

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES (Pages 1-10)

12 July 2022

Held at the Town Hall

Present

Cllr G Cleeve	Cllr R Harding
Cllr J Fotjik	Cllr T Lee
Cllr T Jackson	

Minutes Clerk: Margo Galvin

Planning Consultant: Mr Neil Pearce, Avon Planning Services

Registered speakers: Mr Richard West representing Cerda Planning for Vistry Group.

In the absence of the Chair, Cllr I Fradgley, Cllr T Jackson was nominated as acting Chair.

The acting Chair noted that application no: 22/01618/FUL - Chutneys, Bordon Hill, Stratford upon Avon CV37 9RX (demolition of existing buildings, erection of 10 dwellings and associated works) had been deferred from the Chairman's Actions meeting held on 06 July 2022. No items were deferred from the Additional Chairmans actions meeting held on 08 July 2022.

035. Apologies for Absence

Apologies were received from Cllrs I and J Fradgley, Cllr D Curtis, Cllr W Dowling and Cllr K Taylor

036. Declarations of interest on items on the agenda

Cllr Cleeve noted that she is the Ward Councillor for the deferred planning application above and has spoken to local residents in relation to this matter.

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

None were received.

038. To grant any requests for dispensation as appropriate.

None were received.

039. Consultation Presentation on Pre-Planning Applications.

There were none.

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

There were none.

041. To approve the draft open minutes of the Planning Consultative Committee meeting held on 21 June 2022.

The minutes of the Planning Consultative Committee meeting held on 21 June 2022 were approved as a correct record.

042. List of planning applications deferred from the Chairman's Actions meeting on 06 July 2022 with any additional items deferred from the Additional Chairman's Actions meeting on 08 July 2022.

026a. The Chair noted that application no. 22/01618/FUL - Chutneys, Bordon Hill had been deferred from the Chairman's Action meeting.

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

- The application relates to the proposed demolition of existing buildings, and the erection of 10 dwellings and associated works at the site of Chutneys, Bordon Hill, Stratford-upon-Avon, CV37 9RX. The proposed dwellings are a mix of five and six-bed detached properties with detached garages. This would be a gated development.
- The application is within the development boundary; therefore the principle is acceptable.
- The site is a brownfield site which supports the reuse of land.
- It is in a sustainable location, just within walking distance to the town.

The Planning Consultant noted the following potential Planning issues with the application:

- Highways have not yet responded to the application. It should be borne in mind that there is existing residential and restaurant use at this site, so this development would not require a new access point.
- Housing mix: This application is not policy-compliant (policy H7) since it does not include any one, two or three-bedroom houses and there is no affordable housing. The applicant has submitted a report justifying the proposed mix, stating that policy H7 and the core strategy mix policy are not meant to be prescriptively applied. They also suggest that SDC has applied its mix policy flexibly across the district and that the policy is out of date, given the current requirement for larger family homes with home office space. The applicant believes the scheme should be read as part of the wider Shottery development site and is not a standalone scheme.

- SDC has objected to the application on the grounds of insufficient access for waste collection.
- The site is not within a conservation area and the trees are not protected.

Points of Clarification

A Councillor asked if all the proposed ten houses will be five and six-bedroom dwellings. The Planning Consultant replied that some of the properties show rooms labelled as office space. Therefore, there could be a house with four bedrooms with another room in the roof and another downstairs room allocated as a potential games/media room or home office. However, the potential is there for it to be a six-bed property.

A Councillor asked if the Neighbourhood Plan housing mix was the same as in the SDC's core strategy. The Planning Consultant advised that the core strategy has a banding system which requires that between 5% and 10% of properties in proposed schemes should be one-bedroom dwellings. The Town Council had moved away from banding and requires specific percentages to be allocated, so this application would not conform to the core strategy mix either.

A Councillor asked for clarification about the housing mix on the wider Shottery development. The Planning Consultant advised that, in his professional opinion, this application does not form part of the Shottery development. It is a separate application and it is disingenuous to suggest it is part of the wider Shottery scheme. The Town Council should regard it as a 10-dwelling development of six-bedroom properties that does not conform to its housing mix.

A Councillor noted that a lot of the habitat has been lost in this area and the proposed development would result in further loss. She asked if this could be borne in mind. The Planning Consultant noted that the trees are not subjected to a TPO. He also advised that the Environment Act has not yet kicked in but that when it does, there will be a legal requirement for developers to do a net biodiversity gain calculation as part of any application. It was noted that planning authorities do look at applications in respect of how the site was before the application was submitted. Therefore, SDC would be unlikely to consider this as a blank site and would consider the existing trees on the site's boundaries.

A Councillor ask if there are likely to be any flooding issues. The Planning Consultant advised that no comments have been received yet in respect of drainage. There will be an attenuation pond to take the surface water away from the development into the culvert. There is a drainage plan.

A Councillor asked if there is a policy on gated developments. The Planning Consultant advised there is no policy to prevent gated developments, although there are policies about social inclusion, health and wellbeing. Gated developments are not conducive to social cohesion but some developers and homeowners are in favour of them. He noted that there are existing gated

developments in the town so it would be difficult to object to an application for a gated development.

A Councillor noted the way rooms had been described in the application (bedrooms, media room, office space etc.) and asked whose interpretation this was. The Planning Consultant advised that SDC is aware of when a proposed dwelling is a four-bedroom house, not a three-bedroom property as may be described by an applicant. In this scheme, there is downstairs home office space allocated, so the upstairs rooms should be considered as bedrooms.

There being no further points of clarification, the Chair invited Mr Richard West of Cerda Planning to address the meeting.

Mr West made a short presentation which confirmed the main features presented by the Planning Consultant to the meeting. He advised that the proposed development will be built by Vistry Homes who are also developing the site immediately to the north; Vistry see the proposed development as an extension to this. The proposed homes will be built to a very high specification, offering the type of accommodation that people expect from such properties. The houses are all bespoke, so no two will be the same. The road would be adopted to the point of the gate.

Points of clarification

A Councillor asked how many parking spaces have been allocated to each house. Mr West advised that there would be space for four cars, although that did not necessarily mean that each property would have four cars. Potential buyers would expect to have a large driveway with this kind of property. Visitors will be able to park the driveways rather than on the street.

A Councillor asked if the bat surveys had been conducted yet. Mr West advised that they had not but this would be done before the deadline of September. The requirement is for one survey.

A Councillor asked if the plan includes electric car charging points and solar panels. Mr West advised that there will be no solar panels. However, every home will have to meet the Building Regulations which will require solar panels or heat pumps. The Regulations now require every dwelling to have an electric car charging point.

A Councillor commented that, according to the core strategy, the applicant would be required to provide affordable homes but that these do not have to be built on the site under discussion. Mr West confirmed that the developers will pay an offsite contribution to be spent on affordable housing.

A Councillor asked if a footpath would be provided on the main road. This was confirmed. Mr West also noted that a road safety audit has been done to look at the impact of the new roundabout currently under construction on Evesham Road. He could not confirm if there will be crossing points on the roundabout but he would expect this to be the case. He advised that there will be a right-hand filter lane from Evesham road onto the site.

A Councillor asked what the net change would be in the number of trees on the site. Mr West could not provide a figure but noted the developer would expect to mitigate any loss of trees.

A Councillor noted that there have been objections to this application from the local community on Bordon Hill site and asked if the developers have considered the boundaries between existing houses and new ones. Mr West commented that the houses will all have substantial garden depths and new trees will be put along the boundaries to act as screening.

There being no further questions, the Councillors went into debate.

A Councillor expressed concern that this is a development of ten four, five and six-bedroom houses and, as such, is a standalone scheme. It is disingenuous to try to link this to the wider Shottery development. He could not support the application since it goes against both the SDC's core strategy and the Neighbourhood Development Plan.

A Councillor noted that the principle of building on a brownfield site is not a problem. However, the housing mix of the proposed application is a big issue. Also, the fact that each property can accommodate so many parking spaces suggests that this will encourage car usage in an area that is already very busy. She was also concerned about the loss of trees, given that a great deal of wildlife has already been lost from this area. It would be important to see the results of the bat survey.

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

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 does not object to the principle of the redevelopment of this brownfield site which is within the town development boundary. However, the Town Council objects to the current proposal on the following grounds:

Mix: This is a standalone development and should meet the requirements of Policy CS.19 and Policy H7 of the Neighbourhood Development Plan. The 'justification' provided by the applicants is not sufficient to overcome this policy conflict.

Trees: a number of trees have been removed and the level of proposed new tree planting appears inadequate.

Highway Safety: at the time of writing, the comments of the Highway Authority were awaited. There are concerns about pedestrian links into the town over the new roundabout that is currently being constructed; this would need to be addressed.

Play area: the location of the toddlers play area within the site seems inappropriately sited given the proposed internal road layout.

Bats: the nocturnal bat survey recommended in the bat report needs to be provided prior to the determination of the application.

043. To note action of the Town Clerk after consultation with the Chairman (or their substitutes) and Avon Planning Services on 06 July 2022.

The actions were noted. The Chairman's Actions meeting on 06 July 2022 was attended by Cllr I Fradgley and Cllr W Dowling, and the Additional Chairman's Action remote meeting on 11 July 2022 was attended by Cllr I Fradgley and Cllr T Jackson.

	Application	Site	Proposed development
1	22/01234/FUL	24 Sheep Street, Stratford upon Avon CV37 6EF	Addition of two canopy awning to the front elevation of The Four Teas
2	22/01235/LBC	24 Sheep Street, Stratford upon Avon CV37 6F	Addition of two canopy awning to the front elevation of The Four Teas
3	22/01676/FUL	40 Banbury Road, Stratford upon Avon CV37 7HY	Proposed single storey rear/side extension
4	22/01708/FUL	21 Sanctus Drive, Stratford upon Avon CV37 6DJ	Proposed single storey front and rear extensions and part first floor extension to rear
5	22/01724/FUL	2 Hamilton Road, Tiddington, Stratford upon Avon CV37 7DD	Single storey rear extension and first floor side extension
6	22/01534/LBC	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 10 no. townhouses to rear
7	22/01800/COUG	30 Meer Street, Stratford upon Avon CV37 6QB	Change of use of upper floors to a two-bedroom flat
8	22/01658/FUL	51 and 52 Waterside, Stratford upon Avon CV37 6BA	Change of use from residential dwellings to children's day care nursery, with new fire escape at back on no.51, ramps and minor alterations
9	22/01659/LBC	51 and 52 Waterside, Stratford upon Avon CV37 6BA	Change of use from residential dwellings to children's day care nursery, with new fire escape at back on no. 51, ramps and minor alterations

10	22/01528/FUL	Linhill, 18 Evesham Place, Stratford upon Avon CV37 6HT	Change of use from guest home to private dwelling
11	22/01715/COUMA	First and Second Floor, 7-9 Union Street, Stratford upon Avon CV37 6QT	Conversion of existing first and second floor offices forming part of Union House to provide 8no. residential apartments
12	22/01239/FUL	47 St Marys Road, Stratford upon Avon CV37 6XG	Single storey rear extension
13	22/01561/FUL	15 Queens Court, New Street, Stratford upon Avon CV37 6BY	Lean to conservatory 3 metres out by 5 metres across. Downstairs bedroom window to be replaced by French doors with a window to side to the same measurements across. New external front door replacement
14	22/01774/TPO	27 Great William Street, Stratford upon Avon CV37 6RZ	T1 – oak – dead wood and thin 15% to reduce risk of failure, lift crown by 1 metre all around, reduce back low limbs over boat, removing 2.5-3m as in annotated pictures
15	22/00063/FUL AMENDED	Land south of the A46 west of the proposed Western Relief Road, Alcester Road, Stratford upon Avon	Full planning application for the creation of a nature reserve including associated earthworks, drainage and landscaping
16	22/01685/VARY	Stratford upon Avon Business & Technology Park, Banbury Road, Stratford upon Avon	Variation of condition 2 of planning permission 20/02665/FL dated 18.7.22 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 mean of site access from Stratford Business & Technology Park on to Banbury Road including amenity space and all other necessary ancillary and enabling works
17	22/00887/VARY	179 Loxley Road, Stratford upon Avon CV37 7DU	Variation of conditions 2 and 6 of application 19/03291/FUL (date of decision: 01/05/2020) to move the bat loft to the garden above an outbuilding. Original description of development: single detached two storey replacement dwelling

18	22/01618/FUL	Chutneys, Bordon Hill, Stratford upon Avon CV37 9RX	Demolition of existing buildings, erection of 10 dwellings and associated works
19	22/01890/AGNOT	Cadle Pool Farm, The Ridgeway, Stratford upon Avon CV37 9RE	To erect a new straw storage building adjacent to the existing agricultural building
20	22/01455/VLBC	Masons Court, Rother Street, Stratford upon Avon	Omission of 5m2 to the rear of the property
21	22/01160/VARY	Masons Court, Rother Street, Stratford upon Avon	Variation of condition 2 of planning permission 19/03487/FUL dated 8 December 2020 to revise the design. Changes include increase eave height and associated gable changes, revised/reduced balcony and removal of the external staircase. Original description of development: Demolition of existing garages to the rear of Masons court and construction of a single dwelling (allowed by appeal APP/J3720/W/20/3258503)
22	22/01455/VLBC	Masons Court, Rother Street, Stratford upon Avon	Variation of condition 2 of planning permission 20/00144/LBC dated 8 December 2020 to revise the design. Changes include increase eave height and associated gable changes, revised/reduced balcony and removal of the external staircase. Original Description of Development: Demolition of existing garages to the rear of Masons Court and construction of a single dwelling (allowed by appear APP/J3720/W/20/3258505)
23	22/01735/FUL	64 Milton Road, Stratford upon Avon, Warwickshire CV37 7LZ	Proposed rear single storey extension
24	22/01813/VARY	33-35 High Street, Unit 12 Bell Court, Stratford upon Avon	Vary condition 13 (Noise Condition) of planning permission 21/02321/FUL (date of decision 14/4/2022)

1	22/01839/FUL	5 Tower Close, Stratford upon Avon CV37 6TB	Proposed single storey extension to front and side and two storey extension to side and rear
2	22/01630/LBC	10 Guild Street, Stratford upon Avon	Replacement of second floor window and ceiling damaged by fire

3	22/01118/VARY AMENDED / ADDITIONAL DETAILS	Riverside, Conifers, Tiddington Road, Stratford upon Avon CV37 7BD	Variation of condition 2 of planning permission
4	22/01874/FUL	6 Byron Road, Stratford upon Avon CV37 7JP	Proposed enclosed porch and new rear terrace. External material changes.
5	22/01831/FUL	11 Bridgetown Road, Stratford upon Avon CV37 7JH	Two storey extensions to the front and back and internal alterations and associated site works to include a 2m high garden wall and fence/railings to the frontage
6	22/01649/TREE	8 Avenue Road, Stratford upon Avon CV37 6UW	T5 cappadocian maple (noted as sycamore) and T7 sycamore – reduce both trees to stumps
7	22/01766/TPO	10 Thomas Bland Road, Bishopton, Stratford upon Avon CV37 0TX	T1 – lime – remove all large diameter dead wood

044. Street Trading and Licensing Applications

028a. There were no street trading applications pertinent to the Town Council.

028b. The following licensing application was pertinent to the Town Council

045. Notices of decision

There were 31 decisions, 28 of which were approved and 3 of which were refused (all of which the Town Council had responded No Reps).

046. Any Other Business

046a) Revised preferred option Site Allocation Plan (SAP) consultation - 16 June – 29 July 2022

It was noted that SDC had put forward a SAP to which the Town Council had responded at the end of 2020. SDC is now consulting again and the Town Council needs to consider whether it wishes to submit another response by the deadline of 29 July.

The key considerations for the Planning Consultative Committee are the sites that have been proposed within the Town Council's boundaries. In the previous SAP, SDC had proposed Site A (adjacent to the proposed development on the Chutneys site on Evesham Road, discussed earlier in this meeting), and Site B (located to the south of Waitrose). The Town Council had accepted these areas of development subject to assessment. In the new version, SDC has added two

areas. Site C is in an area that the Town Council has termed an area of restraint in its Neighbourhood Plan; this is to protect the Shotton Village area as far as possible. Site D is a much larger area to the south of Banbury Road, developing Stratford to the existing Technology Park. It was noted that SDC is looking to release Sites A and B immediately due to a shortfall of sites in the Metropolitan area of Birmingham.

After discussion, it was agreed that the Town Council should respond to the proposed SAP. Cllr Lee offered to draft a letter and it was agreed that all Councillors should send their comments to him. The link to the SDC consultation page can be viewed [here](#).

047. Chairman's Verbal Report – for information only

There was no report.

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

There were none.

049. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford District Council Planning meetings on Wednesday, 20 July and 03 August 2022 at 6:00pm.

The Chair noted that there is nothing on the agenda relevant to the Town Council on 20 July. The agenda for 03 August is not currently available.

050. To appoint substitutes for the next Chairman's Actions on 27 July 2022, and Additional Chairman's Actions meetings on 01 August 2022, if required.

Cllr Jackson advised may be available to substitute for the Additional Chairman's Actions meeting on 01 August – he has since advised that this is now unlikely.

*The meeting closed at **19.46***

Date of next meeting: Tuesday 02 August 2022 at 6:30pm

Signed:

Chairman of Planning Committee