

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES (Pages 1-8)

29 November 2022

Held at the Town Hall

Present

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

Planning Consultant: Mr Neil Pearce, Avon Planning Services

Minutes Clerk: Margo Galvin

Registered speakers

The Chair noted that there was one application deferred by Chairman's Actions on 18th November (Application no. 22/03207/FUL - 7 Benson Road, Stratford-Upon-Avon, Warwickshire, CV37 6UU) and none from the Additional Chairman's Actions on 28th November.

Shane McCamley, representing McCamley Architects in respect of Pre-Planning application for 144 Masons Road, Stratford upon Avon CV37 9NE

Miranda Rogers, representing Stansgate Planning, regarding application no. 22/03207/FUL - 7 Benson Road, Stratford-upon-Avon, CV37 6UU.

097. Apologies for Absence

Apologies were received from Cllr G Cleeve, Cllr J Fotjik, Cllr T Jackson.

098. Declarations of interest on items on the agenda

Cllr Taylor advised that he has had conversations with the developer regarding the 7 Benson Road application.

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

None were received.

100. To grant any requests for dispensation as appropriate.

None were received.

101. Consultation Presentation on Pre-Planning Applications.

In attendance was Mr Shane McCamley, representing McCamley Architects, who made a short presentation about the proposed redevelopment of the site at 144, Masons Road, Stratford-upon-Avon. The main points are summarised below:

- The site is located centrally on the southern side of the canal in an area currently occupied by light industrial units.
- The proposed scheme would be a standalone development as purchasing the adjacent sites is not currently an option. The Canal Quarter Regeneration Zone (CQRZ) has been designed so that sites can come forward independently.
- 66 dwellings are proposed (24 houses and 42 apartments)
- Houses are a mix of 2 and 3-bed; apartments are a mix of 1 and 2-bed
- Mainly low two-storey dwellings across the site, but at the canal edge, space opens up, and building scale rises to reflect the development opposite
- Parking: 1 space per house and 76.2% provision for the apartments
- Provision for canal-side amenity space

Points of clarification

Mr Weis (developer), in response to a question, stated that the building is not leased as part of a community arrangement and that the intention for the CQRZ is residential use. Therefore, the proposal would be in line with this intention.

A Councillor noted that there are no buildings higher than 2 storeys on Masons Road and no 4-5 storey flats on the southern side of the canal. Mr Weis commented that the flats will be located away from the road next to the canal. The Councillor noted that the flats on the northern side are set back from the canal. It would be good to see a spacious walkway between the proposed flats and the canal.

After further discussion, it was agreed that it would be beneficial for Mr McCamley to meet with SDC and the Town Council to discuss this proposal in more detail, and to consult the Neighbourhood Development Plan.

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

There were none.

103. To approve the draft open minutes of the Planning Consultative Committee meeting held on 08 November 2022.

The minutes of the Planning Consultative Committee meeting held on 08 November 2022 were approved as a correct record.

104. List of planning applications deferred from the Chairman's Actions meeting on 18 November 2022 with any additional items deferred from the Additional Chairman's Actions meeting on 28 November 2022.

Application no. 22/03207/FUL - 7 Benson Road, Stratford-Upon-Avon, Warwickshire, CV37 6UU. Demolition of existing dwelling. Erection of new building containing 5 apartments with parking, amenity space and all associated works.

The Planning Consultant outlined the history of this application, which dates to 2016. An application to construct six apartments (supported by the Town Council) was refused in September 2021 on the basis that the proposed development would have an adverse effect on the living conditions of surrounding residents. An appeal against this decision was dismissed in June 2022.

Miranda Rogers, representing Stansgate Planning, advised that the new proposal comprises three one-bed and two two-bed apartments, with seven parking spaces. The building height has been lowered to reduce impact on neighbouring dwellings. Warwick County Council has raised no objections.

Questions were then invited. Miranda Rogers confirmed that the trees and shrubs between the proposed site and Welcombe Grange will be retained. She also confirmed that solar panels will be installed, along with electric vehicle charging points and a cycle store.

Councillors then went into debate. Cllr Curtis advised that, since he sits on the District Council Planning committee, he would not participate in the debate or vote. It was agreed that the current site has been an eyesore for too long and should be developed as soon as possible. It was noted that the developer had made every effort to ensure that the proposed apartments are no longer overbearing.

There being no further points, the matter was then put to the vote.

It was PROPOSED, SECONDED and AGREED to support to the application with the following comment:

The Town Council has considered the history of this site and in particular the recent appeal decision. Having regard to this history and the efforts the applicant has made to reduce the impact on the residents at Welcombe Grange, the Town Council supports this proposal. Compliance with the climate change checklist is appreciated. The level of parking proposed is satisfactory.

105. To note action of the Town Clerk after consultation with the Chairman (or their substitutes) and Avon Planning Services on 18 November 2022.

The actions were noted. The Chairman's Action meeting on 18 November 2022 was attended by Cllr I Fradgley, Cllr W Dowling and the Planning Consultant, Mr N Pearce. The Additional Chairman's Action meeting on 28 November 2002 was attended by Cllr I Fradgley, Cllr W Dowling and Mr N Pearce.

Application	Site	Proposed development
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1	22/03212/FUL SHOTTERY	62 Bordon Place, Stratford-Upon-Avon, Warwickshire, CV37 9AZ	Single storey rear extension and front porch
2	22/03228/FUL GUILDHALL	32 St Andrews Crescent, Stratford-Upon-Avon, Warwickshire, CV37 9QL	First floor extension and remodelling
3	22/03219/FUL GUILDHALL	35 Greenhill Street, Stratford-Upon-Avon, Warwickshire, CV37 6LE	Replacement external staircase
4	22/03182/FUL HATHAWAY	45 Meadow Close, Stratford-Upon-Avon, Warwickshire, CV37 9PX	Proposed Single Storey Side Extension with Alteration to Roof Design (Existing Approval 22/01396/FUL)
5	22/03159/FUL SHOTTERY	19 Seymour Road, Stratford-Upon-Avon, Warwickshire, CV37 9EP	Front porch, render to front elevation, new windows and doors in front elevation
6	22/03123/FUL CLOPTON	4 Highfield Road, Stratford-Upon-Avon, Warwickshire, CV37 0DS	Single storey rear extension and insertion of side door to new utility room
7	22/02501/FUL AMENDMENT GUILDHALL	Blacks, 18 High Street, Stratford-upon-Avon, CV37 6AU	A revised shop front design has been submitted. Please see updated plans.
8	22/02398/LBC AMENDMENT GUILDHALL	18 High Street, Stratford-Upon-Avon, Warwickshire, CV37 6AU	A revised shop front design has been submitted. Please see updated plans.
9	22/02755/LBC AMENDMENT GUILDHALL	13 Chapel Street, Stratford-Upon-Avon, Warwickshire, CV37 6ET	The proposed advertisement sign has been amended from a 'button sign' to a reverse applied vinyl sign.
10	22/02756/AD AMENDMENT GUILDHALL	13 Chapel Street, Stratford-Upon-Avon, Warwickshire, CV37 6ET	The proposed advertisement sign has been amended from a 'button sign' to a reverse applied vinyl sign.
11	22/03207/FUL WELCOMBE	7 Benson Road, Stratford-Upon-Avon, Warwickshire, CV37 6UU	Demolition of existing dwelling. Erection of new building containing 5 apartments with parking, amenity space and all associated works
12	22/02844/FUL SHOTTERY	19 Goodwood Close, Stratford-Upon-Avon, Warwickshire, CV37 9FP	Extension of 1.651m high fence with gate to enclose land to side of house
13	22/03171/FUL GUILDHALL	11 Bridge Street, Stratford-Upon-Avon, Warwickshire, CV37 6AB	Replacement shop front comprising a fully glazed front with auto doors.

14	22/03282/FUL TIDDINGTON	Broom Close, Kissing Tree Lane, Alveston, Stratford-Upon-Avon Warwickshire	Single storey side extensions to provide enlarged and enhanced ground floor and attic accommodation.
15	22/03330/FUL SHOTTERY	10 Mountbatten Close, Stratford-Upon- Avon, Warwickshire, CV37 9ET	Single storey rear extension with hipped roof and solar panels to rear roof slope of house.
16	22/03257/FUL TIDDINGTON	103 Knights Lane, Tiddington, Stratford- Upon-Avon, Warwickshire CV37 7BZ	Proposed replacement porch and part render to front elevation
17	22/03228/FUL GUILDHALL	32 St Andrews Crescent, Stratford- Upon-Avon, Warwickshire, CV37 9QL	First floor extension and remodelling
18	22/03288/FUL TIDDINGTON	13 Whitfield Close, Tiddington, Stratford-Upon-Avon, Warwickshire CV37 7AU	Infill rear extension
19	20/02315/FUL Welford on	Phase 1A, Long Marston Airfield, Campden Road, Lower Quinton, Stratford-upon-Avon	Proposed development of 124 dwellings, including 43 Affordable Homes and all ancillary enabling works including demolition of an existing air hanger building associated highway, drainage and landscape works and associated amendments to the area of public open space and Community Orchard as approved under application 17/03258/REM for 400 dwellings at Long Marston Airfield.
20	22/03392/AA PA AVENUE	Mulberry Croft, Birmingham Road, Bishopton, Stratford-upon-Avon CV37 0RN	Prior notification under schedule 2, part 1, class AA for proposed enlargement of bungalow by construction of an additional storey.
21	22/02741/FUL FOR DISCUSSION GUILDHALL	15 Alcester Road Stratford-upon-Avon CV37 6PH	Proposed conversion of a H.M.O (house in multiple occupation) to 3no. apartments, together with single storey bedroom extension and garage building to rear, with associated external works

1	22/03258/FUL TIDDINGTON	6 Main Street, Tiddington, Stratford- Upon-Avon, Warwickshire CV37 7AZ	Proposed single storey extension to front and new entrance porch (PD)
2	20/02315/FUL Amendment / Additional information	Phase 1A, Long Marston Airfield, Campden Road, Lower Quinton, Stratford-upon-Avon	Proposed development of 124 dwellings, including 43 Affordable Homes and all ancillary enabling works including demolition of an existing air hanger building associated highway, drainage and landscape works and associated

			amendments to the area of public open space and Community Orchard as approved under application 17/03258/REM for 400 dwellings at Long Marston Airfield.
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	22/03340/FUL BISHOPTON	2 Plover Close, Stratford-Upon-Avon, Warwickshire, CV37 9EN	Proposed Single Storey Rear/Side Extension
4			
	22/01533/FUL AMENDMENT GUILDHALL	York House, 17 Rother Street, Stratford-upon-Avon, CV37 6NB	Proposed demolition of extensions and outbuildings to York House, conversion and refurbishment of York House to offices, and erection of 9no. townhouses to rear
5	22/01534/LBC AMENDMENT GUILDHALL	York House, 17 Rother Street, Stratford-upon-Avon, CV37 6NB	Proposed demolition of extensions and outbuildings to York House, conversion and refurbishment of York House to offices, and erection of 9no. townhouses to rear
6	22/03349/TREE GUILDHALL	4 Old Town, Stratford-upon-Avon, CV37 6BG	T1 - box tree - reduce height from 5.5 metres to approx. 3 metres T2 - box tree - reduce height from 5.5 metres to approx. 3 metres
7	22/03387/TPO AVENUE	Bishopton House, The Avenue, Bishopton, Stratford-upon-Avon CV37 0RH	T1 - yew - reshape to rebalance Height 10m, Spread/width 15m, Tree has been reduced badly in the past. Work required. Reduce lateral branches to balance tree and generate new growth. The height does not need reducing. We would like to reduce the width in by 2.5m both sides to even the shape of the tree
8	22/01417/FUL APPEAL AVENUE	Mulberry Croft, Birmingham Road, Bishopton, Stratford-upon-Avon CV37 0RN	Replacement single storey rear extension. Erection of new single storey side extensions. Raise existing shallow pitched roof with new pitched roof increasing ridge height by approximately 1.5 metres and creating new dormer windows to front and rear. Resubmission of application 21/01896/FUL
9	22/02603/FUL WITHDRAWN TIDDINGTON	66 Loxley Road, Stratford-Upon-Avon, Warwickshire, CV37 7DR	Demolition of existing 5-bedroom dwelling and erection of 2-storey 4-bedroom dwelling
10	22/01417/FUL APPEAL	Mulberry Croft, Birmingham Road, Bishopton, Stratford-upon-Avon CV37 0RN	

11	22/03452/TREE HATHAWAY	St Andrews Church, Church Lane, Shottery	T1 - yew - Prune back canopy, where overhanging boundary of 15 Campbell Close, pruning overhang back to boundary and shaping into canopy
12	22/03453/TPO HATHAWAY	15 Campbell Close, Shottery, Stratford-upon-Avon, CV37 9EH	T2 - yew – Fell
13	22/03454/TREE HATHAWAY	15 Campbell Close, Shottery, Stratford-upon-Avon, CV37 9EH	T3, T4 and T5 - yew - Fell T6 - sycamore - Fell
14	22/03456/TREE HATHAWAY	15 Campbell Close, Shottery, Stratford-upon-Avon, CV37 9EH	T2 - ash - Remove lowest limb to enhance look of tree
15	22/03417/TREE HATHAWAY	9 Campbell Close, Shottery, Warwickshire, CV37 9EH	T1 - ash - Cut back limb 1 by 6metres and limb 2 by 5metres (as identified on the profile sketch plan) to make safe
16	22/02762/VARY WITHDRAWN TIDDINGTON	Cedar Lawns, Alveston Leys, Alveston, Stratford-upon-Avon CV37 7QN	Vary condition 2 of planning permission 22/00313/FUL (date of decision 10/06/2022) to substitute the following drawings to show a revision of the approved design: 330-002D, 330-003F, 330-004C, 330-005B, 230-001B, 230- 002B, 430-001B, 430-002C
17	22/03464/TREE GUILDHALL	2 Old Town, Stratford-upon-Avon, CV37 6BG	T1 - yew - reduce height from 2.5 metres to 1 metre approx.
18	22/02717/FUL CLOPTON	The Big Fish, Unit W, The Maybird Centre, Birmingham Road Stratford- upon-Avon	Change of use and amalgamation of Units X and W for use as a drive- through restaurant (Mix Class E restaurant and Sui-Generis hot food takeaway) part demolition of Unit W to facilitate addition of a drive-thru lane, associated external alterations of building, alterations to car park, refuse enclosure and other associated works
19	22/03165/TREE WELCOMBE	75 Maidenhead Road, Stratford- upon-Avon, CV37 6XY	T1 - beech - The current height of the tree is 18 metres by width of 7 metres. We wish to reduce by 3 metres T2 - evergreen - 9 metres tall by 6 metres width and we wish to reduce by 3 metres as well. This tree over hangs a public pavement and branches regularly snap off during high winds
20	22/03457/TPO HATHAWAY	15 Campbell Close, Shottery, Stratford-upon-Avon, CV37 9EH	T1 - oak - Crown thin by15% T3 - beech - Crown thin by 15% and crown clean T4 - sycamore - Crown thin by 15%, crown clean and crown lift to 4metres

21	22/03471/DDT	74 Tiddington Road, Stratford-upon-Avon, CV37 7BA	-T1 blue spruce: fell. (Top 4metre section has failed and sparse live growth remaining. Suppressed by adjacent Thuja. No replacement planting required)
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106. Street Trading and Licensing Applications

106a. There were no street trading applications pertinent to the Town Council.

106b. There were no licensing applications pertinent to the Town Council.

107. Notices of decision

The Chair noted that there had been 30 Notices of Decision, of which 25 were approved and 5 refused (including the KES application).

108. Any Other Business

There was none.

109. Chairman's Verbal Report – for information only

There was nothing to report.

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

There were none.

111. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford District Council Planning meeting on 07 December 2022 at 6pm.

It was noted that the agenda for the meeting on 07 December 2022 has not been published yet.

112. To appoint substitutes for the next Chairman's Actions on 07 December 2022, if required.

Cllr W Dowling will be available to substitute on 07 December 2022, if required.

The meeting closed at 19.27.

Date of next meeting: Tuesday December 13, 2022, at 6:30pm

Signed:

Chairman of Planning Committee