project are dark blue/black, do not reflect light and have antiglare covering.	The TC supports the principle of installation of PV on commercial roofs.

			In addition, the panels are static and have no moving parts, neither internally nor externally. The solar pv array will not generate noise. The proposed installation will be installed by a government certified (MCS) solar pv engineering contractor, who has undertaken numerous similar projects. The proposed installation will not alter or restrict the use of the building in any way whatsoever	
8	23/02623/PVN CLOPTON	Clarks, Unit I2, Maybird Retail Park, Birmingham Road Stratford- upon-Avon	The proposed installation has been designed to minimise the visual impact to the surrounding area. The panels are on pitched roof areas and they are unlikely to be seen from ground level. All equipment other than the panels themselves will be installed out of sight. The roof areas will be utilised for the installation of panels with the following proposed system: 57kwp (max 143 panels) flat to roof system, south facing. The proposed use of installation is to generate renewable electricity for use within the building. The installation proposed will feed into one of the main supplies. The technology being installed aims to reduce carbon emissions and the impact of the building on the environment. The solar panels to be used in this project are dark blue/black, do not reflect light and have antiglare covering. In addition, the panels are static and have no moving parts, neither internally nor externally. The solar pv array will not generate noise. The proposed installation will be installed by a government certified (MCS) solar pv engineering contractor, who has undertaken numerous similar projects. The proposed installation will not alter or restrict the use of the building in any way whatsoever	
9	23/02566/FUL	21 Clover Close, Avenue Farm,	First floor rear extension & rooflight	No reps.

	AVENUE	Stratford-Upon-Avon, Warks CV37 0TB		Subject to no adverse effect on adjoining neighbours.
10	23/02086/FUL TIDDINGTON	Aulston House, Kissing Tree Way, Alveston, Stratford-upon-Avon CV37 7QT	Widening of rear elevation, ground floor french doors to incorporate fixed pane side lights. Addition of 2 x circular windows to 2nd floor rear elevation - total window diameter 1150mm each. Addition of an additional heritage style velux window to second floor room, side elevation	The proposal sounds like it is uncontentious however there are no plans on the Councils website for inspection and the TC questions whether planning permission is required given the nature of the works.
11	23/02196/COUR WITHDRAWN WELCOMBE	Avon Meadows, Warwick Road, Stratford-upon-Avon, CV37 0NS	Prior Approval Application (Class R) for the conversion of a pre-existing agricultural unit, to flexible commercial use	WITHDRAWN
12	23/02625/FUL GUILDHALL & BRIDGETOWN	Melville House, New Street, Stratford-Upon-Avon, Warks CV37 6EB	Internal alterations and ground floor extension to create 2 no. additional supported housing units	No representation
13	23/02644/FUL WELCOMBE	1 Benson Road, Stratford-Upon-Avon, Warwickshire, CV37 6UU	Proposed single storey rear/side extension, revisions to existing garage, new porch, relocated site entrance.	No reps. Subject to no trees being adversely affected by the creation of the new vehicular access.
14	23/02636/FUL SHOTTERY	13 The Willows, Stratford-Upon-Avon, Warwickshire, CV37 9QJ	Single storey side extension for toilet and lobby	No representation
15	23/02624/FUL GUILDHALL & BRIDGETOWN	71 West Street, Stratford-Upon-Avon, Warwickshire, CV37 6DR	Proposed two storey part side and part rear extension with single storey part rear extension and a dropped kerb	No reps subject to no adverse effect on the neighbours.
16	23/02417/FUL SHOTTERY	Quineys, 1 Tavern Lane, Shottery, Stratford-Upon-Avon Warwickshire	Addition of car port to replace the fence section with a low stone wall (as present) and railing to match garden landscaping.	No representation
17	23/02486/LBC SHOTTERY	Quineys, 1 Tavern Lane, Shottery, Stratford-Upon-Avon Warwickshire	Addition of car port to replace the fence section with a low stone wall (as present) and railing to match garden landscaping.	No representation
18	23/02638/FUL CLOPTON	12 Albany Road, Stratford-upon-Avon, CV37 6PG,	Erection of 2-metre-high external garden wall	No representation
19	23/02630/FUL GUILDHALL & BRIDGETOWN	2 Yeomanry Mews, Stratford-Upon-Avon, Warwickshire, CV37 6FJ	Proposed Rooflights and rear dormer to facilitate loft conversion and solar panels to the rear	No representation

20	23/02639/FUL ORCHARD HILL	The Rosebird Centre, Shipston Road, Stratford-Upon-Avon, Warwickshire CV37 8LU	Full planning application for the erection of a children's nursery and pre-school (Use Class E).	Object to the application for the following planning reasons - this will be considered at the next PCC meeting on 24 October.
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Additional Chairman's Actions meeting 23 October 2023:

	Application No	Site	Proposed Development	Observations
1	23/02715/ADV GUILDHALL & BRIDGETOWN	19 High Street, Stratford-Upon-Avon, Warwickshire, CV37 6AU	Clear acrylic shop sign with brushed chrome effect lettering. Sign to be mounted on the existing timber fascia over the main shopfront.	No representation.
2	23/02446/FUL GUILDHALL & BRIDGETOWN	4 Ryland Street, Stratford-Upon-Avon, Warwickshire, CV37 6DA	Replacement part two-storey and part single storey rear extension	No representation.
3	23/02512/FUL BISHOPTON	Fair View, Bishopton Lane, Bishopton, Warwickshire CV37 9QY	Erection of bungalow (self-build) (EPC Grade A passive Standard 2 Bedroom Low Carbon Bungalow)	The Town Council objects to the proposal to build a bungalow on this very small backland site. The new bungalow would not have sufficient amenity space for the occupiers and would represent overdevelopment and a cramped form of development.
4	23/02727/ADV CLOPTON	The Maybird Centre, Unit G, Birmingham Road, Stratford-Upon-Avon, Warwickshire CV37 0HZ	High level sign to front elevation and panel adjacent door rear elevation	No representation.
5	23/02667/FUL ORCHARD HILL	Land Opposite 8, Tiddington Road, Stratford-upon-Avon	Proposed mooring staging and partial terracing of land to form car parking and manoeuvring area. Removal of 2no. trees.	No reps. Subject to Tree Officer Approval and the EA approval.
6	23/02703/FUL ORCHARD HILL	19 Manor Road, Stratford-Upon-Avon, Warwickshire, CV37 7EA	Extension to rear of property	No representation.
7	23/01324/FUL AMENDMENT ORCHARD HILL	5A Tiddington Road, Stratford-Upon-Avon, Warwickshire, CV37 7AE	Construction of ground floor extension with balcony over	Subject to no adverse overlooking to neighbours.
8	23/02645/FUL WELCOMBE	44 Blue Cap Road, Stratford-Upon-Avon,	Proposed porch and canopy	No reps. The canopy is quite large and of a design slightly at odds with the design of the

		Warwickshire, CV37 6TQ		existing house roof but on balance no reps
9	23/02828/DEM11 HATHAWAY	Bpas, 20 Timothys Bridge Road, Stratford Enterprise Park, Stratford- Upon-Avon Warwickshire	Prior notification of proposed demolition of 20 Timothy's Bridge Road, Stratford-upon- Avon	No representation.

Tree Applications

1	23/02642/TREE ORCHARD HILL	River Cottage, Tiddington Road, Stratford-Upon- Avon, Warwickshire CV37 7AE	T1 - Unspecified dead tree covered in ivy - Fell T2 - cherry - Fell T3 - maple - Fell	The TC objects to the removal of T3 which appears to be a perfectly healthy tree in a prominent street scene location which is characterised by trees.
2	23/02655/TREE GUILDHALL & BRIDGETOWN	Avon Croft, Old Town, Stratford- upon-Avon	-T6 box maple - Reduce branches where overhanging neighbouring property The Dower House, pruning back to property boundary	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.
3	23/02654/TREE GUILDHALL & BRIDGETOWN	Dower House, Old Town, Stratford- upon-Avon, CV37 6BG	-T1 mulberry - Remove deadwood and stubs from throughout canopy down to a diameter of 30mm to a point at which it joins the parent branch or main stem. -T2 silver birch - Crown lift to approx. 4metres above ground level to give adequate clearance of garage.	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

			-T3 Magnolia - Trim side, to create a more upright tree. -T4 Prunus - Carefully Remove new shoots. -T5 Acer - Remove one bough (approx. &50mm) back to main trunk to create a more upright tree. -T7 pear - Reduce in height to approximately 4 metres above ground level and shape overall. -T8 bay - Reduce in height to a point in line with neighbour's guttering, approx. 5 metres above ground level, together with trimming side, to improve shape and form. -T9 Prunus - Reduce in height to approx. 5 metres above ground level. T10 Prunus – Shorten side branch by approx. 1.5 metres, leaving approximately 1 metre from trunk. -T11 dead Laburnum – Fell to as near to surrounding ground level as possible. -T12 yew – Remove side bough approx.40-50mm) extending into garden, back to main trunk, to create a more upright tree, trim over, as required to improve shape and form. -T13 yew - Lightly trim overall, to improve shape and form, ensuring to maintain screening from neighbouring property. -T14 holly – Remove several Branches back to main trunk, to give adequate clearance of garage and	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.
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			remove overhang. Take care to maintain height.	
4	23/02270/TREE WELCOMBE	10 Rowley Crescent, Stratford-Upon-Avon, Warwickshire, CV37 6UT	T1 - walnut x2 - Lift crowns from ground level to 3 metres, removing lower smaller branches T2 - magnolia – Shorten back crown from house by 1m T3 - sweet gum – Reduce height by about 20% from height of 38' to leave 28' metres. Reduce crown radially at its widest and lowest part 1 metre the reduce to 0.5 metre towards the top T4 - bird cherry – Thin crown by 15%. Shorten back side limbs over greenhouse by 1.5m T5 - sycamore - Fell	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.
5	23/02717/TREE WELCOMBE	5 Mayfield Avenue, Stratford-Upon-Avon, Warwickshire, CV37 6XB	T1 - holly - Remove at ground level T2 - apple - 30% reduction removing 0.75 metres and thin by 30%	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.
6	23/02721/TREE TIDDINGTON	Woodland Area Adjacent To Ferry Lodge, Ferry Lane,	T8 - Norway spruce – Fell	The Town Council does not object to necessary works to trees in the

		Alveston, Warwickshire CV37 7QX		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.
7	23/02720/TREE TIDDINGTON	Leys House, Kissing Tree Way, Alveston, Stratford- Upon-Avon Warwickshire	T1 - maple - Poorly (phytophthora) 80% dead. Remove G1 - hornbeam hedge – Reduce 3 metres to height of laurels (red line in picture). T2 - cherry - Fell.	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.
8	23/02725/TREE GUILDHALL & BRIDGETOWN	Church House, Montessori Nursery, Old Town, Stratford-Upon- Avon, Warwickshire CV37 6BG	T1 - cherry - Reduce canopy by up to 2m and shape T2 - apple - Remove to ground level	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.
9	23/02728/TREE GUILDHALL & BRIDGETOWN	Halls Croft, Old Town, Stratford-upon-Avon, CV37 6BG	T1 - Purple leaf plum - Crown lift to 2.5m over Church Street car park G1 - Holm oaks – Crown lift to 4m over Church Street car park	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.
10	23/02699/TPO ORCHARD HILL	1 Saturn Way, Stratford-Upon-Avon, Warwickshire, CV37 7NE	T4 Tag 6 - oak – Remove deadwood. Remove hazard beam limb. T6 TAG 9 - beech – Remove constricted limb. Remove deadwood	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.
11	23/02750/TREE TIDDINGTON	Sundial House, The Rookery, Alveston, Stratford-Upon-Avon Warwickshire	T1 - Tree of Heaven – Fell.	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.

Additional Tree Applications

1	23/02796/TR WELCOMBE	1 Lock Close, Stratford-upon-Avon, CV37 6GF	T1 - maple – Fell	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
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				planting new trees of a suitable native species in a suitable location for future generations to enjoy.
2	23/02813/TPO ORCHARD HILL	201 Banbury Road, StratfordUpon- Avon, Warwickshire, CV37 7HT	T1 - and T2 - oak - Prune back 1 side of the tree overhanging driveway and house by 2 metres	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.
3	23/02472/TREE GUILDHALL & BRIDGETOWN	Bridge House Medical Centre, Scholars Lane, Stratford- Upon-Avon, Warwickshire CV37 6HE	T1 - lime – Framework pollard - reducing back from extremities by up to 5m	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.

077. Street Trading and Licensing Applications

077a. There were no street trading applications pertinent to the Town Council.

077b. The following licensing applications was pertinent to the Town Council.

23/01308/LAPREM Christmas Lights Switch On (event and ceremony)
Bridge Street (slightly to the north of Barclays Bank), Stratford on Avon
CV37 6AH. Application for a premises licence under section 17.

Application Date: 22/09/2023. Last Representation Date: 20/10/2023078.

Cllr Alcock declared an interest in this matter as she sits on the Lights committee as a volunteer. Councillors raised no objection to the application.

078. Notices of Decision

These were noted.

079. Any Other Business

079a Draft revised Statement of Community Involvement (SCI) Consultation – Thursday 21 September – Friday 03 November

A speculative discussion took place, focusing mainly on the Neighbourhood Plan. It was agreed that the PCC cannot provide a specific response until SDC has defined its core strategy.

080. Chairman's Verbal Report

The Chair advised that the decision-making process for Chairman's Actions has changed to include a separate section for tree applications, for which a standard response can now be provided; this simplifies the process considerably.

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

There were none.

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

The Chair noted that the agendas for these meetings had not been published yet.

083. To appoint substitutes for the next Chairman's Actions on 08 November 2023, if required.

Substitutes not required.

The meeting closed at 19.20.

Date of next meeting: Tuesday 14 November 2023, at 6:30pm

Signed:

Chairman of Planning Committee