

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES (Pages 1-13)

20 June 2023

Held at the Town Hall

Present

Cllr V Alcock	Cllr I Fradgley
Cllr W Dowling	Cllr J Fradgley
Cllr J Fotjik	Cllr L Macdonald

Planning Consultant: Mr Neil Pearce (Avon Planning Services)

Minutes Clerk: Margo Galvin

Not present: Cllr K Rolfe

Registered speakers

There were none.

The Chair noted that the following Planning Application had been deferred from the Chairman's Action Meeting on 14 June 2023: 23/01463/FUL (TIDDINGTON)
Croft Farm, Agricultural Building, Banbury Road, Stratford-Upon-Avon, Warwickshire
CV37 7NF.

018. Apologies for Absence

Apologies were received from Cllrs Harding and Lee.

019. Declarations of interest on items on the agenda

There were none.

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

None were received.

021. To grant any requests for dispensation as appropriate.

None were received.

022. Consultation Presentation on Pre-Planning Applications.

There were none.

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

No members of the public were present.

024. To approve the draft open minutes of the Planning Consultative Committee meeting held on 23 May 2023.

The minutes of the meeting held on 23 May 2023 were approved as a correct record.

025. List of planning applications deferred from the Chairman's Actions meeting on 14 June 2023 with any additional items deferred from the Additional Chairman's Actions meeting on 19 June 2023.

Planning application 23/01463/FUL (TIDDINGTON) Croft Farm, Agricultural Building, Banbury Road, Stratford-Upon-Avon, Warwickshire CV37 7NF was deferred from the Chairman's Action meeting on 14 June 2023.

The Planning Consultant made a short presentation, the key points of which are summarised below:

This is a full application for the demolition of an existing agricultural building with Class Q consent and the erection of four new dwellings with garages.

Planning history:

May 2021 - Planning permission granted for change of use at agricultural building (a modern barn) into three smaller residential dwellings and two larger dwellings and associated operational development under Class Q parts (a) and (b) of the General Permitted Development Order. Town Council – No reps

December 2022 - Full application for the demolition of an existing agricultural building with Class Q consent and the erection of four new dwellings refused on the grounds that the development would provide a greater number of bedrooms resulting in a great number of residents and increased private vehicle movements. Also, the development would be too suburban and out of character for the agricultural area. Town Council – no reps. Appeal in progress.

Questions were then invited and the following points were clarified:

- All plots will have solar panels
- Class Q allows the conversion of existing agricultural buildings. In this context permission to convert the barn into dwellings was granted. The second application seeks to demolish the current barn and erect dwellings on the site. The Planning Consultant felt there should be a good chance of such a scheme coming forward as there is legal and planning precedent.
- Carbon footprint of conversion vs. new build – the footprint might be lower if the barn were to be converted.
- The current barn is of modern construction with no real architectural merit.

- The proposed development is set well back from the road and looks to be contained within hedges, so would not be conspicuous.

Councillors then went into debate and a vote was taken.

It was PROPOSED, SECONDED AND AGREED by a unanimous vote to make No Representations to the proposed scheme with the following comment:

The Town Council is aware of the extant planning permission and the recent refusal which is currently at appeal.

The existing building is large and of no architectural merit and the new dwellings are an improvement on the visual appearance of the site.

While the Town Council raised no representation to the last application (22/02934) the current changes appear to address the second reason for refusal.

The Town Council believes that the current application is slightly better than the last two applications.

The District Council should consider imposing a planning condition required a detailed landscaping scheme if planning permission is approved.

026. To note action of the Town Clerk after consultation with the Chairman (or their substitutes) and Avon Planning Services on 14 June 2023.

The actions were noted. The Chairman's Action meeting on 14 June 2023 was attended by Cllr I Fradgley, Cllr W Dowling and the Planning Consultant, Mr N Pearce. The Additional Chairman's Action meeting on 19 June 2023 was attended by Cllr I Fradgley, Cllr W Dowling and Mr N Pearce. The following applications were discussed and the respective observations recorded:

Chairman's Action meeting – 14 June 2023:

Application No		Site	Proposed Development	Observations
1	23/01262/FUL GUILDHALL & BRIDGETOWN	73 Hunts Road, Stratford-Upon-Avon, Warwickshire, CV37 7JJ	Proposed two storey side and return rear with a single storey rear extension to form an enlarged open plan kitchen/dining/family area.	No reps
2	23/01297/FUL GUILDHALL & BRIDGETOWN	7 Primrose Way, Stratford-Upon-Avon, Warwickshire, CV37 7EF	Single storey side extension and new hardstanding to front (Amendment to previously approved application 22/02200/FUL)	No reps
3	23/01404/TPO CLOPTON	61 Burbage Avenue, Stratford-upon-Avon, CV37 0DU	T1 - oak - Crown thin 10% to improve crown structure and light penetration. Reduce South face over	No reps, subject to Tree Officer approval

			neighbours' property by 1.5/2.0 metres and blend into remainder. Raise lower crown from neighbouring property 3.5 metres	
4	23/00828/VARY GUILDHALL & BRIDGETOWN	Shakespeare Hotel, Chapel Street, Stratford-Upon-Avon, Warwickshire CV37 6ER	Variation of condition 2, 3, 5 and 6 of planning permission 19/02091/FUL dated 7 November 2019 to change foundation design, insert additional columns, alterations to external appearance of extension (to include roof alterations, minor amendments to the footprint line, solar panels, enclosed bin/cycle storage). Original Description of Development: Proposed extension providing 19 new guest bedrooms to the rear of the hotel on first and second floor levels, with car parking, stairway and refuse enclosure at ground floor level (revised resubmission)	No reps
5	23/00861/VLBC GUILDHALL & BRIDGETOWN	Shakespeare Hotel, Chapel Street, Stratford-upon-Avon, CV37 6ER	Variation of condition 2 of Listed Building Consent 19/02092/LBC dated 7 November 2019 to change foundation design, insert additional columns, alterations to external appearance of extension (to include roof alterations, minor amendments to the footprint line, solar panels, enclosed bin/cycle storage). Original Description of Development: Proposed extension providing 19 new guest bedrooms to the rear of the hotel on first and second floor levels, with car parking, stairway and refuse enclosure at ground floor level (revised resubmission)	No reps
6	23/01385/FUL TIDDINGTON	232 Loxley Road, Stratford-Upon-Avon, Warwickshire, CV37 7DU	Loft conversion, hip-to-gable, ground floor rear extension, and replacement glazing to the rear elevation	No representation

7	23/01222/FUL SHOTTERY	Land At, Garrick Way, Stratford-upon-Avon	Demolition of redundant garages and the erection of 4 no. apartments and 1 no. bungalow and associated development	On balance the TC has no objections with this proposal subject to the Highway Authority being satisfied that 4 units can be accommodated off the proposed access, there is no adverse effect on the amenity of neighbouring properties and the proposal does not result in the loss of any tree that is worthy of retention/protection.
8	23/01343/COUMA HATHAWAY	Chutneys, Bordon Hill, Stratford-upon-Avon, CV37 9RX	Change of use of former restaurant (Use Class E) to one residential dwellinghouse (Use Class C3)	No representation
9	23/01431/TREE TIDDINGTON	The Bower House, Alveston Leys, Alveston, Stratford-Upon-Avon Warwickshire	#1- silver birch - to be taken down due to poor condition and leaning towards the road. #2- tree of heaven - crown reduction 1-2 metres of each limb #3- poplar - crown reduction 1-2 metres of each limb	No reps. Subject to Tree Officer approval
10	23/01273/FUL SHOTTERY	8 Halford Road, Stratford-upon-Avon, CV37 9BD	Proposed first-floor side and single-storey rear extensions and widening of the driveway entrance by 500 mm	No reps. Pleased to see subservient design.
11	23/01363/FUL ORCHARD HILL	138 Banbury Road, Stratford-Upon-Avon, Warwickshire, CV37 7HU	A conversion of the existing loft space to accommodate for a new bedroom and bathroom, with associated minor changes to the roof form. Construction of a new dormer window within the roof form, to the rear of the property, to provide the proposed bedroom with views and natural light.	No representation
12	22/02873/FUL AMENDED WELCOMBE	Rear Of, 7 Shakespeare Street, Stratford-upon-Avon, CV37	Change of use of workshop (use class E) to 1 no. dwellinghouse (use class	Maintain no reps

		6RN	C3) with associated alterations	
13	23/00925/FUL AMENDED TIDDINGTON	Alveston Hill Farm, Alveston, Stratford-upon-Avon, CV37 7RL	Conversion of barns to create two dwellings and two ancillary outbuildings, demolition of existing barns and new agricultural access road.	Maintain no reps
14	23/00926/LBC AMENDED TIDDINGTON	Alveston Hill Farm, Alveston, Stratford-upon-Avon, CV37 7RL	Conversion of barns to create two dwellings and two ancillary outbuildings, demolition of existing barns and new agricultural access road.	Maintain no reps
15	23/01146/FUL AMENDED TIDDINGTON	Midways, School Lane, Tiddington, Stratford-Upon-Avon Warwickshire	Proposed alterations and extensions including raising the existing roof.	An amendment / additional information has been received for the application shown above as follows: Omit in and out driveway from scheme This letter is for information only. A consultation response is not being sought.
16	23/01160/VARY GUILDHALL & BRIDGETOWN	Spire View Garden, Saffron Meadow, Stratford-upon-Avon	Variation of Condition 2 and 13 of Planning Permission 19/02317/FUL dated 28 February 2020 for plot design, layout and landscaping changes. Original Description of Development: Proposed erection of 2 dwellings and associated landscaping and access improvements	No representation
17	23/01375/FUL CLAVERDON & SNITTERFIELD	Gospel Oak Cottage, Gospel Oak Lane, Pathlow, Warwickshire CV37 0JA	Double gable ground floor rear extension.	No representation
18	23/01468/TPO ORCHARD HILL	King Edward VI School Sports Field And Pavilion, Manor Road,	T2/1812 - beech - Tree has Meripilus at the base. This indicates that decay is present in the root plate and	Holding objection. The Town Council would like to know where this tree is located on the KES

		Stratford-upon-Avon	root plate failure may be anticipated. Fell and replace, suggest with 3 x Liriodendron tulipifera, Betula pendula, Carpinus betulinus or similar.	grounds before making a decision. Please can a location plan be submitted.
19	21/02447/FUL AMENDED WELCOMBE	1 Arden Street, Stratford-upon-Avon	Construction of new Private Rented Sector apartment building to incorporate 18 no. apartments and ground floor commercial space.	An amendment /additional information has been received for the application shown above as follows: Description of development revised from 'Construction of new Private Rented Sector apartment building to incorporate 18 no. apartments and ground floor commercial space' to ' Demolition of 2 Greenhill Street and construction of 16 no. apartments and ground floor commercial space'. The demolition of 2 Greenhill Street has formed part of the proposals from the outset however wasn't included in the description of development. The number of units also was reduced under the previous amendment back in June 2022 from 18 to 16 units. This amendment clarifies the description of development. Revised Noise Impact Assessment and supporting Technical Data Sheet received 26.5.2023 This letter is for information only. A consultation response is not being sought.

20	23/01466/TPO SHOTTERY	Cornerstones, Shotton, Warwickshire CV37 9HA	T1 - crack willow - Reduce by approx. 1 - 2metres	Subject to Tree Officer approval.
21	23/00764/FUL AMENDED CLOPTON	Stratford Upon Avon College, The Willows North, Stratford- upon-Avon, CV37 9QR	Creation of new central campus courtyard	Maintain no reps
22	23/01435/FUL TIDDINGTON	Broom Close, Kissing Tree Lane, Alveston, Stratford- Upon-Avon Warwickshire	Replacement dwelling	No reps subject to no adverse impacts on neighbouring properties.
23	23/01460/FUL GUILDHALL & BRIDGETOWN	Bell Court Car Park, Rother Street, Stratford-upon-Avon, CV37 6JP	The installation of a 6no. antenna apertures, 4no. 600mm dishes, 4no. equipment cabinets at rooftop level along with associated development ancillary thereto.	No representation
24	23/01344/TPO ORCHARD HILL	Naunton Lodge, 203 Banbury Road, Stratford-Upon- Avon, Warwickshire CV37 7HT	G2 - lime x3 - Whole crown reduction by 3metres and dead wooding to reduce the impact of wind and decreasing the likelihood of failure in the future. T11 - lime - Whole crown reduction by 3metres and dead wooding to reduce the impact of wind and decrease the likelihood of failure in the future. T10 - horse chestnut - Whole crown reduction by 2metres and dead wooding to reduce the impact of wind and decrease the likelihood of failure in the future. T9 - oak - Whole crown reduction by 2metres to remove damaged tips to promote regeneration.	No reps. Subject to Tree Officer approval.
25	23/01473/FUL TIDDINGTON	179 Loxley Road, Stratford-Upon- Avon, Warwickshire, CV37 7DU	Proposed rear glass balcony	No reps, subject to no adverse overlooking of neighbours.

26	23/01336/VARY ORCHARD HILL	192 Banbury Road, Stratford-Upon- Avon, Warwickshire, CV37 7HX	Application Reference Number: 22/03037/FUL Date of Decision: 20/01/2023 Condition Number(s): 2 & 3 Conditions(s) Removal: We wish to amend the design from drawing JS/192/22/2P and submit drawing JS/192/23/5 The development to be carried out in accordance with the following plans and drawings - JS/192/23 /3 & /5 The materials to be used externally on the development shall comply with the details shown on drawing /5 as submitted	No objections in principle, subject to no adverse effect on neighbouring property.
27	23/01463/FUL TIDDINGTON	Croft Farm, Agricultural Building, Banbury Road, Stratford-Upon- Avon, Warwickshire CV37 7NF	Full application for the demolition of an existing agricultural building with Class Q consent and the erection of four new dwellings.	Holding objection - This application will be considered at the PCC meeting on 20 June.
28	22/03062/LBC GUILDHALL & BRIDGETOWN	33 Sheep Street, Stratford-Upon- Avon, Warwickshire, CV37 6EE	Works to the rear of the property to replace 1 no. timber and glass door with new timber and glass door to match and replace 3 no. timber casements with UVPC casements	No representation
29	23/01267/LBC WELCOMBE	Shakespeare Centre, Henley Street, Stratford- Upon-Avon, Warwickshire CV37 6QW	Repair and treatment of concrete entrance canopy. Installation of DPC below copings.	No representation
30	18/01253/VARY CLAVERDON & SNITTERFIELD	Airfield, Snitterfield Road, Bearley, Stratford-upon-Avon CV37 0EG	Removal of Condition 1 of application reference 10/01059/VARY which limited the permission to allow use of Motorised Gliders (Including Touring Motorised Gliders) at the Gliding Club to a temporary period, to enable permanent	I am writing to let you know that the proposal described above will be considered at a Planning Committee Meeting on 21 June 2023. My recommendation is that the application be Granted. You are being notified as an adjacent Parish/Town Council/Meeting.

			permission for such use at the Gliding Club	Democratic Services will finalise and publish the agenda on our website five working days prior to the committee meeting. The meeting location and start time will be detailed in the agenda. The following link will take you directly to the page where the Planning Committee agenda is published: https://democracy.stratford.gov.uk/mgCommitteeDetails.aspx?ID=772 The development affects your Town/Parish and the Council has agreed that, if you so wish, you may send a representative to address the meeting to explain the Town/Parish Council's views. A leaflet which fully explains the process is available on our website Public Involvement in Planning Meetings. If you wish to speak at this meeting, you must register with the committee managers on 01789 260245 or at committeemanagers@stratford-dc.gov.uk by 2.00pm one working day before the meeting.
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Additional Chairman's Action meeting 19 June 2023:

1	23/00267/VARY WITHDRAWN ORCHARD HILL	Cross O the Hill Farm, Clifford Road, Stratford-upon-Avon, CV37 8HP	Variation of condition 9 - Car parking layout, of planning permission 20/02932/VARY. to reduce the car parking area from 212 spaces, including 7 disabled car parking spaces to 176 car parking spaces including 7 disabled spaces within the same area.	APPLICATION WITHDRAWN
2	23/01293/FUL ORCHARD HILL	1 Waterloo Rise, Stratford-Upon-	Proposed Single Storey Rear Extension	No representation

		Avon, Warwickshire, CV37 7HL		
3	23/01181/FUL GUILDHALL & BRIDGETOWN	37 Rother Street, Stratford-Upon- Avon, Warwickshire, CV37 6LP	Replacement folding entrance doors	No representation
4	23/01225/FUL GUILDHALL & BRIDGETOWN	Sequoia House, 51 Shipston Road, Stratford- Upon-Avon, Warwickshire CV37 7LN	Full Planning Application for the change of use of a Guest House to a Residential Dwelling	No representation
5	23/01183/FUL BISHOPTON	3 Heron Lane, Stratford-Upon- Avon, Warwickshire, CV37 9EG	Single and two storey rear extension	No representation
6	23/01281/TPO CLOPTON	18 Burbage Avenue, Stratford-upon- Avon, CV37 0DU	-T1 European lime: Reduce height from 11metres to 7 metres. Reduce spread from 8 metres to 5 metres. Reduction work proposed to ensure tree is not overhanging the public footpath, is clear of the street lighting and is pruned back from above the tree owner's driveway.	No reps. Subject to Tree Officer approval.
7	23/01206/FUL ORCHARD HILL	7 Rushbrook Road, Stratford- upon-Avon, CV37 7JW	Erection of a single-storey rear extension	No representation
8	23/01216/FUL AVENUE	1 Cocksfoot Close, Stratford- upon-Avon, CV37 0TD	Proposed single storey rear extension and installation of new vehicle access gates to boundary wall	No representation
9	23/01261/FUL ORCHARD HILL	4 Dale Avenue, Stratford-Upon- Avon, Warwickshire, CV37 7EH	Proposed detached double garage with room above and improved vehicular access. Re-submission of expired approval 20/00438/FUL	No representation
10	23/01110/FUL AMENDED AVENUE	8 And 9, Avenue Farm, Stratford- upon-Avon,	Use of the building for a flexible commercial use comprising Class E (existing	No representation

		CV37 0HR	use), B8 (archive storage) and F1 (reading room).	
11	23/01333/DDT	76 Tiddington Road, Stratford-upon-Avon, CV37 7BA,	-T1 cherry: Fell. (Dead. Replacement planting required)	Information only
12	23/01304/TEL28 SHOTTERY	Outside 180, Evesham Road, Stratford-upon-Avon	Erect 11 metre medium pole outside 180 Evesham Road, Stratford-upon-Avon. CV37 9BS	Information only
13	23/01287/FUL SHOTTERY	44 Bordon Place, Stratford-Upon-Avon, Warwickshire, CV37 9AZ	Demolition of garage and single storey side extension and erection of proposed two storey side extension and extension of dropped kerb and alterations to driveway hardstanding	No reps. Pleased to see subservient design.
14	23/01135/LBC WELCOMBE	And 2, 1A Rear Of, 1 Henley Street, Stratford-upon-Avon CV37 6PT	Refurbishment works comprised of replacement doors, windows and rainwater goods; replace garage door with window and entrance door; roof and brickwork repairs.	No reps. Subject to Conservation Officer approval.
15	23/00886/LBC ORCHARD HILL	Freshfields Nursery School, Clifford Forge House, Clifford Road, Clifford Chambers Stratford-upon-Avon	Replace existing slate roof tiles for reclaimed Welsh slate, install new breathable membrane, replace boards and lead to parapet gutter, replace internal doors for fire doors	No representation
16	23/01257/FUL TIDDINGTON	Riverside, Glaslyn, Tiddington Road, Stratford-Upon-Avon, Warwickshire CV37 7BD	Demolition of existing outbuilding and erection of new carport	No representation

027. Street Trading and Licensing Applications

027a. There were no street trading applications pertinent to the Town Council.

027b. There were no licensing applications pertinent to the Town Council.

028. Notices of decision

These were noted.

029. Any Other Business

There was no other business.

030. Chairman's Verbal Report

The Chairman had nothing to report.

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

There were none.

032. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford District Council Planning meeting on 21 June 2023 at 6pm.

The Chair advised that there is nothing of relevance to the Town Council on the meeting's agenda, so no representation is required.

034. To appoint substitutes for the next Chairman's Actions on 5 July 2023, if required.

Cllr Dowling is unable to attend this meeting. Cllr Alcock may be available to substitute.

The meeting closed at 19.21.

Date of next meeting: Tuesday 11 July 2023, at 6:30pm

Signed:
Chairman of Planning Committee