

**STRATFORD-UPON-AVON TOWN COUNCIL**

**PLANNING CONSULTATIVE COMMITTEE**

**MINUTES (Pages 1-13)**

31 May 2022

Held at the Town Hall

**Present**

|                 |                          |
|-----------------|--------------------------|
| Cllr W Dowling  | Cllr Jackson             |
| Cllr J Fotjik   | Cllr T Lee               |
| Cllr I Fradgley | Cllr K Taylor            |
| Cllr J Fradgley | The Mayor, Cllr G Cleeve |

**Minutes Clerk:** Margo Galvin

**Planning Consultant:** Mr Neil Pearce, Avon Planning Services

**Registered speakers:**

Steve Bromley representing Bromley Planning Ltd with reference to 22-01287-FUL (175a Evesham Rd. CV37 9BS - demolition of all buildings and construction of 7 dwellings and associated works).

Gary Stephens representing Orbit Homes with reference to a proposed housing needs survey.

001. To elect the Chairman and Deputy Chairman of the Planning Consultative Committee for the ensuing year 2022/2023

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 Cllr D Curtis.

*Not present:* Cllr E Coles.

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.

There were none.

008. To approve the draft Open Minutes of the Planning Consultative Committee Meeting held on 03 May 2022.

The Minutes of the Planning Consultative Committee meeting held on 03 May 2022 were approved as a correct record.

009. List of planning applications deferred from the Chairman's Actions meeting on 25 May 2022 with any additional items deferred from the Additional Chairman's Actions meeting on 30 May 2022.

The Chair noted that application no. 22/00114/OUT (Willicote Farm, Campden Road, Clifford Chambers, Stratford-upon-Avon) had been deferred from the Additional Chairman's Actions meeting.

The Planning Consultant made a presentation relating to application no. 22/01287/FUL (175A Evesham Road, Stratford-Upon-Avon - demolition of all buildings and construction of seven dwellings and all associated works). The key points are summarised below:

- The proposed development comprises one bungalow, two pairs of semi-detached houses and two detached houses, all to have three bedrooms, garages and rear gardens.
- The main access from Evesham Road is along the existing private, surfaced track. The proposed development is partly flanked by the unmade private track known as Wheelbarrow Lane, which is not a public right of way.
- The site falls within the town boundaries and is in a sustainable location, being a short walk into town. There is a holding objection from the Highways Authority who require a passing bay on the access track.

The Planning Consultant noted that in 2020 the Council had refused a planning application for a single dormer bungalow with vacant plots on either side (land at the rear of 182 - 183, Evesham Road). An appeal was later dismissed on the grounds of the adverse effect the dwelling would have on the area's character. The current application is for a much larger development.

## **Planning considerations:**

Policy E1 of the NDP relating to the protection of existing employment sites. Mr Pearce advised that there is a history of a surplus of employment sites in the district and Sibbasbridge Ltd. would not necessarily be expected to continue occupying the site in the future, especially as this is a residential area.

Policy H4 of the NDP supports the redevelopment of brownfield sites. This planning application would conform to this.

## **Points of clarification**

A Councillor asked if the proposed bin store (located near the entrance to Evesham Road) is just for the bungalow. Mr Pearce replied that it is for the whole development, which is why Highways have submitted an objection; they wish to understand how larger vehicles would be able to access it. It was noted that the site is currently occupied by Sibbasbridge builders merchants so large lorries have been using this track for some time. Mr Pearce noted that more information will be required to overcome the Highways objection as SDC is unlikely to approve the application in its current form.

A Councillor asked if there have been any applications for building on this site since the NPD was published. Mr Pearce advised that consent had been given for commercial buildings in 2020 but he did not think consent had been granted for residential development.

A Councillor asked if the surfaced track leading off Evesham Lane connects to Wheelbarrow Lane. This was confirmed. Although the track is private, it is possible to walk down it to Wheelbarrow Lane (an unmade, private track) and on to Seymour Road, Brownlow Drive and Shottery Road.

A Councillor asked if vehicles using the access road would be able to pass each other. Mr Pearce responded that it might be possible for two cars to pass each other, although the road is not to an adoptable standard. Due to the small number of proposed houses, it is possible to have a sub-standard private drive such as this without Highways getting too concerned. However, a developer would still have to prove how the houses could be serviced.

## **The Chair then invited Mr Steve Bromley to address the meeting. His comments are summarised below:**

- The applicant, Mr Chris Gould, was unable to attend this meeting in person and sent his apologies.
- In the light of the County Highways' holding objection to this application, the applicant has amended the scheme by deleting Plot 1 (the bungalow) and replacing it with a parking bay, thus reducing the number of dwellings on the site to six.

- Local concerns about accessing Wheelbarrow Lane are acknowledged and there are no proposals to use this track in the context of the proposed development.
- The main access to the dwellings will be via Evesham Road. Traffic along this track should reduce given that large vehicles such as HGVs and skips will no longer be using it.
- Sibbasbridge Ltd intend to stay in the town.

#### **Questions were then invited.**

A Councillor asked where Sibbasbridge intend to move to. Mr Bromley advised that the client will only seek another site once planning approval for the six dwellings has been granted.

A Councillor asked if access onto Evesham Road would be safe, given the narrowness of the access road. Mr Bromley replied that Highways have not raised this as an issue and are more concerned about visibility on the actual site e.g. vehicles reversing out of parking bays onto the access road itself.

A Councillor asked how bins would be collected. Mr Bromley replied the assumption is that the refuse truck will stay on the main road and collect the bins from there.

A Councillor asked if, as a point or order, the Council is permitted to vote on this application since it is now being amended. Should the Council wait until the amended application is submitted? The Planning Consultant advised that, although the application will change to address Highways' comments, the Planning committee must decide based on the information presented to them at this meeting. They could return a Holding Objection subject to further information and Highways withdrawing their objections. The Town Council will have an opportunity to consider the new scheme, when they will be in a better position to make a subsequent comment.

**It was PROPOSED, SECONDED AND AGREED by a unanimous vote to return a Holding Objection to the proposed scheme with the following comment:**

*"The Town Council submits a holding objection on the grounds of highway safety. The TC understands that the applicant will be amending the submitted plans to address the concerns raised and that the TC will be reconsulted on these amended plans at which point the TC will give further consideration. The TC would also like to understand what sustainable credentials the proposed development includes."*

22/00114/OUT (Willicote Farm, Campden Road, Clifford Chambers, Stratford-upon-Avon)

The Planning Consultant noted that this application has come to the Town Council because it is located within an adjacent parish. It is a 'hybrid' application in that it has been submitted partly in detail and partly in outline.

It relates to the change of use of land and existing buildings from equestrian / employment use to a wildlife park visitor attraction comprising:

- a. full planning application for change of use of 4 existing buildings into a staff building, a storage /workshop building, covered picnic area and a cafe and indoor play building; erection of a new admissions building, amphitheatre, seasonal artificial ice rink, 2 x tobogganing slopes, 4 x retail huts, animal houses, enclosures and associated exhibits, amenity buildings, walk through time dinosaur exhibit and 2 units of overnight staff accommodation; the installation of a new main vehicle access, car parking facilities and internal roads and paths, animal fencing and perimeter service track, the creation of ponds and boating lake
- b. outline planning permission to enlarge the wildlife park visitor attraction to include further animal paddocks, ancillary animal houses, enclosures and exhibits and play areas, up to 45 units of overnight visitor accommodation, the creation of ponds, landscape features and planting.

The wildlife park (*All Things Wild*) is currently located at Honeybourne near Evesham and wishes to expand and relocate to a larger site.

The scheme proposes 396 parking spaces plus 51 disabled parking spaces, 18 charging points and 53 staff spaces.

It is expected that the wildlife park will benefit Stratford-upon-Avon through increased tourism.

### **Points of clarification**

A Councillor asked how much larger the new site will be compared to the applicant's current site. A Councillor advised that the current site is 18,200 sq. ft in size. The new site is 32 hectares, suggesting that this will be a lot larger. It is not currently known if there are any public rights of way across the site.

A Councillor asked if the proposed Southern Western Relief road has consent yet. The Chair advised that it does not. The District Council is carrying out studies and a consultancy report is due in July. As such, there is no current consent to relieve traffic to the south of the town. The Planning Consultant noted that the principle of the relief road has been established, although the detail has not been defined. This raises questions about the possible impact of such a large new visitor attraction if the relief road is never constructed.

### **The committee then went into debate.**

Councillors agreed that, in principle, the proposed new wildlife park looks impressive.

A Councillor had concerns about the B4632 road which does not have a cycle lane. Careful thought needs to be given to signage on the road. Some major changes may be needed.

A Councillor noted that the new attraction will provide local employment and help to improve the local economy.

A Councillor noted concerns about the traffic situation and did not feel that application could be approved without tying it into a solution for traffic. This remains an ongoing and unresolved issue for Cala Homes at Long Marston.

**It was PROPOSED, SECONDED AND AGREED by a majority vote to return a Holding Objection to the proposed scheme with the following comment:**

*“The Town Council submits a holding objection on highway grounds. Whilst the TC is broadly supportive of the development in this location, there needs to be a full scrutiny of the traffic effects of this development on the town and principal roads going into and out of the town. This scrutiny needs to include sensitivity testing in a scenario where the western relief road is not delivered.”*

010. Item 9.5b on the agenda (Orbit Homes Housing Needs Survey) was moved forward for discussion.

The Chair noted that, in 2015, a housing needs survey had been conducted and that a fresh survey is now proposed.

Gary Stephens, Planning Consultant representing Orbit Homes, and Sarah Brooke-Taylor, Rural Housing Enabler at Warwickshire Rural Community Council (WRCC) who conducted the original survey, then addressed the Councillors. The key points are summarised below:

- Orbit Homes are one of the largest providers of affordable homes in the district and wish to build more homes in Stratford.
- They would like to commission a housing needs survey that will update the 2015 survey. The new survey, to be conducted by WRCC, will be similar to the previous one. It will be available online and as hard copy. Responses will be anonymous.
- The survey will look at all types of housing: rental, shared ownership, owner occupied and self-build.
- Orbit proposes to fund the study, so there will be no cost to the Town Council.
- The hope is to conduct the survey over the summer, with results being available in early autumn.
- The Town Council would see a copy of the analysis which could be used to support their response to future planning applications and the emerging Neighbourhood Development Plan.
- Orbit would like the Town Council's support for the survey, specifically in relation to promoting it to local people.

- Orbit has a potential site in mind for a new affordable housing development: this is on the Alcester Road opposite Brookside Road.

### **Questions were then invited.**

A Councillor asked for clarification over the link between the survey and the suggested Alcester development site. Gary Stephens advised this would be a separate planning issue.

A Councillor asked how much information would be exchanged with SDC. Sarah Brooke-Taylor advised that the data would be fed back to SDC but it would relate solely to the housing needs for Stratford. The survey will state that it is for the purpose of identifying Stratford parish-wide housing needs.

A Councillor asked what a good response rate would be. Sarah Brooke-Taylor advised that a 2% response would be good.

A Councillor asked if the survey will be independent from the SDC core strategy; if it is to be used as NDP data, it must be independent. This has been a point of interest in the past. She noted that there are differences between town parish needs and what the core strategy says. Sarah Brooke-Taylor advised that the District's needs are different to the town's housing needs. This survey will only look at the parish of Stratford town. The survey will be independent, with no connection to SDC, but the data will feed into the core strategy.

A Councillor asked if Orbit has looked at other sites for the new housing. Gary Stephens advised that Orbit is always looking for opportunities to deliver affordable housing and is open to considering other sites.

A Councillor noted that the suggested site is regarded as 'protected' in the NDP as it separates Shottery village from the town. The Planning Consultant commented that it is not a local green space and that the land could only be used in exceptional circumstances.

**There being no other questions, it was PROPOSED, SECONDED AND AGREED unanimously that the Town Council supports the housing needs survey and will assist in promoting it locally. The Council looks forward to further communication on the matter.**

The Chair noted that the Town Clerk felt this matter should be on the PCC agenda, although the survey itself had not been requested by the Town Council.

### **011. To note action of the Town Clerk after consultation with the Chairman (or their substitutes) and Avon Planning Services on 25 May 2022.**

The actions were noted. The Chairman's Actions meeting on 25 May 2022 and the Additional Chairman's Action remote meeting on 30 May 2022 were both attended by Cllr I Fradgley and the Planning Consultant, Mr Neil Pearce.

|           | <b>Application No</b> | <b>Site</b>                          | <b>Proposed Development</b>                                                                                                                                                       |
|-----------|-----------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b>  | 22/01202/TREE         | 24 Church Lane, Shottery             | Reduce & remove trees                                                                                                                                                             |
| <b>2</b>  | 20/02762/FUL          | Land adjacent to the Rosebird Centre | Application of Discharge of Conditions Re: use of Stone proposed                                                                                                                  |
| <b>3</b>  | 22/01285/TREE         | Arden Park Hotel                     | Yew and T2 Cypress – lift crowns of both trees to 5m of east side, for car parking                                                                                                |
| <b>4</b>  | 22/01047/FUL          | 8 Tiddington Road                    | Change of use from private English Language School to residential dwelling with repairs and alterations and change of use of land to garden land in association with the dwelling |
| <b>5</b>  | 22/01000/FUL          | Arden Park Hotel                     | Change of use from guest house and 3 holiday lets to single dwelling and 3 self-contained letting units                                                                           |
| <b>6</b>  | 22/01255/MLBC         | 1 High Street, CV37 6AU              | Variation of approved plans to amend internal layout and create second                                                                                                            |
| <b>7</b>  | 22/01287/FUL          | 175a Evesham Rd. CV37 9BS            | Demolition of all buildings and construction of 7 dwellings and associated works                                                                                                  |
| <b>8</b>  | 22/01233/FUL          | Spa Farm, Bishopton Lane             | Demolition of existing building and outbuildings and erection of 7 residential dwellings                                                                                          |
| <b>8</b>  | 22/01365/TPO          | Land rear of 10 – 15 Evesham Place   | T1 – Lime – fell to ground level                                                                                                                                                  |
| <b>9</b>  | 22/01211/FUL          | Avonhurst Cottage, Tiddington Rd.    | Demolition of existing conservatory and form single storey rear extension and internal alterations                                                                                |
| <b>10</b> | 22/00887/VARY         | 179 Loxley Road                      | Move the bat loft to outbuilding                                                                                                                                                  |
| <b>11</b> | 22/01238/FUL          | 31 Bordon Place CV37 9AZ             | Single storey rear extension and new bay window and canopy                                                                                                                        |

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| <b>12</b> | 22/01399/TPO | Barrington House, 11 Marsh Lane      | T15 and T18 lime – reduce trees, remove epicormic growth, remove deadwood                                               |
| <b>13</b> | 22/01400/TPO | 20 St. Peters Way<br>CV37 0RU        | T23 and T24 lime reduce trees, remove epicormic growth, remove deadwood                                                 |
| <b>14</b> | 22/01401/TPO | 10 Marsh Lane, Bishopton             | T13 and T14 lime – reduce trees, remove epicormic growth, remove deadwood                                               |
| <b>15</b> | 22/01403/TPO | 12 Marsh Lane,<br>Bishopton          | T12 – lime, reduce tree, remove epicormic growth, remove deadwood                                                       |
| <b>16</b> | 22/01398/TPO | 14 Marsh Lane,<br>Bishopton          | T8 and T11 lime, reduce trees, remove epicormic growth, remove deadwood                                                 |
| <b>17</b> | 22/01372/LBC | 32 - 34 Bridge St.                   | Maintenance and repair including stucco repair, window replacement and decoration                                       |
| <b>18</b> | 22/1302/FUL  | 65 Banbury Road                      | Single storey rear extension                                                                                            |
| <b>19</b> | 22/01341/FUL | 2 Alveston Pastures, White Gates     | Demolition of existing garage, erect new double garage, cycle garden store and home office study, including site works. |
| <b>20</b> | 22/01343/FUL | Pear Tree House, 39 St. Mary's Road  | Single storey extension to front of property to enlarge existing, integrated garage                                     |
| <b>21</b> | 22/01333/TPO | Belmont, 29 Carters Lane, Tiddington | T1 – Willow – remove 2.5–3 mtrs to previous pollard points.                                                             |
| <b>22</b> | 22/01234/FUL | 24 Sheep Street                      | Addition on two canopy awnings to the front elevation of The Four Teas                                                  |
| <b>23</b> | 22/01235/LBC | 24 Sheep Street                      | Addition of two canopy awnings to the front elevation of The Four Teas, 24 – 25 Sheep Street                            |
| <b>24</b> | 22/01340/FUL | 126 Justins Avenue                   | Construction of single storey extension and reconstruction of existing garage                                           |

|           |              |                       |                                                              |
|-----------|--------------|-----------------------|--------------------------------------------------------------|
| <b>25</b> | 22/01190/FUL | 39 Lingfield Crescent | Erection of a small conservatory at the back of the property |
|-----------|--------------|-----------------------|--------------------------------------------------------------|

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|----------|--------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b> | 22/00730/FUL | 115 Banbury Road, Stratford upon Avon CV37 7HR                                                           | Replace one-metre-high picket fence with two-metre-high close board fence on the boundary fronting Waterloo Drive                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>2</b> | 22/01253/FUL | 108 Shipston Road, Stratford upon Avon CV37 7LR                                                          | Single storey extensions to side and rear of dwelling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>3</b> | 22/01250/FUL | 17 Kensington Close, Stratford-Upon-Avon, Warwickshire, CV37 0BU                                         | Remove existing enclosed porch and create new open porch. Remove existing roof lights from garage and replace with dormer windows.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>4</b> | 22/01443/LBC | 30 College Lane, Stratford-Upon-Avon, Warwickshire, CV37 6BS                                             | Replace three existing windows                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>5</b> | 22/00114/OUT | Willicote Farm, Camden Road, Clifford Chambers, Stratford upon Avon, CV37 8LN<br>For All Things Wild Ltd | Proposed: Hybrid planning application for the change of use of land and existing buildings from equestrian / employment use, to a wildlife park visitor attraction comprising A) full planning application for change of use of 4 existing buildings into a staff building, a storage /workshop building, covered picnic area and a cafe and indoor play building; erection of a new admissions building, amphitheatre, seasonal artificial ice rink, 2 x tobogganing slopes, 4 x retail huts, animal houses, enclosures and associated exhibits, amenity buildings, walk through time dinosaur exhibit and 2 units of overnight staff accommodation; the installation of a new main vehicle access, car parking facilities and internal roads and paths, animal fencing and perimeter service track, the creation of ponds and boating lake; |

|           |                                                                             |                                                                              |                                                                                                                                                                                                                                                                                                    |
|-----------|-----------------------------------------------------------------------------|------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           |                                                                             |                                                                              | and B) outline planning permission to enlarge the wildlife park visitor attraction to include further animal paddocks, ancillary animal houses, enclosures and exhibits and play areas, up to 45 units of overnight visitor accommodation, the creation of ponds, landscape features and planting. |
| <b>6</b>  | 22/01431/LBC                                                                | Anne Hathaway's Cottage, Cottage Lane, Shotton, Stratford-upon-Avon CV37 9HH | Localised repair to interior and exterior of cottage                                                                                                                                                                                                                                               |
| <b>7</b>  | 22/01396/FUL                                                                | 45 Meadow Close, Stratford-upon-Avon, CV37 9PX                               | Proposed Single Storey Side Extension                                                                                                                                                                                                                                                              |
| <b>8</b>  | 22/01329/FUL                                                                | White Sails , 85 Evesham Road, Stratford-Upon-Avon, Warwickshire CV37 9BE    | Change of use of guest house (including self-contained accommodation) to a single dwelling.                                                                                                                                                                                                        |
| <b>9</b>  | 22/01112/FUL                                                                | St Gregory's Primary School, Avenue Road, Stratford-upon-Avon, CV37 6UZ      | Multi Use Games Area installed externally to accommodate outdoor sporting activities in all climates (retrospective)                                                                                                                                                                               |
| <b>10</b> | 22/01541/TPO                                                                | 174 St Peters Way, Bishopton, Stratford-Upon-Avon, Warwickshire CV37 0RU     | T5 and T6 - lime x2 - Trees to the front of the property, re-pollard to remove dead wood and end-weight, and encourage new growth.                                                                                                                                                                 |
| <b>11</b> | 22/00790/FUL                                                                | 19 Toll Gate Close, Stratford-upon-Avon, Warwickshire, CV37 9JY              | Proposed first floor extension including alteration to existing single storey roof to the rear and insertion of 1no. roof light                                                                                                                                                                    |
| <b>12</b> | 22/01542/TPO                                                                | 11 Thomas Bland Road, Bishopton, Stratford-Upon-Avon, Warwickshire CV37 0TX  | T4 - lime - Tree to the front of the property, re-pollard to remove dead wood and end-weight loading and encourage new growth.                                                                                                                                                                     |
| <b>13</b> | 22/01543/TPO<br>(application has wrong house number on – should relate to 9 | 9 Thomas Bland Road, Bishopton, Stratford-Upon-Avon, Warwickshire CV37 0TX   | T3 - lime - To front of the property. Re-pollard to remove dead wood and end-load weighting and encourage new growth.                                                                                                                                                                              |

|    |                           |                                                                          |                                                                                                                                                     |
|----|---------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
|    | Thomas Bland Road not 11) |                                                                          |                                                                                                                                                     |
| 14 | 22/01349/FUL              | Water's Edge, 7 Beeches Walk, Tiddington, Warwickshire CV37 7AT          | River bank stabilisation works.                                                                                                                     |
| 15 | 22/01544/TPO              | Bishopton House, The Avenue, Bishopton, Stratford-Upon-Avon Warwickshire | T1 and T2 - lime x2 - To front of the property. Crown reduce by a maximum 1.5-2metres to remove dead wood and end-loading and encourage new growth. |

## 012. Street Trading and Licensing Applications

012a. There were no street trading applications pertinent to the Town Council.

012b. The following licensing applications were pertinent to the Town Council:

22/00637/LAPREM: Wonderland, Unit 15 Bell Court, Stratford upon Avon CV37 6EX - Sale of alcohol, provision of regulated entertainment

22/00565/LAPREM: Picnic in the Park (at Bancroft Gardens) Bancroft Gardens, Waterside, Stratford upon Avon CV37 6BA - Provision of regulated entertainment.

22/00541/LAPREM - Zoo Sushi & Bubble Tea 3-5 Cooks Alley, Stratford upon Avon CV37 6QN - Sale of alcohol.

The above applications were agreed.

## 013. Notices of decision

There were 26 decisions, 21 of which were approved and 2 were withdrawn, 3 refused. The Chair noted that one of the refusals did not record the Town Council's comment (objection).

## 014. Any Other Business

### 014a) Terms of Reference Annual Review

Attention was drawn to item 4.9: *"To facilitate the Town Centre Strategic Partnership and receive the minutes accordingly."* The Chair advised that he had never seen the minutes and would like to receive them.

Attention was also drawn to item 13: *"The Committee shall meet not less than sixteen times a year. Meetings shall normally be held at 6.30pm on a Tuesday in the Town Hall or at 6:00pm if held virtually."* The Chair noted that 14 meetings were held in 2021 and proposed that Planning Consultative Committee meetings should only be held if there is business to be conducted.

014b) Worths Way green space area - consideration of green space area to be adopted by the Town Council.

This matter had been referred to the Town Council by the Town Clerk. It was noted that adopting this space would involve considerable expense. The committee would like to establish whether or not the freehold would be included in any arrangement. It was proposed that the matter be deferred until the next PCC.

015. Chairman's Verbal Report – for information only

The Chair referred to item 184a of the Planning Consultative committee minutes of the meeting held on 03 May 2022 (street naming – land west of Stratford, land south of Alcester Road, land north of Evesham Road). He advised that the Town Council had presented alternative street names to the District Council who were due to pass these on to the developer. Nothing further has been heard. Cllr Lee was thanked for his work on this.

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

There were none.

017. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford District Council Planning Meeting on Wednesday, 8 June 2022 at 6:00pm.

The Chair noted that there is nothing on the agenda for the Town Council.

018. To appoint substitutes for the next Chairman's Actions on 15 June 2022, if required

As Cllr Dowling will be on leave on this date, Cllr Jackson advised he may be available to substitute.

*The meeting closed at 20.12*

**Date of next meeting: Tuesday 21 June 2022 at 6:30pm**

Signed:

Chairman of Planning Committee