

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES (Pages 1-16)

12 April 2022

Held at the Town Hall

Present

Cllr W Dowling	Cllr J Fradgley
Cllr J Fotjik	Cllr Jackson
Cllr I Fradgley	Cllr T Lee

Minutes Clerk: Margo Galvin

Planning Consultant: Mr Neil Pearce, Avon Planning Services

Speakers:

Mr David Neale (Objector) in respect of Planning application: 21/04006/FUL – King Edward VI School Sports Field and Pavilion, Manor Road.

Ms Polly Matthews representing St Joseph Homes Ltd (Supporter) in respect of Planning application: 21/03502/REM - Swans Landing Phase 2, formerly known as Unipart/DCS Timothy's Bridge Road.

157. Apologies for Absence

Apologies were received from the Mayor, Cllr K Taylor, Cllr V Alcock and Cllr D Curtis.

158. Declarations of interest on items on the agenda

There were none.

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

None were received.

160. To grant any requests for dispensation as appropriate.

None were received.

161. Consultation Presentation on Pre-Planning Applications.

There were none.

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

It was noted that members of the public present at the meeting were attending in relation to planning application 21/04006/FUL (King Edward VI School Sports Field and Pavilion, Manor Road) and 21/03502/REM (Swans Landing Phase 2, formerly known as Unipart/DCS Timothys Bridge Road).

163. To approve the draft Open Minutes of the Planning Consultative Committee Meeting held on 22 March 2022.

The Minutes of the Planning Consultative Committee meeting held on 22 March 2022 were approved as a correct record.

164. List of planning applications deferred from the Chairman's Actions meeting on 6 April 2022 with any additional items deferred from the Chairman's Actions meeting on 11 April 2022.

The Chairman noted that the following planning applications - had been deferred from the Chairman's Action meeting on 11 April 2022:

Application No: 21/03502/REM - Swans Landing, Phase 2 formerly known as, Unipart/DCS, Timothy's Bridge Road (the scheme has been amended and updated/additional plans have been received).

The Planning Consultant made a presentation. The main points are below:

The application concerns the approval of reserved matters relating to layout, appearance, scale and landscaping (pursuant to outline planning permission 19/02585/OUT) for the development of 113 dwellings (Use Class C3), public open space and associated works on Phase 2.

Amendments to this application are:

- Apartment building elevations amended to include balconies
- Plots 75-79 flipped
- Various other plans updated (street scenes, refuse plan, materials plan, storey height plan etc.)

The Planning Consultant reminded the Committee that they had objected to the application for the reasons summarised below:

- Lack of affordable homes (all 11 units are fixed equity – no rental properties)
- The flats have insufficient, usable private amenity space
- Unacceptable housing mix that does not meet the Core Strategy or Neighbourhood Development Plan housing mix policies. It cannot be assumed that other phases will redress the balance.
- Insufficient use of renewable technologies throughout the scheme
- The design of the two-storey houses is bland and featureless and lacks architectural merit. Fenestration is confused on some of the house types; bricked up windows on a modern development are inappropriate.
- A link over or under the railway line should be re-explored.

Overall, the Town Council had felt that the design and layout did not provide a landmark development with a strong sense of place. The Town Council had

noted they would be happy to meet with the applicant and the District Council to discuss how the development could be redesigned.

The Planning Consultant advised that the proposed amendments are minor. The housing mix remains the same, the apartment blocks now include balconies and the design is still bland. He advised that the applicant, St Joseph, had responded to the District Council in respect of the Town Council's concerns as follows:

Lack of affordable homes – the current proposals for Phases 1 and 2 will deliver 15 affordable homes in accordance with the Section 106 agreement.

Insufficient usable private amenity space for the flats – Apartment Building B now has balconies or terraces (at ground level) to provide all users with private amenity space.

Unacceptable housing mix – the combined housing mix of Phases 1 and 2 is broadly in line with local housing mix policies. Future policies will aim to meet the preferred policy mix through the delivery of 1, 2 and 3-bedroom houses and apartments.

Insufficient use of renewable technologies – the energy strategy prioritises enhanced fabric energy efficiency measures in accordance with the energy hierarchy within the Core Strategy. Also, solar photovoltaic panels will be incorporated on the apartment buildings along with electric resistance heating. The weighting towards gas under current Building Regulations makes it difficult to comply using an electric heating strategy for the houses. However, the Regulations are changing to recognise the lower carbon factor of electric over gas, which will require future phases to consider alternative heating sources.

Concerns over house type designs – The simple, clean and elegant design of the houses draws on extensive historical analysis of the local area. The use of 'blind' windows is common throughout Stratford-upon-Avon. Windows have been re-introduced across several house types where recessed windows were originally shown. It was agreed that on marker buildings, where the internal layout allows, the re-introduction of windows would be beneficial.

Link over the railway bridge – A potential link across the railway line had been explored at the outline stage. The link was dismissed due to the lack of positive connectivity and restrictions on the northern side due to existing built development. The space required for a bridge link would also sever any development. Other technical and physical constraints mean it would not be feasible to deliver a link over or under the railway.

Points of Clarification

The Planning Consultant made the following points:

- The number of affordable homes had been agreed in the S106 agreement, so the Town Council may have to accept this.
- The housing mix has not changed, and the Town Council must decide if this is acceptable. On this Phase it might not fit well within the bands of the Core Strategy and the Neighbourhood Development Plan, but across the scheme it is in accordance. It is assumed that future phases will redress the balance.

Phase 2 helps to redress the imbalance as it includes family homes and apartments. It was noted that St Joseph has control over the whole site.

- The link over/under the railway bridge will not happen.
- PV is the most obvious and economically viable renewable technology.
- There will be electric heating in the apartments. It is assumed that most homes will have gas central heating.

Ms Polly Matthews, representing St Joseph, made a short presentation and then answered questions, summarised below:

A Councillor asked if gas boilers would have to be removed and replaced with electricity when regulations change. Ms Matthews advised that, at the time of building St Joseph would not be able to install gas boilers and would be looking at installing air source heat pumps instead. It is unlikely that solar panels and batteries would be installed on the houses due to insufficient roof space.

A Councillor noted that one of the main objections to the previous applications was the housing design; the houses all looked the same. Nothing has changed. He did not believe that St Joseph had noted this objection. Ms Matthews advised that St Joseph *had* noted the objection and reviewed the house types accordingly.

A Councillor asked how the Town Council could be expected to approve the application when no changes appear to have been made to the housing mix. Ms Matthews replied that this phase is part of the wider site that is owned by St Joseph, who will bring each phase forward. The mix will balance out over the course of the development.

A Councillor asked if there will be any affordable housing available for rent. Ms Matthews advised that all the properties will be for sale, with the affordable houses (all apartments) being marketed at discount.

There being no further questions or points of clarification, the Committee went into debate.

A Councillor commented that the Town Council had objected to six items on the original application and he did not believe these had been addressed by the Applicant.

A Councillor commented that this is a viable project in an area close to town that is currently run down. He welcomed the addition of balconies as amenity space. He would give the development the benefit of the doubt in terms of providing the right housing mix.

A Councillor agreed there are positives to the application, notably the balconies, and he felt the renewables are in the right direction. He agreed that the housing mix is the outstanding issue.

A Councillor noted the difficulty of larger developments failing to provide even a small percentage of rental properties. However, she understood that this is a brownfield site and it costs money to bring such sites up to building standards. She noted her disappointment that the building design looked very bland across the development and that the link would not be happening. She also noted that a

much clearer idea was needed about the hierarchy of travel in relation to this development. The Government wants this hierarchy to be: walking, cycling, public transport and cars. She felt that it would be useful for the Town Council to meet with the developers to discuss ongoing concerns in readiness for future phases of this development. Assurance is needed that these phases will address some of the issues raised.

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

The Town Council maintains a holding objection on the following grounds:

Design: *Whilst design is subjective, the Town Council remains disappointed with the lack of architectural interest on the elevations of the houses. The TC would extend the invitation again for the applicant to meet with the TC to discuss design. This could also be an opportunity to further explore the provision of a link.*

Amenity: *The Town Council welcomes the provision of balconies on the apartment block.*

Renewable Technologies - *The provision of PV on the apartments is also welcomed but the provision of renewable technology on the houses should also be explored now, given that when they are built it is likely that Building Regulations will prohibit gas fired boilers.*

Affordable Housing - *The provision of affordable housing appears to be fixed in the S106 agreement.*

Mix - *The Town Council accepts that the mix will balance out over the future phases of the development and has been assured accordingly by the Applicant.*

Application No: 22/00682/VARY - Land at Timothy's Bridge Road, SUA

Description: Variation of conditions 2 and 16 (approved plans) of planning application 19/02585/OUT to reduce the basement car park; incorporate surface car parking to east; reduction of commercial floorspace; addition of 8 no. residential units to Phase 1 (no change to the maximum 500 dwellings across the entirety of the site is proposed); reduction in open size at Timothy's Bridge Green; revised landscaping scheme; amend residential communal space; reduce building height to shoulder block; relocated second escape staircase and changes to the core layout.

Original description of development: Hybrid planning application comprising:

a) outline with all matters reserved except for means of access for the erection of up to 500 dwellings (Use Class C2/C3), up to 1,625sqm (GEA) flexible floorspace (Use Classes A1, A2, A3, A4, A5, B1a, B1b, B1c, D1, D2 and Sui Generis (marketing suite)); landscaping and creation of new public and private

open space; associated infrastructure and ancillary works; including demolition of buildings and ancillary structures; and

b) full details of 56 new dwellings (of the 500), 752sqm (GEA) (Use Classes B1a, B1b, B1c, D1, D2 and Sui Generis (marketing suite)) and 217sqm (GEA) (Use Classes A1, A2, A3, A4, A5, B1a, B1b, B1c, D1, D2 and Sui Generis (marketing suite)) flexible floorspace (of the 1,625sqm (GEA)), associated access from Timothy's Bridge Road, basement parking, landscaping, infrastructure and ancillary works

Ms Polly Matthews made a short presentation and then took questions, which are summarised below:

A Councillor asked why St Joseph are taking out the commercial space. Ms Matthews advised that the St Joseph Asset Management team have been reviewing potential tenants for commercial buildings and have concluded there is insufficient interest. They think there is more demand for residential than commercial. They will retain a small commercial unit phase facing onto Timothy's Bridge Green and smaller units fronting onto the canal. There will be scope for commercial units in Phases 3-5.

A Councillor asked if, given the overall ceiling number of 500 dwellings, there will be fewer houses in subsequent phases now that eight extra dwellings are being included in Phase 1. Ms Matthews confirmed this would be the case.

There being no further questions or points of clarification, the Committee went into debate.

A Councillor noted his hope that St Joseph will reconsider the provision of the link.

A Councillor commented that it would be helpful to have clarity on the housing mix in phases 1 and 2.

It was PROPOSED, SECONDED AND AGREED by a unanimous vote to return No Objection to the revised scheme with the following comment:

The Town Council has considered the proposed changes from the approved scheme and have no objections. However, the housing mix will need to be updated in respect of future phases and addressing the current imbalance.

21/04006/FUL - King Edward VI School Sports Field and Pavilion, Manor Road - the erection of 6No. detached dwellings; two vehicular access points.

The Planning Consultant noted that planning permission (20/00987/FUL) was refused by SDC on 20 November 2020 for the following reasons:

1. Loss of open space and playing field which contributes to the amenity of the area
2. Harm to the setting of the GII listed sports pavilion

3. Loss of trees and negative effect on retained trees by development and visibility splays
4. Loss of distinguishing natural feature and adverse effect on the amenity and character of the area
5. 6 x 4-bedroom houses not considered to respect the character and appearance of the area, excessive bulk and scale, excessive glazing, breach of building line, small rear gardens
6. Plot 1 would breach 45/25-degree sightlines from neighbour to the north
7. Insufficient information regarding displaced on-street parking

An appeal was dismissed on 16 September 2021. It is clear that this was dismissed on the grounds of loss of trees and, more importantly, the impact on neighbours.

The Planning Consultant noted that the current application shows a revised layout; the overall design has not changed. Plot 1 was very close to the boundary and has now been moved away from the boundary. The gap between Plots 5 and 6 has reduced. It seems the Applicant may be retaining the trees. The application is an attempt to address the two issues raised by the Inspector.

Points of clarification

A Councillor asked if the trees are TPO'd. The Planning Consultant replied that there is a group preservation order on all the trees on the frontage. He noted that the District Council will need to feel confident that this development will not have an adverse effect on the trees in both the short and longer term if they are to support this application.

A Councillor asked if the District Council's objection to the previous application reflected the Town Council's objection. The Planning Consultant advised that the Town Council had objected because of a loss of TPO trees, adverse impact on the street scene and repetitive nature of the housing design. He felt that the Appeal decision had been very thorough and was both balanced and logical.

A Councillor asked what impact the revised application would have on access from Manor Road. The Planning Consultant advised that the access points have not changed, the dwellings have just moved slightly down the site. Access is via a private driveway with shared space.

Mr David Neale (Objector) was then invited to speak to the meeting. His main points are summarised below:

- a) In previous planning permission refusals, the Local Planning Authority has made much of the fact that benefits offered do not outweigh the harm that would result from the loss of amenity space and playing fields which act as a 'green lung' within this residential area of Stratford and conflict with saved policies.
- b) The Stratford on Avon adopted Local Plan states that planning permission will not be granted for housing proposals which would lead to, or exacerbate,

significant over-provision of housing in relation to the requirements of the Regional Spatial Strategy (Policy CF3 and CF6) either individually or cumulatively. Loxley Road developments will cover this area.

- c) The authority has a five-year supply of housing land in conformity with the requirements of Government advice. Six houses in a contentious position are not required.

A Councillor asked if this site has been identified by the District Council. Mr Neal advised that it has not.

A Councillor asked if the applicant is continuing to justify the application through their provision of new sports facilities. Mr Neal confirmed this is the case.

The Ward Councillor, Cllr Kate Rolfe then addressed the meeting. She noted that parking is an issue of this application since 10-15 parking spaces will be lost on Manor Road. Each of the four-bedroom houses will be allocated two spaces which is against policy: there should be three. No visitor spaces have been included.

She noted a potential risk to the roots and canopies of the trees on the site and the difficulty of protecting them when the development is under way.

She felt there is no need for these houses, which are out of keeping with Manor Road. The harm of the development would outweigh any benefits, especially since there are plans to expand the sporting facilities. Although sports facilities on the KES playing fields are supposed to be open to all, they come at a cost.

A Councillor asked if anything had changed in relation to parking from the original application. Cllr Rolfe responded that nothing had changed. Only two spaces have been allocated per house, so more parking will be needed on the road. Highways have objected to the parking allocation.

Points of clarification

A Councillor asked if there is a policy in the Neighbourhood Development Plan about parking provision in residential areas. The Planning Consultant advised that the District Council has a policy and he believes the Town Council deferred the parking issue to District. He did not think that the application had been refused on parking previously. This issue may have been overlooked.

A Councillor asked if the Town Council would be able to raise an objection now to something that it had not objected to in the original application. The Planning Consultant advised that there would be nothing to stop the Town Council from doing so.

A Councillor asked if, because this application relates to a small number of dwellings, the District Council would treat it differently in the context of allocating development sites around the district. The Planning Consultant advised that this site is not an allocated space within the District Council's Core Strategy; it is called 'windfall' development. This is when a site that has not been allocated or planned comes forward. There has always been a steady flow of windfall sites coming forward in Stratford upon Avon.

There being no further questions or points of clarification, the Committee went into debate.

Councillors noted their continuing concerns about the potential damage to the trees on the site and insufficient parking for the six houses.

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

It was PROPOSED, SECONDED AND AGREED unanimously to Object to the proposed scheme with the following comment:

The Town Council recognises the Inspector's latest decision on this site. However, the Town Council remains unconvinced that the TPO trees will be suitably safeguarded in perpetuity and during construction.

Furthermore, the Town Council agrees with the Highway Authority that there is insufficient on-site parking for the 4-bedroom houses. Given the very real issue of a reduction in on-street parking, the insufficient on-site parking would exacerbate this situation.

The limited benefits of this proposal do not outweigh the harm it would bring. Notwithstanding the Inspector's decision, the Town Council still opposes the scale, mass, bulk and design of the dwellings and the loss of amenity open space.

165. To note action of the Town Clerk after consultation with the Chairman (or their substitutes) and Avon Planning Services on 6 April 2022.

The actions were noted. The Chairman's Actions meeting on 6 April 2022 and the Additional Chairman's Action remote meeting on 11 April 2022 were both attended by Cllr I Fradgley, Cllr W Dowling and the Planning Consultant, Mr Neil Pearce.

	Application No	Site	Proposed Development
1	22/00767/FUL	18 Heather Close	Two storey rear extension and new side facing obscure glazed windows.
2	22/00744/FUL	20 Heron Lane	Remove existing conservatory and construct new single storey kitchen extension.
3	22/00552/VARY	22 Welcombe Road	Variation of condition 2 of planning permission 21/02869/FUL dated 10th November 2021 to allow for revised facing materials, design, raising in part of ridge height and enlargement of footprint. Original description of development: Replacement dwelling.

4	22/00763/TEL56	Crowne Plaza, Bridgefoot	The installation of 3No. 7.15m tripod support poles supporting 2No. antenna apertures each (6No. antenna apertures in total) with height to the top of antennas 25.44m AGL, the installation of 4No. 600mm dishes on new support poles, the installation of 7No. cabinets on new steelwork frame at rooftop level, and ancillary development there to.
5	22/00790/FUL	19 Toll Gate Close	Proposed first floor extension including alteration to existing single storey roof to the rear and insertion of 1no. roof light.
6	22/00368/ADV	Morrisons, Alcester Road	All elevations and signage / imagery are sought for advertising consent. For further information, please refer to all documents supplied in relation to this application.
7	22/00811/FUL	Gable End, 7 Cherry Orchard	Replacement two storey side extension, and single storey front extension (following the demolition of existing unstable two storey side extension).
8	22/00784/LBC	30 College Lane	Replace existing windows.
9	22/00819/FUL	76 Shipston Road	Proposed porch.
10	21/03502/REM	Swans Landing, Phase 2 Formerly Known As, Unipart/DCS, Timothys Bridge Road	AMENDED – The scheme has been amended and the following updated/additional plans have been received: Apartment Building B - Proposed Ground Floor Plan in Context 139810EC-TOR-PH2-B-DR-A-P200A Apartment Building B Proposed Roof Plan in Context 139810EC-TOR-PH2-B-DR-P201A Apartment Building B Proposed Ground to Second Floor Plans 139810EC-TOR-PH2-B-DR-A-P202A Apartment Building B Proposed Third Floor and Roof Plans 139810EC-TOR-PH2-B-DR-A_P203A Apartment Building B Proposed Elevations - South and West 139810EC-TOR-PH2-B-DR-A-P204A Apartment Building B Proposed Elevations - North and East 139810EC-TOR-PH2-B-DR-A-P205A House Types HT001 Proposed Floor Plans 139810EC-TOR-PH2-HT1-DR-A-P300A

			House Types HT001 Proposed Elevations and Section 139810EC-TOR-PH2-HT1-DR-A-P301A House Types HT002A Proposed Floor Plans 139810EC-TOR-PH2-HT2A-DR-A-P302A House Types HT002A Proposed Elevations and Section 139810EC-TOR-PH2-HT2A-DR-A-P303A House Types HT002B Proposed Floor Plans 139810EC-TOR-PH2-HT2B-DR-A-P304A House Types HT002B Proposed Elevations and Section 13810EC-TOR-PH2-HT2B-DR-A-P305A House Types HT002C Proposed Floor Plans 139810EC-TOR-PH2-HT2C-DR-A-P327 House Types HT002C Proposed Elevations and Section 139810EC-TOR-PH2-HT2C-DR-A-P328 House Types HT003 Proposed Floor Plans 139810EC-TOR-PH2-HT3-DR-A-P306A House Types HT003 Proposed Elevations and Section 139810EC-TOR-PH2-HT3-DR-A-P307A House Types HT005 Proposed Floor Plans 139810EC-TOR-PH2-HT5-DR-A-P308A House Types HT005 Proposed Elevations and Section 139810EC-TOR-PH2-HT5-DR-A-P309A House Types HT006A Proposed Floor Plans 139810EC-TOR-PH2-HT6-DR-A-P310 House Types HT006 Proposed Elevations 139810EC-TOR-PH2-HT6-DR-A-P311A House Types HT006 Proposed Elevations and Section 139810EC-TOR-PH2-HT6-DR-A-P312A House Types HT006B Proposed Floor Plans (Alternative) 139810EC-TOR-PH2-HT6-DR-A-P313A House Types HT007 Proposed Floor Plans 139810EC-TOR-PH2-HT7-DR-A-P314A House Types HT007 Proposed Elevations 139810EC-TOR-PH2-HT7-DR-A-P315A House Types HT007 Proposed Elevations and Section 139810EC-TOR-PH2-HT7-DR-A-P316A House Types HT009 Proposed Floor Plans 139810EC-TOR-PH2-HT9-DR-A-P317A House Types HT009 Proposed Elevations and Section 139810EC-TOR-PH2-HT9-DR-A-P318A
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			House Types HT011 Proposed Floor Plans 139810EC-TOR-PH2-HT11-DR-A-P319A House Types HT011 Proposed Elevations and Section 139810EC-TOR-PH2-HT11-DR-A-P320A House Types HT013 Proposed Floor Plans 139810EC-TOR-PH2-HT13-DR-A-P321A House Types HT013 Proposed Elevations and Section 139810EC-TOR-PH2-HT13-DR-A-P322A House Types HT014 Proposed Floor Plans 139810EC-TOR-PH2-HT14-DR-A-P323A House Types HT014 Proposed Elevations and Section 139810EC-TOR-PH2-HT14-DR-A-P324A House Types HT015 Proposed Floor Plans 139810EC-TOR-PH2-HT15-DR-A-P325A House Types HT015 Proposed Elevation and Section 139810EC-TOR-PH2-HT15-DR-A-P326A Garage Type 1 Single Garage 139810EC-TOR-PH2-GR-DR-A-P400A Garage Type 2 Single Garage 139810EC-TOR-PH2-GR-DR-A-P401A Garage Type 3 Single Garage 139810EC-TOR-PH2-GR-DR-A-P402A Garage Type 4 Single Garage 139810EC-TOR-PH2-GR-DR-A-P403A Garage Type 5 Single Garage and Car Port 139810EC-TOR-PH2-GR-DR-A-P404A Streetscene Elevations 1 139810EC-TOR-PH2-IMP-DR-A-P100A Streetscene Elevations 2 139810EC-TOR-PH2-IMP-DR-A-P101A Landscaping Proposals Sheet 1 GL1525 01L Landscaping Proposals Sheet 2 GL1525 02L Outline Area Illustration Masterplan 139810EC-TOR-PH2-IMP-DR-A-P003A Site Layout 139810EC-TOR-PH2-IMP-DR-A-P004A House Types and Parking Plan 139810EC-TOR-PH2-IMP-DR-A-P005A Storey Height Plan 139810EC-TOR-PH2-IMP-DR-A-P006A Character Areas and Materials Plan 139810EC-TOR-PH2-IMP-DR-A-P008A Refuse Collection Review JNY10875-02F Emergency Access Review JNY10875-04E Refuse Strategy Plan 139810EC-TOR-PH2-IMP-DR-A-P007A Visibility Plan JNY10875-05E Properties 71 to 74 Large Car Swept Path Analysis JNY10875-09
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			Garage Dimensions and Large Car Swept Path Analysis JNY10875-10 Private Drive and Car Park Dimensions JNY10875-11 Highways Adoption Plan A Covering Letter (dated 16.03.2022) has also been received which sets out the changes proposed and responds to comments received from consultees.
11	22/00488/LBC	Shakespeare's Birthplace, Henley Street	Repairs to a chimney and panel replacement.
12	21/03134/FUL	31 Hunts Road	AMENDED - Erection of a first-floor side extension and single storey rear extension.
13	22/00828/FUL	80 Clopton Road	Proposed single storey rear/side extension and internal alterations.
14	22/00831/FUL	33 Banbury Road	Two storey and single storey rear extensions to create open plan kitchen, living, dining area at ground floor and bedrooms at first floor.
15	22/00835/FUL	62 Shelley Road	Proposed single storey front extension.
16	21/04006/FUL	King Edward VI School Sports Field and Pavilion, Manor Road	The erection of 6No. detached dwellings; two vehicular access points.
17	22/00723/FUL	27 Birmingham Road	Conversion of existing dwelling into two studio flats and one apartment together with associated external works, including a new common side entrance doorway.
18	22/00911/FUL	13 St Gregorys Road	Proposed single storey rear extension and first floor side extension.

1	22/00923/FUL	8 Addison Drive	Single storey rear extension.
2	22/00652/LBC	27 Ryland Street	Replace existing conservatory with new single storey rear extension. Replace existing flat roof to rear dormer with pitched roof. Replace existing UPVC window to bathroom with new timber window. Reconfigure existing waste pipe to rear.

3	22/00972/TREE	Avon House, 4 Elgin Gardens	T1 – Silver Birch – Fell.
4	22/00945/TREE	Oak House, Kissing Tree Way, Alveston	T1 – Large Oak – Reduce top of canopy from 20 metres in height and 15metres in width, by 3 – 4 metres and reduce large diameter dead wood. T2 – Hornbeam – Reduce from 13 metres in height and 10 metres in width, by 2.5 – 3 metres. Reshape both.
5	22/01040/TREE	Stratford On Avon Grammar School for Girls, Shotton	T1 – Cherry – Remove lower branch on roadside. Reduce to provide 0.5 metre clearance above yew hedge. T2 – Lime – Remove.
6	22/00956/TREE	Flat 1, 53 Rother Street	T1 – Bay tree – Reduce canopy from 6 metres to 3 metres to shape. T2 – Ivy Clad Thorn – Fell. T3 – Holly - No work required. T4 – Holly – Fell. T5 – Ivy Clad Elder – Fell.
7	22/00965/FUL	Bancroft Basin, Waterside	Proposed model boat pool, fencing and associated equipment - consoles and electrical cabinets.
8	22/00682/VARY	Land At Timothy's Bridge Road	Variation of conditions 2 and 16 (approved plans) of planning application 19/02585/OUT to reduce the basement car park; incorporate surface car parking to east; reduction of commercial floorspace; addition of 8 no. residential units to Phase 1 (no change to the maximum 500 dwellings across the entirety of the site is proposed); reduction in open size at Timothy's Bridge Green; revised landscaping scheme; amend residential communal space; reduce building height to shoulder block; relocated second escape staircase and changes to the core layout. Original description of development: Hybrid planning application comprising: a) outline with all matters reserved except for means of access for the erection of up to 500 dwellings (Use Class C2/C3), up to 1,625sqm (GEA) flexible floorspace (Use Classes A1, A2, A3, A4, A5, B1a, B1b, B1c, D1, D2 and Sui Generis (marketing suite)); landscaping and creation of new public and private open space; associated infrastructure and ancillary works; including

			demolition of buildings and ancillary structures; and b) full details of 56 new dwellings (of the 500), 752sqm (GEA) (Use Classes B1a, B1b, B1c, D1, D2 and Sui Generis (marketing suite)) and 217sqm (GEA) (Use Classes A1, A2, A3, A4, A5, B1a, B1b, B1c, D1, D2 and Sui Generis (marketing suite)) flexible floorspace (of the 1,625sqm (GEA)), associated access from Timothy's Bridge Road, basement parking, landscaping, infrastructure, and ancillary works.
9	22/00991/FUL	Waterside	Installation of 1no. CCTV camera on Lighting Column 7 on Waterside/National Cycle Route 41 and 1no. CCTV camera on a standard column adjacent to the Swan Fountain.
10	22/00367/FUL	Morrisons, Alcester Road	An Xpress Centres pod for passenger car automotive body repairs within the existing Morrisons car park.
11	22/00810/FUL	Unit G, The Maybird Centre, Birmingham Road	Minor alterations to the shopfront of Unit G within Maybird Shopping Park.
12	22/00909/FUL	Porton House, Birmingham Road	Sub-divide existing retail unit into two separate units and replace 2no. sets of roller shutters with glazed curtain walling with entrance doors.
13	22/00664/LBC	9 Henley Street	Re-tiling to pitched roofs, replacement of pitched roof flashings, structural repairs, and timber repairs to pitched roof structure, replacement of flat roof coverings. Ceiling level quilt insulation to pitched roof space. Internal works to party wall in roof space for support to structural roof repairs and fire separation from adjoining property at 8 Henley St. Minor external and internal repairs and decorations.
14	22/00919/FUL	53 Dale Avenue	Reconstruction of sun lounge, new porch, Infilling of under-croft beneath existing roof, removal of overhanging entrance canopy, internal amendments and new windows and replacement of roof slates.
15	22/00955/FUL	6 Marlowe Road	Construction of a single storey rear extension to create a utility room and extend the existing kitchen.

16	22/00502/FUL	19 Emmerson Avenue	Installation of 12 solar panels on roof.
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166. Street Trading and Licensing Applications

166a. There were no street trading applications pertinent to the Town Council.

166b. The following licensing applications are pertinent to the Town Council:

- i. Application for sale of alcohol, provision of regulated entertainment and late-night refreshment at The Avon Lounge, 37 Rother Street, CV37 6LP
- ii. Application for sale of alcohol at Titania (Vessel owned by Avon Boating), Swans Nest Boathouse, CV37 7LS

There were no objections to either application.

167. Notices of decision

These were noted.

168. Any Other Business

There was none.

169. Chairman's Verbal Report

There was nothing to report.

170. Requests for Alterations of Recommendation

None were received.

171. To register, when necessary, a representative from the Planning Consultative Committee to virtually attend the Stratford District Council Planning Meeting on Wednesday, 27 April 2022 at 6:00pm and/or Wednesday, 4 May 2022 if required.

It was noted that the agendas for the above meetings had not been published yet.

172. To appoint substitutes for the next Chairman's Actions on Wednesday 6 April, if required.

Both Cllr Ian Fradgley and Cllr W Dowling (Vice Chair) confirmed that they would be able to attend. The Chair will ask Cllr Taylor if he can act as substitute if needed.

The meeting closed at 20.19.

Date of next meeting: Tuesday 03 May 2022 at 6.30pm at the Town Hall.

Signed:

Chairman of Planning Committee