

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES (Pages 1-6)

14 December 2021 held over Zoom

Present

Cllr D Curtis	Cllr J Fradgley
Cllr W Dowling	Cllr Jackson
Cllr J Fotjik	Cllr Lee
Cllr I Fradgley	

Minutes Clerk: Margo Galvin

Speakers: Liz Nicholson, representing Stansgate Planning, Mark Holbeche representing Regal Property Group and Ian Harding representing BDG Architects.

109. Apologies for Absence

Apologies were received from Cllr V Alcock, The Mayor, Cllr K Taylor, and Mr Neil Pearce (Planning Consultant, Avon Planning Services).

110. Declarations of interest on items on the agenda

There were none.

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

None were received.

112. To grant any requests for dispensation as appropriate.

None were received.

113. Consultation Presentation on Pre-Planning Applications.

Stratford Property Investments and Regal Property Group – a joint venture to re-develop the first and second floors above Bards Walk to provide 19 residential flats.

Introducing the presentation, Mark Holbeche advised that Regal Property Group are Stratford-upon-Avon town centre residential property developers, specialising in high quality brown field schemes. They are the development partners of Stratford Property Investments who own the Bards Walk leisure and shopping arcade. Phase 1 of the scheme at this site has already seen substantial investment in the ground floor retail units. Phase 2 will see considerable further development in the form of 19 town centre apartments across the first and

second floors, with a mix of one, two and three-bedroom dwellings and outdoor amenity facilities.

Mr Holbeche noted that, at a previous consented scheme, a unilateral notice was entered into to prevent residents applying for on-street parking permits. If the new scheme gains support, the developers are prepared to carry this forward if required.

Ian Harding then presented the scheme to the Planning Committee. The key points are summarised below:

Ground floor level

The main entrance to the development will be off Wood Street via the Mall. The existing glass roof above the Mall will be removed so that the area becomes open to the elements again.

There will be an entrance to a service yard and delivery area on Meer Street. Parking for four to five cars will be provided along with spaces for residents' cycles. A key intervention in this area will be a two-storey town house on Meer Street that will improve the street view by filling in a residual gap and creating an additional town centre dwelling,

The upper floors on the site have been empty for some time. This means the Mall lacks a lively second and first floor environment which the developers wish to address.

The apartments comprise a mix of duplex and single storey dwellings. They are spacious, which the developers believe will make them desirable as town centre properties. An additional intervention is to include landscaped green courtyards and private terraces from the first floor up.

Overall, it is believed that the proposal will transform the current upper storeys of this building to provide well-designed town centre accommodation with courtyards and open spaces. It will also provide repairs to the urban fabric.

Questions were then invited.

A Councillor asked for further information about the apartments. Ian Harding responded that the housing mix would consist of one, two and three-bedroomed properties, some being duplex, some being single storey. This will enable buyers to pick and choose from a range of price points.

A Councillor asked if the scheme would include any affordable homes or if money would be provided offsite for this. Mark Holbeche replied that they will be going through the financial viability assessment in relation to this as part of the process.

A Councillor ask if PVs will be installed and, if so, how much energy these will provide to the dwellings. Ian Harding responded that PVs will be included as much as possible. He noted that the design will follow a fabric-first approach and the building will not require a great deal of energy input. He confirmed that no gas will be installed.

A Councillor asked if there will be an electric car share scheme operating on site. Ian Harding advised that the transport assessment had not yet been done but that, with this type of development, there is usually some sort of car club arrangement, depending on Local Authority requirements. This will be clarified when the technical assessment is carried out with the Transport Consultant.

A Councillor asked for clarity about on-street parking. Mark Holbeche responded that the understanding is that, as part of the previous planning consent there was an order to stop residents applying for on-street permits. It is proposed that the new development will provide four or five parking spaces on site for the larger apartments but there will be no other parking. Liz Nicholson noted that it the intention is to conduct another survey in relation to on-street parking. Once the outcome of this is known, it will become clear if permits need to be restricted.

A Councillor asked for clarity on the height of the proposed development. Ian Harding replied that a CGI is currently being produced that will show how the development could look but noted that the height will increase as the current flat roof will be replaced with a pitched roof. However, it is believed this will have little impact on the view from the street.

A Councillor asked about the building materials to be used. Ian Harding advised that they are working with construction engineers and consultants on this, and the intention is to use lightweight Tstuds that can be placed in situ without the need for cranes or scaffolding. As much as possible will be constructed offsite in line with the sustainability process. A Construction Management plan will be provided in due course.

A Councillor asked what kind of insulation will be used. Ian Harding replied that it will be very high as this is the only way to address the energy demand of buildings.

The Chair thanked the presenters for their very interesting presentation. Liz Nicholson, Ian Harding and Mark Holbeche then left the meeting.

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

No members of the public had registered to speak at the meeting.

115. To approve the draft Open Minutes of the Planning Consultative Committee Meeting held on 30 November 2021.

The Minutes of the Planning Consultative Committee meeting held on 30 November 2021 were approved as a correct record.

116. List of planning applications deferred from the Chairman's Actions meeting on 08 December 2021 with any additional items deferred from the Chairman's Actions meeting on 13 December 2021.

There were none.

117. To note action of the Town Clerk after consultation with the Chairman (or their substitutes) and Avon Planning Services on 08 December 2021.

The actions were noted. The Chairman's Actions meeting on 08 December 2021 and the Additional Chairman's Action remote meeting on 13 December 2021 were both attended by Cllr I Fradgley and Cllr Dowling.

	Application No	Site	Proposed Development
1	21/03781/TREE	17 Welcombe Road)	T1 – Willow – Fell.
2	21/03702/ADV	27 Bridge Street	Installation of 1x fascia and 2x hanging signs.
3	21/03559/FUL	1 – 7 Trinity Close	Proposed alterations to the existing buildings to include one side extension to facilitate one additional new dwelling to create a total of 8 dwellings, enlargement of laundry/boiler room to link buildings, alterations to roof to include installation of new dormer windows and the installation of vehicular access off Old Town and associated parking area, landscaping and associated works.
4	21/03707/FUL	13 West Street	Demolition of rear outhouses for the construction of single storey flat roof rear extension, loft conversion and garden home office.
5	21/03223/ADV	13 Bridge Street	Refurbishment and re-branding of the existing fascia signage and installation of new hanging sign.

1	21/03425/FUL	159 Banbury Road)	AMENDED – The submitted plans display that new fence is to be erected, which has been added to the description of development.
2	21/03047/FUL	36 Oak Road	AMENDED – Widening of vehicular access added to the description of development and amended lan 001A submitted to display 3 no. of car parking spaces.
3	21/03590/FUL	Gospel Oak House, Gospel Oak Lane, Pathlow	Demolition of redundant barns and building new dwellinghouse on the site.
4	21/02372/FUL	Avonside, Flat 34, Mill Lane	Raise existing window in the kitchen by 215mm, to facilitate internal works. Existing window size and dimensions will not be changed.
5	21/03183/FUL	102 Shottery Road	AMENDED – Demolition of existing side garage and storage area, construction of Porch extension, 2 storey

			and single storey side extension and rear two storey and single storey extensions.
6	21/03895/TREE	Stratford Junior School Playing Field, Chestnut Walk	T1 – Apple – Remove failed branch from crown; T2 – Cherry – Remove to ground level; T3 – Sycamore – Remove deadwood.

118. Street Trading and Licensing Applications

118a. Application to review a premises licence under Section 51 at Quick Stop Shop, 14 Greenhill Street, Stratford-upon-Avon, CV37 6LF.

It was noted that, while the Town Council cannot make a decision on this application, it can acknowledge that there will be a review and that the Council will support this.

118b. There were no street trading applications pertinent to the Town Council.

119. Notices of decision

These were noted. The Chair commented that there had been 22 decisions and that the Town Council had responded No Reps in all cases. Of the 22, 18 were agreed, two were refused and two were withdrawn.

120. Chairman's Verbal Report

The Chair advised that a meeting is to be held with the developers of the Canal Quarter application discussed at the Planning Committee meeting on 30 November 2021 meeting as the developers have indicated they would like to engage with the Town Council. Proposed dates are 06 or 07 January 2022, ideally around 5.30pm, on Zoom. The District Council Planning Officer will be present.

The Chair also noted that the Town Council had supported the application for Stratford Marina some time ago, whereas the District Council officers were proposing refusal. As a result, it went to the District Council Planning Committee on 08 December. Cllr Taylor spoke at this meeting on behalf of the Town Council. The Committee decision was to grant the application.

A Councillor advised that he had also attended this meeting but, having declared an interest, did not participate. He felt that the CGI presentation made in support of the application made a big difference at the meeting in that it made the proposal much more tangible to the Planning Committee.

122. Requests for Alterations of Recommendation

None were received.

123. To register, when necessary, a representative from the Planning Consultative Committee to virtually attend the Stratford District Council Planning Meeting on Wednesday 5 January 2022 and/or Wednesday 19 January 2022, if required.

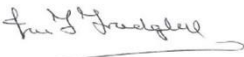
It was noted that no agenda has been published yet.

124. To appoint substitutes for the next Chairman's Actions on 05 January 2021.

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

The meeting closed at 18.42.

Date of next meeting: Tuesday 11 January 2022 at 6pm if on Zoom (to be advised) or at 6.30pm at the Town Hall.

Signed: 

Chairman of Planning Committee