

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES (Pages 1-8)

10 January 2023

Held at the Town Hall

Present

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

Minutes Clerk: Margo Galvin

Not present: Cllr G Cleeve, Mr Neil Pearce (Planning Consultant, Avon Planning Services)

Registered speakers

Pre-Planning application: Windsor Street: Mr Filip Florczak representing IDP Group.

The Chair noted that there were no applications deferred by Chairman's Actions on 4th January 2023 and the Additional Chairman's Actions on 9th January 2023.

113. Apologies for Absence

Apologies were received from Cllr J Fotjik, Cllr K Taylor and Cllr T Jackson.

114. Declarations of interest on items on the agenda

There were none.

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

None were received.

116. To grant any requests for dispensation as appropriate.

None were received.

117. Consultation Presentation on Pre-Planning Applications.

In attendance was Mr Filip Florczak representing IDP Group, who made a short presentation about the proposed development in Windsor Street, Stratford upon Avon. The main points are summarised below:

- The proposed development is located on the site of the former Picturehouse cinema, demolished in 2020.

- It replaces the plan (now withdrawn) to build a Travelodge hotel on the site, for which planning permission was granted in 2019.
- The current proposal is for 29 apartments and 32 cycle spaces (no car parking spaces)
- The 4-storey building will be constructed on the footing of the previously approved hotel and be set around two courtyards and accessed via two secure archways.
- The consortium submitting this proposal includes a dedicated contractor experienced in town centre developments.
- There has been a public consultation relating to the proposed development; feedback has been generally positive.

Points of clarification

- The development will comprise 8 x 1-bed, 18 x 2-bed and 3 x 3-bed dwellings and will include some affordable housing.
- The height of the proposed development will be lower than both the Travelodge hotel and the Picturehouse cinema.
- Heating will be electric and will be supplemented by a PV system.
- It was noted and appreciated that the consortium has carried out a public consultation at this early stage.
- It is expected that a planning application will be submitted during Q1 2023. It is estimated that construction will take 4-5 months assuming planning permission is granted.

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

There were none.

119. To approve the draft open minutes of the Planning Consultative Committee meeting held on 29 November 2022.

The minutes of the meeting held on 29 November 2022 were approved as a correct record.

120. List of planning applications deferred from the Chairman's Actions meeting on 04 January 2023 with any additional items deferred from the Additional Chairman's Actions meeting on 09 January 2023.

There were none.

121. To note action of the Town Clerk after consultation with the Chairman (or their substitutes) and Avon Planning Services on 04 January 2023.

The actions were noted. The Chairman's Action meeting on 04 January 2023 was attended by Cllr I Fradgley, Cllr W Dowling and the Planning Consultant, Mr N Pearce. The Additional Chairman's Action meeting on 09 January 2023 was attended by Cllr I Fradgley, Cllr W Dowling and Mr N Pearce.

	Application	Site	Proposed development
1	22/03626/DDT	STREET RECORD, Waterside, Stratford upon Avon	For information - -T1 horse chestnut located outside Royal Shakespeare Theatre: Fell. (Tree has been in decline and sections are now dead. Replacement planting required). -G1, roadside limes x13no.: - Arboricultural works to highway trees to ensure the necessary clearance over footway. Lift crowns to 2.5metres above ground level. (Works exempt from the need to give 6 weeks' notice, as necessary for highway safety).
2	22/03168/FUL WELCOMBE	The Potting Shed Compound, The Hill, Warwick Road, Stratford-upon-Avon CV37 0NP	Reconstruction of existing coach-house to form two dwellings
3	22/00701/FUL APPEAL TIDDINGTON	9 Avon Crescent, Stratford-upon-Avon, CV37 7EU	Ground floor rear breakfast room, utility, shower room and home office extensions. First floor pitched roofed en-suite bedroom extension
4	22/01685/VARY APPEAL BRIDGETOWN	Stratford-upon-Avon Business And Technology Park, Banbury Road, Stratford-upon-Avon	Variation of condition 2 of planning permission 20/02665/FUL dated 18 February 2022 to allow for amendments to access junction plan, including the removal of the bus turning facility and other alterations. Original description of development: Construction of 62 no. dwellings (Use Class C3) with means of site access from Stratford Business and Technology Park onto Banbury Road including amenity space and all other necessary ancillary and enabling works
5	22/03377/FUL CLOPTON	Jewson Ltd, Wharf Road, Avon Industrial Estate, Stratford-Upon-Avon Warwickshire	Removal of site entrance/exit and formation of new site entrance and new site exit. New traffic management layout to yard area. Relocate yard racking to facilitate loading /unloading area. Removal of small lean to at gable end of building and formation of new covered area. Internal alteration to existing sales building. Building

			external colour to be refreshed blue RAL 5003 with traffic yellow trims
6	22/02741/FUL WITHDRAWN 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
7	22/03556/FUL WELCOMBE	5 Welcombe Road, Stratford-upon-Avon, CV37 6UJ	Front extension to existing kitchen, replace pantiles with slate, clad front elevation with matching brickwork and add pitched roof to existing flat roof garage
8	22/03313/FUL TIDDINGTON	Cedar Lawns, Alveston Leys, Alveston, Stratford-Upon-Avon Warwickshire	The addition of a basement and amendments to extant approval 22/00313/FUL
9	22/03652/TREE GUILDHALL	8 Trinity Street, Stratford-Upon-Avon, Warwickshire, CV37 6BL	T1 - silver birch – Fell
10	22/03552/FUL BRIDGETOWN	41 Bridgetown Road, Stratford-Upon-Avon, Warwickshire, CV37 7JH	Proposed front porch extension, single storey rear extension and loft conversion
11	21/02447/FUL AMENDMENT CLOPTON	1 Arden Street, Stratford-upon-Avon	Construction of new Private Rented Sector apartment building to incorporate 18 no. apartments and ground floor commercial space
12	22/03483/FUL SHOTTERY	175A Evesham Road, Stratford-Upon-Avon, Warwickshire, CV37 9BS	Demolition of all buildings and construction of six dwellings and all associated works
13	22/03257/FUL AMENDMENT TIDDINGTON	103 Knights Lane, Tiddington, Stratford-Upon-Avon, Warwickshire CV37 7BZ	Proposed porch
14	22/03641/LDE TIDDINGTON	2 Alveston Farm Bungalows, Alveston Hill, Alveston, Warwickshire CV37 7RR	The existing use of the building is as an office (Use Class E).
15	22/03618/LDE GUILDHALL	Shakespeare Hotel, Chapel Street, Stratford-Upon-Avon, Warwickshire CV37 6ER	Lawful Development Certificate to establish if there has been a lawful commencement of planning permission 19/02091/FUL and the associated listed building consent 19/02092/LBC

16	22/03207/FUL AMENDMENT 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
17	22/00114/OUT AMENDMENT ETTINGTON	Willicote Farm, Campden Road, Clifford Chambers, Stratford-upon-Avon CV37 8LN	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
18	22/00114/OUT AMENDED ETTINGTON	Willicote Farm, Campden Road, Clifford Chambers, Stratford-upon-Avon CV37 8LN	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; 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
19	22/03059/FUL AMENDED TIDDINGTON	4 The Rookery, Alveston, Stratford-upon-Avon, CV37 7QP	Proposed rebuilding of unstable boundary wall and widening of existing vehicular access to provide off-road car parking facility
20	22/01290/FUL BRIDGETOWN	Stratford Minigolf, Swans Nest Lane, Stratford-upon-Avon, CV37 7LS	Re-develop the current mini-golf course and area within the recreation ground. Works to include new coffee shop, change of surfacing, perimeter fencing, two new courses as well as a walkway at centre of the site.
21	22/03744/TREE TIDDINGTON	55 Tiddington Road, Stratford-Upon-Avon, Warwickshire, CV37 7AF	G1 - willow x4 - Re pollard to previous points

1	22/03622/FUL TIDDINGTON	42 Tiddington Road, Stratford-upon-Avon, CV37 7BA	Proposed wall and flat roof to the side to form external store.

2	21/02722/FUL AMENDMENT TIDDINGTON	5 Alveston Pastures, Alveston, Stratford-upon-Avon, CV37 7RP	Revisions to extent of garden land associated with the dwelling, including the creation of a designated Landscape and Ecology zone plus provision of fenced tennis court.
3	22/03633/FUL GUILDHALL	The Dirty Duck, 53-54 Waterside, Stratford-Upon- Avon, Warwickshire CV37 6BA	Internal and external refurbishment project including new pergola to rear garden
4	23/00027/TREE BRIDGETOWN	9 Sequoia Mews, Shipston Road, Stratford-upon-Avon, CV37 7PZ	T1 Sequoia - Crown lift to 4 metres above ground level. Reduce height by 3 metres, from a height of approximately 12.1 metres to approximately 9 metres and shape the sides
5	22/03528/FUL WELCOMBE	Crowne Plaza, Bridgefoot, Stratford-Upon-Avon, Warwickshire CV37 6YR	Replacement of windows at first and second floor
6	22/03108/FUL BRIDGETOWN	Stratford-upon-Avon Business And Technology Park, Banbury Road, Stratford-upon-Avon	Temporary sales cabin, car parking and other associated development
7	22/03453/TREE HATHAWAY WITHDRAWN	15 Campbell Close, Shottery, Stratford-upon-Avon, CV37 9EH	T2 yew – Fell
8	22/03241/TREE WELCOMBE	80 Maidenhead Road, Stratford- upon-Avon, CV37 6XU	T1 box elder - pollard back - reduce spread from 12m to 6m and reduce height from 10m to 5m
9	22/03694/ADV GUILDHALL	30 High Street, Stratford-Upon- Avon, Warwickshire, CV37 6AU	Retrospective rebranding of existing adverts (hanging sign and fascia above entrance)
10	22/03692/LBC GUILDHALL	30 High Street, Stratford-upon- Avon, CV37 6AU	Retrospective rebranding of existing adverts (hanging sign and fascia above entrance)
11	22/03454/TREE HATHAWAY	15 Campbell Close, Shottery	I note the Town Councils objection to the tree works notification. Following correspondence with the agent, it has been possible to retain T5 yew of this notification and T2 yew of a separate notification at this address (22/03456/TREE). The remaining trees proposed for removal are of low arboricultural merit and would not fulfil the TPO criteria. My delegated decision will be raising no

			objection to these lower quality removals.
--	--	--	--

122. Street Trading and Licensing Applications

122a. There were no street trading applications pertinent to the Town Council.

122b. Licensing applications relating to 32 Greenhill Street and Unit 3, Bell Court were agreed.

123. Notices of decision

The Chair noted that there had been 31 Notices of Decision, of which 29 were granted and 2 refused.

124. Any Other Business

There was none.

125. Chairman's Verbal Report – for information only

There was nothing to report.

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

There were none.

127. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford District Council Planning meeting on 25 January 2023 at 6pm.

It was noted that the agenda for the meeting on 25 January 2023 has not been published yet.

128. To appoint substitutes for the next Chairman's Actions on 01 February 2023, if required.

Cllr W Dowling will be available to substitute on 01 February 2023, if required.

The meeting closed at 19.09.

Date of next meeting: Tuesday 07 February 2023, at 6:30pm

Signed:

Chairman of Planning Committee