

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES (Pages 1-8)

07 February 2023

Held at the Town Hall

Present

Cllr G Cleeve	Cllr J Fradgley
Cllr D Curtis	Cllr R Harding
Cllr W Dowling	Cllr T Jackson
Cllr J Fojtik	Cllr T Lee
Cllr I Fradgley	

Planning Consultant: Mr Neil Pearce (Avon Planning Services)

Minutes Clerk: Margo Galvin

Registered speakers

Dr Simon Edwards (resident) and Cllr Kate Rolfe (as Ward Councillor) attending as objectors in relation to application 22/03679/FUL - 15 Manor Green, Stratford-Upon-Avon.

Also attending in support of Dr Edwards were residents from Manor Green.

The Chair noted that the following application had been deferred by Chairman's Actions on 27 January 2023. Application: 22/03679/FUL - 15 Manor Green, Stratford-Upon-Avon, Warwickshire, CV37 7ES - Demolition of existing house and garage and construction of 1 new self-build dwelling and 1 open market dwelling.

There were no deferrals from the Additional Chairman's Action meeting held on 06 February 2023.

129. Apologies for Absence

Apologies were received from Cllr K Taylor.

130. Declarations of interest on items on the agenda

There were none.

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

None were received.

132. To grant any requests for dispensation as appropriate.

None were received.

133. Consultation Presentation on Pre-Planning Applications.

There was none.

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

There were none.

135. To approve the draft open minutes of the Planning Consultative Committee meeting held on 10 January 2023.

The minutes of the meeting held on 10 January 2023 were approved as a correct record.

136. List of planning applications deferred from the Chairman's Actions meeting on 01 February 2023 with any additional items deferred from the Additional Chairman's Actions meeting on 06 February 2023.

The following application was deferred from the Chairman's Actions meeting:
Application: 22/03679/FUL - 15 Manor Green, Stratford-Upon-Avon, Warwickshire, CV37 7ES.

The Planning Consultant made a presentation relating to this application. The key points are summarised below.

This is a detail Planning Application relating to the demolition of the existing house and garage on this site and the construction of 1 new self-build dwelling and 1 open market dwelling.

Planning history:

- 21/04069/FUL: Demolition of double garage and utility and replacement with a detached dwelling. The Town Council objected in March 2022, SDC refused the application in May 2022 and an appeal was dismissed in October 2022.
- 22/022365/FUL: Demolition of existing house and garage and construction of two new dwellings. The Town Council responded No Reps in September 2022, but SDC refused in November 2022 (no appeal currently lodged). The main reasons for rejection were that the property had not been shown to be unsuitable for retention and did not require replacing with two new dwellings; the proposed development would harm the character and pattern of development in the area and have a harmful and overbearing impact on neighbouring properties.

The current proposal is similar to the previous applications: one detached four-bedroom and one detached three-bedroom dwelling. The main difference is that the properties have been brought forward by several metres to try and

maintain the building line; the design of the dwellings has not changed much. SDC has raised the dominance of parking and hard surfacing on the plot.

Dr Simons Edwards then addressed the Councillors. He noted that this is the developer's fifth attempt to obtain planning permission to build two houses on a plot currently occupied by one. This will have a negative impact on the surrounding properties. Parking will be an issue since five spaces have been allocated across the front of the houses (three for the four-bedroom house and two for the three-bedroom house) and there is insufficient space. The narrow access onto the shared driveway and lack of space may result in one vehicle having to be parked on the road on a bend. Additionally, the environmental cost of demolishing one dwelling to build two would exceed that of refurbishing the current home. Also, two dwellings would create a net increase in energy consumption. While there is a need for self-build sites in Stratford, data indicates that the supply of self-build plots currently exceeds the target. Therefore, the application is unnecessary and undesirable.

Cllr K Rolfe addressed the meeting on behalf of Manor Green residents in her capacity as Ward Councillor. She noted that building two properties on a site currently occupied by one will harm the layout and character of the street scene and the properties will appear squashed in. Bringing the properties forward makes them more overbearing. The proposed shared driveway has a narrow access, there are insufficient parking spaces for the three-bedroom property and there is no space on the plot to turn a car. Reversing out would be onto a bend in the road. The existing dwelling does not need replacing and the owner should consider enhancing it, rather than rebuilding.

Points of clarification

The self-build property in the revised application must be lived in by the person who builds it. The second property will be sold on the open market. As such, there will be two separate owners.

There is no opportunity for the applicant to purchase any neighbouring land to improve access to the two properties.

It was noted that, without the Highway Authority objecting on the grounds of access, it would be difficult for SDC to refuse the application for this reason.

Councillors then went into debate. Cllr Curtis abstained from the debate as he may be serving on SDC when this application is discussed.

It was noted that the properties in Manor Green have plenty of space to turn in and out of their drives. The proposed development does not provide sufficient access.

This is essentially a one-building plot. Having two properties will bring them closer to the neighbouring properties.

There being no further questions, it was PROPOSED, SECONDED AND AGREED by a majority vote (5:3, with one abstention) to return an Objection to the proposed scheme with the following comment:

Whilst the Town Council submitted No Reps to the previous application, it was a balanced judgement. Having listened to the concerns of the neighbours, the Town Council would object to this latest application on the grounds that:

- The proposal appears overbearing on neighbouring properties
- The proposal is not in keeping with the street scene
- The proposal still fails to adhere to the established building line in Manor Green.

137. To note action of the Town Clerk after consultation with the Chairman (or their substitutes) and Avon Planning Services on 01 February 2023.

The actions were noted. The Chairman's Action meeting on 01 February 2023 was attended by Cllr I Fradgley, Cllr W Dowling and the Planning Consultant, Mr N Pearce. The Additional Chairman's Action meeting on 06 February 2023 was attended by Cllr I Fradgley, Cllr W Dowling and Mr N Pearce. The following applications were discussed:

Chairman's Action meeting – 01 February 2023:

Application No		Site	Proposed Development	Observations
1	22/03747/FUL BRIDGETOWN	85 Banbury Road, Stratford-upon-Avon, CV37 7HW	Single storey rear extension	No representation
2	22/03688/FUL WELCOMBE	3 Birchfield Road, Stratford-Upon-Avon, Warwickshire, CV37 6 TH	Double storey side extension with new gable roof over existing garage	On balance, no reps, but this could be designed to be more subservient.
3	23/00005/FUL GUILDHALL	31 Evesham Place, Stratford-Upon-Avon, Warwickshire, CV37 6HT	Proposed Dormer to the rear	No representation
4	23/00018/ADV GUILDHALL	12 Wood Street, Stratford-Upon-Avon, Warwickshire, CV37 6JF	Gold laser cut characters fixed to the fascia using peg fixings. Sizes are confirmed on the submitted proposed drawing	No representation
5	23/00017/FUL GUILDHALL	12 Wood Street, Stratford-Upon-Avon, Warwickshire, CV37 6JF	Installation of new shop front with replacement windows and doors with ancillary alterations	No representation
6	23/00075/TREE GUILDHALL	2 Masons Court, Rother Street, Stratford-upon-Avon, CV37 6ND	T1 - conifer – Fell	No representation
7	23/00073/TREE GUILDHALL	Holy Trinity Church, Old Town, Stratford- Upon-Avon, Warwickshire CV37 6BG	08Y8 Cedrus deodata (T1) - Prune/tip back to give 2m separation off building 08XW Pinus species (T2) - Prune/tip back to give 1.5m separation off building	No representation

8	22/03394/FUL FOR INFORMATION ONLY	Land At Hansell Farm, Shottery, Stratford Upon Avon	Formation of a landscaped acoustic bund and associated works on land at Hansell Farm, Shottery.	
9	22/03651/FUL TIDDINGTON	1 Alveston Pastures, Loxley Road, Alveston, Warwickshire CV37 7RP	Replacement dwelling, addition of a detached garage and all other ancillary works.	The TC submits a holding objection on the following grounds. 1. A bat survey needs to be carried out and submitted to establish if there are any protected species within the building. 2. Submission of details of how the side elevation of the existing neighbour will be treated following the demolition. 3. A street scene drawing must be submitted to show the visual effect/change of the proposed development which seeks to introduce a new large, detached dwelling in a row of semi-detached dwellings of a similar age/design.
10	22/03507/FUL AMENDMENT CLOPTON	219 Clopton Road, Stratford-Upon-Avon, Warwickshire, CV37 6TF	First floor side extension, and single storey rear & front extensions	
11	23/00049/TREE TIDDINGTON	Alveston Leys Nursing Home, Kissing Tree Lane, Alveston, Stratford-upon-Avon CV37 7QN	-T4 false Acacia - remove dead wood over 50mm diameter. -T6 false Acacia - sever and remove ivy to 1.5metre above ground level. -T8 cedar of Lebanon - remove dead wood over 50mm in diameter over target area. -T23 sycamore - sever ivy and remove to 1.5metres above ground level. -T30 sycamore - sever ivy and remove to 1.5metres above ground level. -T33 western red cedar - dismantle to ground level - treat stump. -G2, mixed species - sever ivy and remove to 1.5metres above ground level. -G6, species not specified - remove branch resting on wall and prune to clear flat roof (tree	No reps. Subject to Tree Officer approval.

			0664). Sever ivy and remove to 1.5metres above ground level on trees 655-657	
12	23/00094/TPO TIDDINGTON	Alveston Leys Nursing Home, Kissing Tree Lane, Alveston, Stratford-upon-Avon CV37 7QN	-T1 common lime - Crown lift to 5.2metres, to provide statutory clearance height over road. Remove epicormic growth to crown break. -T2 common lime - Remove dead wood over 50mm diameter. Remove epicormic growth to crown break. -T3 common lime - Remove epicormic growth to crown break.	No reps. Subject to Tree Officer approval.
13	23/00068/FUL BRIDGETOWN	17 Hunts Road, Stratford-upon-Avon, CV37 7JQ	Construction of ground floor single storey rear extension to existing property, creating a new utility space, bathroom and garden room. Construction of ground floor front porch and extending the existing store to be in line with the proposed porch to create a new workshop. Internal rearrangement and refurbishment	No representation
14	22/03660/VARY TIDDINGTON	Hillside, Alveston Lane, Alveston, Stratford-Upon-Avon Warwickshire	Variation of condition no. 2 and 6 of planning permission 20/03640/FUL dated 03 August 2021 to alter the design and appearance of Plot 1 to include swimming pool, detached garage and to change the facing materials for all three plots Original description of development: Construction of two new dwellings and one replacement dwelling with associated works and landscaping	No representation
15	23/00103/FUL GUILDHALL	14 Waterside, Stratford-upon-Avon, CV37 6BA	Change of use from community use to residential use. (This seeks to reverse application 14/02838/FUL)	No representation
16	22/03434/LBC GUILDHALL	The Toll House, Bridgefoot, Stratford-upon-Avon, CV37 6YY	New partition to form consulting room at ground floor	No reps. Subject to Conservation Officer approval.
17	22/03699/LDE HATHAWAY	Land South Of The A46 West Of The Proposed Western Relief Road, Alcester Road, Stratford-upon-Avon	This application specifically seeks to confirm that works to implement the full element of the hybrid planning permission Ref. 19/01402/OUT have commenced prior to the expiration of three years from the date of permission being granted on 12th December	No reps. The TC believes that work has commenced on site for this development.

			2019, as required by Condition 1 attached to the permission.	
18	22/03059/FUL WITHDRAWN	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	
19	22/03552/FUL BRIDGETOWN	41 Bridgetown Road, Stratford-Upon-Avon, Warwickshire, CV37 7JH	Porch extension, canopy roof and pitched roof above garage	
20	22/01533/FUL AMENDED 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	
21	22/01534/LBC AMENDED 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	
22	SDC/22CC008	Stratford Upon Avon High School, Stratford Community Sports Centre, Alcester Road, Stratford-upon-Avon, Warwickshire, CV37 9DH	Erection of 4 No of 2 and 3 storey extensions and parking to front of school Use the link below to search SDC/22CC008 this will take you to the application and the details are on the documents tab. https://planning.warwickshire.gov.uk/swiftlg/apas/run/wphappcriteria.display?paSearchKey=226213	Comment lodged with WCC: Support: The Town Council supports the principle of this proposal (based on need/demand) subject to sufficient cycle parking provision being provided within the site which is important given the reduction in parking on the site. A Construction, Environment Management Plan condition needs to be imposed to ensure that the operation of the school and the effect on neighbours during construction is not adversely affected.
23	22/03394/FUL WITHDRAWN	Land At Hansell Farm, Shottery, Stratford Upon Avon	Formation of a landscaped acoustic bund and associated works on land at Hansell Farm, Shottery	

24	23/00133/FUL GUILDHALL	216 Evesham Road, Stratford-Upon-Avon, Warwickshire, CV37 9AS	New Porch and Internal Alterations	No representation
25	22/03679/FUL TIDDINGTON	15 Manor Green, Stratford-Upon-Avon, Warwickshire, CV37 7ES	Demolition of existing house and garage and construction of 1 new self-build dwelling and 1 open market dwelling	Holding Objection: This will be considered at the next PCC meeting on 7 February 2023.
26	23/00028/FUL GUILDHALL	Avonfield, Mill Lane, Stratford-Upon-Avon, Warwickshire CV37 6BJ	Demolition of existing dwelling and construction of 4 new dwellings with associated access alterations and other associated works	No reps. Having reread the appeal decision for the 6 homes on the site it is clear that the Inspector dismissed the appeal on the grounds of scale and design of the homes on the northern parcel of the site. The two homes on the southern parcel of the site have of course now been consented. Having reviewed the current scheme, on balance, the TC believes that the four dwellings proposed are a safe and therefore appropriate in design and scale for this site.
27	23/00085/FUL CLOPTON	Oddfellows Arms, 7 Windsor Street, Stratford-upon-Avon, CV37 6NL	Change of use of ground floor public house to Use Class E (A, B & C) and one flat and associated internal and external alterations and partial demolition	No representation
28	23/00174/DDT	4 Kerns Terrace, Stratford-upon-Avon, CV37 6SB	-T1 Sumac - Fell (Tree subsiding into neighbouring property's garden. No replacement planting required).	
29	22/03723/FUL TIDDINGTON	102 Tiddington Road, Stratford-upon-Avon, CV37 7BB	Demolition of existing dwellings and outbuildings, erection of two dwellings, creation of additional vehicular access, hard and soft landscaping, and all associated works	No reps. Subject to no adverse harm to neighbours.
30	23/00071/FUL HATHAWAY	45 West Green Drive, Stratford-upon-Avon, CV37 9HZ	Garage conversion to Office/ Storage with the installation of a window to the front elevation	No representation
31	23/00104/VARY SNITTERFIELD	Wayfield Gorse, Gospel Oak Lane, Snitterfield, Warwickshire CV37 0JA	Removal of Condition 8 imposed on 20/00077/FUL so that the business may operate during the month of April.	No representation

32	22/03210/FUL GUILDHALL	Alcester Road, Stratford-upon-Avon	Installation of one dome pan, tilt and zoom CCTV camera on Lighting Column 12 on Alcester Road	No representation
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Additional Chairman's Action meeting 03 February 2023:

	Application No	Site	Proposed Development	Observations
1	23/00112/FUL CLOPTON	9 Mansell Street, Stratford-Upon-Avon, Warwickshire, CV37 6NR	Single storey rear extension	No representation
2	23/00164/LBC GUILDHALL	51 And 52 Waterside, Stratford-upon-Avon, CV37 6BA	Installation of a new internal doorway through the party wall, to serve the approved children's day care nursery	Subject to Conservation Officer approval. No reps.
3	23/00241/TREE GUILDHALL	20 Church Street, Stratford-upon-Avon, CV37 6HB	T1 - pear - Fell. T2 - holly – Fell	There does not appear to be any explanation or reason for the removal of these trees. Subject to justification being provided and the Tree Officer being satisfied, the TC would raise no reps.
4	22/03309/FUL WELFORD ON AVON	Comfort Farm, Campden Road, Clifford Chambers, Warwickshire CV37 8LW	The installation of a ground mounted solar array and associated infrastructure	No Objection.
5	23/00227/TREE TIDDINGTON	Kissing Tree House, Kissing Tree Way, Alveston, Stratford-Upon- Avon Warwickshire	Please see the attached: 'Kissing Tree House Map Plan' and 'Kissing Tree House Alveston Schedule'	Holding objection. It is unclear what this application is proposing. Please send details of the works to the trees so it can be reviewed and assessed.
6	22/03064/LBC CLOPTON	Shakespeare's Birthplace, Henley Street, Stratford- Upon-Avon, Warwickshire CV37 6QW	Replacement of existing gates with timber and metal gates on gate posts behind existing boundary wall piers	No representation
7	22/03063/FUL CLOPTON	Shakespeare's Birthplace, Henley Street, Stratford- Upon-Avon, Warwickshire CV37 6QW	Installation of 2no. bollards to garden entrance off Guild Street. Replacement of existing gates with timber and metal gates on gate posts behind existing boundary wall piers.	No representation
8	23/00114/FUL GUILDHALL	Bancroft Basin, Waterside, Stratford-	Proposed model boat pool to include floating pontoon, fencing and associated equipment	No representation

		Upon-Avon, Warwickshire CV37 6AT		
9	23/00237/TREE WELCOMBE	17 Avenue Road, Stratford-Upon-Avon, Warwickshire, CV37 6UW	T1 - conifer - Lift crown to 1.55metres T2 and T3 - eucalyptus - Fell T4 - unknown species shrub - Relocate within garden	No representation
10	23/00256/TPO	116B Evesham Road, Stratford-Upon-Avon, Warwickshire, CV37 9BH	T1 - cedar - Crown reduction by 3metres in height from 18metres to 15metres and spread from 15metres to 12metres to lessen chance of failure due to tight/ weak fork at 9metres.	Subject to Tree Officer approval. No reps.
11	22/03288/FUL TIDDINGTON	13 Whitfield Close Tiddington Stratford- Upon-Avon Warwickshire CV37 7AU	Infill rear extension.	Object to the application for the following planning reasons. Plans are still not available to view on the council's website.....
12	22/02873/FUL WELCOMBE	Rear Of, 7 Shakespeare Street, Stratford-upon- Avon, CV37 6RN	Change of use of workshop (use class E) to 1 no. dwellinghouse (use class C3) with associated alterations	No Reps - Subject to no adverse effect on neighbouring properties.
13	23/00258/TREE GUILDHALL	10 Holtom Street, Stratford-Upon-Avon, Warwickshire, CV37 6DQ	T1 - birch - Reduce to previous pruning points and remove any deadwood. T2 - cherry - Fell.	No reps. Subject to Tree Officer approval.

138. Street Trading and Licensing Applications

138a. There were no street trading applications pertinent to the Town Council.

138b. There were no licensing applications pertinent to the Town Council.

139. Notices of decision

The Chair noted that there had been 36 Notices of Decision, of which 34 were granted and 2 refused.

140. Any Other Business

140a. Street Naming and Numbering: request for Road Names Development: Spa Farm, Bishopton Lane, Bishopton, CV37 9QY. No objection was made to the proposed road name of '*Spa Farm Court*'.

141. Chairman's Verbal Report – for information only

141a. Cllr Dowling advised that, following a pre-planning application presentation in relation to 44 Masons Road, Stratford upon Avon CV37 9NE, the developers had met with the Town Council and the Town Trust to discuss

the matter further. It was noted that the developer's plans do not seem to have changed since their presentation to the Planning Consultative Committee on 29 November 2022.

141b. The Chair represented the Town Council at the SDC Planning meeting on 25 January 2023 in relation to the proposed development at York House (previous offices of The Herald). Although the Town Council had supported this application in August 2022, the SDC Planning Officer wanted to reject it. SDC deferred their decision until after a site visit had taken place.

141c. On 03 February, Cllrs Dowling and Cleeve attended a consultation on the South Warwickshire Local Plan. This is an important document that Councillors should consider in relation to their respective wards.

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

The Chair noted there had been a couple of recent requests, but nothing of significance.

143. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford District Council Planning meeting on 08 February 2023 at 6pm.

There is nothing pertinent to the Town Council on the agenda for 08 February; the agenda for 22 February 2023 has not been published yet.

144. To appoint substitutes for the next Chairman's Actions on 15 February 2023, if required.

Cllr W Dowling will be available to substitute on 15 February 2023, if required.

The meeting closed at 19.35.

Date of next meeting: Tuesday 21 February 2023, at 6:30pm

Signed:

Chairman of Planning Committee