

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES

30 August 2022 at the Town Hall

Present

Cllr Curtis	Cllr Fojtik
Cllr Dowling	Cllr Jackson
Cllr J Fradgley	Cllr Lee
Cllr I Fradgley	

Planning Consultant: Mr Neil Pearce, Avon Planning Services

Minutes Clerk: Caroline Nash

Speakers: None

Not present: Cllr Harding

067. Apologies for Absence

Apologies were received from Cllr Cleeve and Cllr K Taylor

068. Declarations of interest on items on the Agenda

No declarations were made.

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

None were received.

070. To grant any requests for dispensation as appropriate.

None were received.

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

There were none.

072. To approve the draft Open Minutes of the Planning Consultative Committee Meeting held on 2 August 2022.

The Minutes of the Planning Consultative Committee meeting held on 02 August 2022 were approved as a correct record.

073. List of planning applications deferred from Chairman's Actions meeting on 24 August 2022 with any additional items deferred from Chairman's Actions meeting on 29 August 2022

The Chairman advised that planning application 22/01972/OUT had been deferred from the Chairman's Action meeting on 24 August 2022 and no items had been deferred from the meeting on 29 August 2022.

22/01972/OUT - Lock up garages, Hodgson Road, Stratford upon Avon

Outline application for the redevelopment of vacant lock up-garages and hardstanding to form two four-bedroom detached dwellings with all matters reserved (appearance, landscaping, layout and scale) except access (to be determined)

The Planning Consultant made a presentation relating to the application and made the following key points:

- This application was an outline planning application where the principle of the application and accessing arrangements were to be considered;
- In August 2021 a planning application was refused for five two bed-dwellings on the same site due to the Planning Authority having insufficient information to conclude that the development would not have an unacceptable impact on highway safety. Stratford-on-Avon Town Council had supported the application in principle; and
- A subsequent appeal was also dismissed in the absence of any measures to mitigate highway safety.

The Planning Consultant noted the following potential issues on this re-submission application.

- Eight parking spaces were now to be provided while the previous scheme had nine car parking spaces. The highway plan outlined the measures the applicant had proposed as a solution to previous concerns which included paint on the road and no kerb;
- The Highway Authority had not responded to the application yet.

- Change in layout, although the Planning Consultant considered that there was little difference in two four-bedroomed homes and four two-bedroomed homes in terms of coming and goings.

Points of Clarification

Members raised the following points:

- whether there was any scope for the applicant to change the number of houses;
- ownership of the hedge and whether cutting back of it would improve access sufficiently for vehicles; and,
- Pathway and pedestrian access – the pathway had reportedly been in use for some 70 years, particularly by families taking their children to school. The Public Rights of Way team had indicated that it appears to be an adopted footway and not a public right of way.

The Committee then went into debate:

- A Councillor explained that whilst residents were generally in favour of redevelopment of the garages, concern was really with the vehicular access to the site.
- He also explained the use of the footpath has increased, particularly over the last 25 years, and this would cause safety conflict over the number of vehicles entering and exiting the site. Discussion then took place on this issue.

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

It was PROPOSED, SECONDED and AGREED by a unanimous vote to object to the application **with the following comment**

The Town Council is aware of the planning history pertaining to this site and the concerns raised previously by the Highway Authority which were endorsed by the Planning Inspector. Whilst the Town Council still maintains the view that something needs to be done with the site, the current proposal would create just as much conflict with the pedestrian right of way which is a popular route particularly for school children.

The access is simply still too narrow for the vehicles associated with two four-bedroom family homes and pedestrians. The removal or cutting back of the hedge

would not result in an access wide enough to accommodate cars and pedestrians safely.

074. To note action of the Town Clerk after consultation with the Chairman and Deputy Chairman and Avon Planning Services on 29 August 2022.

The actions were noted. The Chairman's Actions meeting on 26 August 2022 was attended by Councillor I Fradgley, Councillor Dowling and Mr N Pearce. The Additional Chairman's remote meeting on 29 August 2022 was attended by Cllr I Fradgley and Mr N Pearce.

1	22/02033/FUL CLOPTON	Existing garages, land adjacent no.1 Hodgson Road, Stratford upon Avon CV37 0DD	Demolition of existing garages and erection of 1 no. dwellinghouse and associated development	No reps
2	21/03763/FUL HATHAWAY AMENDED	Near to Beaconwood, Bordon Hill, Stratford upon Avon	Erection of a single storey dwelling on land to the rear of 'Beaconwood' and associated landscaping and other works	
3	22/02003/LBC GUILDHALL	57 Bull Street, Stratford upon Avon CV37 6DS	Proposed vestibule and replacement of fan light above	No reps
4	22/02027/FUL GUILDHALL	13 Chapel Street, Stratford upon Avon CV37 6ET	Removal of 1no external machine, with the aperture infilled and finished to match existing finishes. Existing Nightsafe is to be removed, and aperture altered so that a new external machine can be installed through it	No reps
5	22/02028/LBC GUILDHALL	13 Chapel Street, Stratford upon Avon CV37 6ET	Removal of 1no external machine, with the aperture infilled and finished to match existing finishes. Existing Nightsafe is to be removed, and aperture altered so that a new external machine can be installed through it. Internally, the existing secure partition is to be partially demolished and rebuilt to suit the removal of	No reps

			existing machines and installation of new. All internal finishes are to be made good and to match existing where required. New external sign above new machine	
6	22/02252/TREE TIDDINGTON	Land opposite 7 Tiddington Road, Stratford upon Avon CV37 7AE	T9 – unidentified dead tree – fell. G1 (identified as T4-T8) – fir – crown lift to remove lower branches to a height of approx.. 2.6m from floor level	No reps
7	22/02330/TREE GUILDHALL	Hedra House, 2 West Street, Stratford upon Avon CV37 6DW	T1 – golden conifer – fell as near to ground level as possible	No reps
8	22/01521/FUL SHOTTERY	19 Goodwood Close, Stratford upon Avon CV37 9FP	Relocation of boundary and erection of 6 foot high close boarded fence and gate	Holding objection. The total enclosure of this land would result in a high fence being installed against the back of the pavement which will appear quite oppressive in the street scene. The TC would like to see the fence line set back at least 1m from the back of the pavement to allow some soft landscaping which will soften the effect of the proposed development.
9	22/01809/FUL WELCOMBE	69 Maidenhead Road, Stratford upon Avon CV37 6XY	Replacement dwelling	No reps

10	22/01946/FUL GUILDHALL	102 Shottery Road, Stratford upon Avon CV37 9QB	Amendments to the original approved planning application ref: 22/03181/FUL for the demolition of existing side garage and storage area, construction of porch extension, 2 storey and single storey side extension and rear two storey and single storey extensions	No reps
11	22/02320/ADV CLOPTON	Café Nero, 6 Henley Street, Stratford upon Avon CV37 6PT	1 No projecting sign (Existing Bracket) 1 No Fascia sign (like for like replacement) 1 No digital POS display (within unit behind glazing)	No reps
12	22/02198/FUL GUILDHALL	53 Grove Road, Stratford upon Avon CV37 6PB	Permission sought to drop the kerb at the front of the property to create a vehicle crossing over the footpath to access hard standing for vehicle parking	No reps – subject to Highways approval.
13	22/02313/FUL BRIDGETOWN	163 Banbury Road, Stratford upon Avon CV37 7HT	Two storey rear extension	No reps – subject to no adverse impact on neighbours amenity.
14	22/01949/FUL TIDDINGTON	183 Loxley Road, Stratford upon Avon CV37 7DU	Installation of two air source heat pumps in rear garden	No reps
15	22/02234/FUL BRIDGETOWN	5 Buttercup Way, Stratford upon Avon CV37 7EQ	Proposed single storey rear extension	No reps
16	22/01972/OUT CLOPTON	Lock up garages, Hodgson Road, Stratford upon Avon	Outline application for the redevelopment of vacant lock up-garages and hardstanding to form 2 four bedroom detached dwellings with all matters reserved (appearance, landscaping, layout and scale) except access (to be determined)	Object – will be heard at PCC meeting on 30.8.22

17	22/01753/FUL WELCOMBE	7 Fordham Avenue, Stratford upon Avon CV37 6XD	Erect a maximum 2m high garden fence	No reps
18	22/02396/TREE WELCOMBE	8A Rowley Crescent, Stratford upon Avon CV37 6UT	T1 – walnut – crown lift to 5- 6 metres above ground level to balance T2 – walnut – crown lift to 5- 6 metres above ground level to balance T3 – lime – reduce to previously pollarded height of 7metres T4 – cypress – fell T5 – magnolia – reduce to previous pollarded height of approx 7metres	No reps
19	22/02341/FUL CLOPTON	Shakespeares Birthplace, Henley Street, Stratford upon Avon CV37 6QW	Replacement of areas of Blue Lias stone to the plinth on southwest, southeast and northeast elevations with new Blue Lias stone. (Pursuant to 20/03171/LBC)	No reps
20	22/02342/LBC CLOPTON	Shakespeares Birthplace, Henley Street, Stratford upon Avon, CV37 6QW	Replacement of areas of Blue Lias stone to the plinth on southwest, southeast and northeast elevations with new Blue Lias Stone (pursuant to 20/03171/LBC)	No reps
21	22/02376/FUL GUILDHALL	3 Old Town Court, 29 New Broad Street, Stratford upon Avon CV37 6NY	Single storey conservatory extension to the rear of the property	No reps
22	22/02359/FUL WELCOMBE	11 Mayfield Avenue, Stratford upon Avon CV37 6XB	Propose single storey extension to side and rear, and two replacement dormer windows to rear	No reps
23	22/02362/TREE TIDDINGTON	1 Tanworth Court, 26 Elgin Gardens, Stratford upon Avon CV37 7DQ	G1 – x8 English Elm – fell G2 – x3 Damson trees (Prunus domestica – fell T2 – x1 Cherry (Prunus) – fell T3 – x1 Damson tree – fell	No reps – no objection in principle subject to the Tree Officers approval. However, given the amount of

			T4 – Horse chestnut (Aesculus hippocastanum) – reduce to canopy by 2 metres T5 – Golden rain reduce the tree by 1.5 metres H1 – large mixed boundary hedge/small trees – reducing it to a height of approximately 3 metres	trees being removed, the TC would like to see some more trees planted.
24	22/02463/TPO TIDDINGTON	King Edward VI School Sports Field and Pavilion, Manor Road, Stratford upon Avon	G1 – beech and unspecified trees x3 – pruning back branches overhanging garden and property of 2 Manor Road, pruning back to the legal boundary	No reps
25	22/02334/FUL BRIDGETOWN	71 Banbury Road, Stratford upon Avon CV37 7HW	Small single storey timber construction garden room to rear of the existing curtilage.	No reps
26	22/00475/FUL BISHOPTON	15 Sidelands Road, Stratford upon Avon CV37 9DS	Two storey front rear and side extensions and replacement single storey garage	Holding objection. The proposed extensions must be redesigned to show a subservient extension. The TC will then be able to remove its holding objection.

075. Street Trading and Licensing Applications

No comments were raised on the two applications:

22/01130/LAVAR - That Little Gin and Prosecco Bar, 5 Shrieves Walk, Stratford on Avon, CV37 6GJ

22/01035/LAPREM - Nelly's Retro Vintage, Unit 7 Western Road, Stratford upon Avon CV37 0AH

076. Notices of decision (for information only)

There were 29 decisions, of which 27 were approved and 1 refused to which the Town Council had objected to and 3 had been approved that the Town Council

had objected to, including one where the Town Council had made no representation.

077. Any other Business

Stratford-upon-Avon South East - Settlement Design Analysis Consultation

The District Council had prepared an analysis of settlements across South Warwickshire, which would form part of the evidence base for strategy options in the forthcoming 'Issues and Options' consultation paper for the South Warwickshire Local Plan (SWLP). The Town Council had been asked to consider this analysis and invited to contribute to the consultation. The Committee agreed that the Town Clerk should forward the invitation to the consultation exercise direct to all Councillors and ask that they consider all of the associated documents and respond direct to the District Council.

078. Chairman's Verbal Report

The Chairman reported that he had received an email reminder from the Street Naming Officer at the District Council whilst he had been on annual leave, and he had had to make a snap decision on street naming as some of the suggestions for names proposed by the Town Council were already in similar use within the town.

079. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford-on-Avon District Council Planning Meeting on Wednesday 14 and 28 September, 2022.

The agendas for these meetings had not been published.

080. To appoint substitutes for the next Chairman's Actions meeting, if required

Councillor Jackson would be available to substitute.

The meeting closed at 7.11pm

Date of next meeting: Tuesday 27 September 2022 at 6.30pm at the Town Hall.

*Signed:
Chairman of Planning Committee*

