

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES

28 September 2021 at the Town Hall

Present

Cllr V Alcock	Cllr J Fradgley
Cllr W Dowling	Cllr Jackson
Cllr J Fotjik	Cllr Lee
Cllr I Fradgley	Cllr Taylor

Planning Consultant: Mr Neil Pearce, Avon Planning Services

Minutes Clerk: Margo Galvin

Speakers: Elizabeth Dixon (Accessible Stratford); John Stacey (Blue Coast Capital)

62. Apologies for Absence

Cllr Curtis.

63. Declarations of interest on items on the Agenda

Cllr J Fradgley and Cllr Taylor declared that they had previously attended pre-application planning presentations in relation to application 21/02322/LBC and 21/02321/FUL. Cllr Jackson, in his capacity as a Town Trust trustee, stated that he believed this development does not sit on Town Trust land. Cllr I Fradgley declared his membership of the Stratford Society who, he understands, will make a response to this application, although he has not had any input to this.

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

None were received.

65. To grant any requests for dispensation as appropriate.

None were received.

66. Consultation Presentation on Pre-Planning Applications.

There were none.

67. 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.

68. To approve the draft Open Minutes of the Planning Consultative Committee Meeting held on 31 August 2021.

The Minutes of the Planning Consultative Committee meeting held on 31 August 2021 were approved as a correct record. The Chairman requested that the Chairman's electronic signature be added to the minutes by the Clerk.

69. Town Clerk's Open Report

List of planning applications deferred from the Chairman's Actions meeting on 22 September 2021 with any additional items deferred from Chairman's Actions meeting on 27 September 2021.

The Chairman noted that planning applications **21/02322/LBC** and **21/02322/FUL** had been deferred from the Chairman's Action meeting.

21/02322/LBC and 21/02322/FUL - 33 - 35 High Street, Unit 12 Bell Court - Demolition and redevelopment to create 5 no. retail units (class E) and a 148-bed hotel (use class C1) and other associated development.

A previous application for the construction of a 78-bed hotel and six retail units had been granted in 2020. At that time, the Town Council had noted concerns about coaches and cars dropping off hotel guests in High Street and causing disruption in the town centre, particularly in light of the project in the Neighbourhood Plan to pedestrianise High Street. It was also noted at this time that a Construction Management plan needed to be devised.

The Chairman noted that Councillors had recently seen the pre-application for this scheme, which is a fresh application. The Planning Consultant made a presentation summarising the proposed new scheme.

Key points are as follows:

The application site covers the southern sector of the former Debenhams store which fronts onto High Street. It also incorporates the former H&M block and units 10/11 along the southern side of Taskers Way. The site is centrally located within the town and is within the Stratford Conservation Area. It occupies a larger site area than the previous permitted scheme and includes an additional floor level.

In the proposed scheme there will now be five retail units. The existing retail units that face onto High Street will be retained, including the current coffee shop. The ground floor of units 10/11 will also be retained as retail.

The revised hotel scheme proposes to open a 148-room Hilton Motto format hotel. The layout and size of this hotel layout differs to that of the permitted scheme. At ground floor level there will be a hotel front of house area with seating area, café/bar, reception area and restrooms. The accommodation will be located at ground, first, second and third floor levels. There will be an internal courtyard area at first floor level. At roof level, a green roof is proposed.

The proposed scheme will bring forward two of the largest vacant prominent properties in the town, Debenhams and H&M which, it is hoped, will revitalise this area of the town centre.

Points of clarification

A Councillor asked about parking for the hotel. The Planning Consultant advised that there is no parking associated with this proposal. It is a town centre location and hotels and Bed and Breakfast accommodation do not tend to have parking.

A Councillor noted that the Town Council's comments on the original scheme had asked to see the Highway Authority's response to the scheme. The Planning Consultant advised that the Highway Authority had not yet commented on the current application; they had made no objection to the previous scheme.

A Councillor asked if there was a Construction plan included with the proposed scheme. The Planning Consultant advised that the developer is required to submit a detailed Construction plan and the Planning Committee could ask to see this.

The Planning Consultant confirmed that Taskers Way would not be narrowed as part of the new development. The former Debenhams frontage would have a more attractive façade and the hotel entrance and lobby would be in this part of the site, making the area much more attractive.

Elizabeth Dixon (Accessible Stratford) was then invited to speak about the Changing Places toilets scheme in the context of the proposed hotel/retail unit proposal.

She explained that Changing Places toilets are larger accessible toilets for severely disabled people, with equipment such as hoists, privacy screens, adult-sized changing benches, peninsula toilets and space for carers. Currently, Stratford has one Changing Place toilet in the Leisure Centre. Elizabeth has been trying to get another one in the town and understands from the developers of the proposed Bell Court scheme that there is a unit available within the site that they would be happy to allocate to a Changing Places toilet (this unit is not within the hotel facility). Funding of around £15k would be required to fit out the toilet; the developer would not be responsible for the ongoing costs of maintaining the facility.

Elizabeth stressed Stratford's need for a Changing Places toilet in the centre of the town that is not locked and available 24/7. The Town Councillors' support for this idea as part of this planning application was requested.

Questions were then invited.

A Councillor asked if the District Council funds this kind of facility in other towns. Elizabeth advised that they could be funded by anyone. Government funding had been used for the Leisure Centre Changing Places toilet. She has since tried to obtain funding from the District Council but has been unsuccessful.

A Councillor asked if the developer of the Bell Court scheme would be funding the proposed Changing Places toilet. Ms Dixon did not know, although she has had a conversation with Mr Stacey who has, as stated previously, indicated there is a unit available within the site of his proposal scheme. The toilet would need to be fitted out and maintained.

John Stacey, Managing Director – UK Real Estate, Blue Coast Capital was then invited to speak about the proposed new development.

Mr Stacey noted the demise of department stores and the issues facing UK High Streets generally.

Pre-Covid, planning approval had been secured for a 78-bed Travelodge style hotel, retail and residential units. Following the failure of Debenhams, there has been a major vacant unit in Bell Court causing Blue Coast to review both its strategy for Bell Court and the previous hotel proposal. The developer has selected Hilton Hotels as an operating partner to bring forward a new proposal for the site: a new addition to the Hilton portfolio, aimed at prime global locations. This is the 'Motto' brand, a high-quality offering, focused on affordability. The proposals include retail use along High Street and a dynamic 'Commons' lobby area along Taskers Way. This will improve the entrance to Bell Court from High Street. Careful consideration has been given to conservation constraints.

The H&M unit has been void June 2017 and it is proposed to convert the vacant upper floors to hotel rooms. The ground floor of this unit will be retained for retail. All retail units can be flexibility designed and split into smaller units, if required. Existing retail and residential plans for Wood Street are unaffected by this revised proposal.

Mr Stacey noted that alternative options for large vacant retail units are limited, and it is therefore important that there is flexibility around re-purposing this type of vacant property to enable regeneration and re-use.

The Chairman invited Councillors to raise any questions about this proposal.

A Councillor asked if there would be a Section 106 obligation in relation to the Changing Places toilet. Mr Stacey responded that he does not believe there is a planning requirement to put this into a S106 agreement. When the application was being prepared for this revised scheme, a unit next to the Miller & Carter was allocated as a community unit. There could be an opportunity to bring a Changing Places facility into this. Mr Stacey noted a lack of understanding about the ongoing costs for maintenance of this type of facility and advised he would be happy to discuss this further.

A Councillor noted that 148 bedrooms sounds ambitious and asked how many employment opportunities might be created as a result. Mr Stacey replied that he expects there to be around 50 jobs created as a result of the new scheme. He believes the development would bring millions into the town. An economy statement has been included in the application.

The Chairman asked if Mr Stacey had had discussions about how this scheme might fit in with the Town Centre project. Mr Stacey replied that the latest design proposal for the High Street/Bridge Street project would enhance the hotel scheme and the two projects would dovetail well.

A Councillor asked why the number of retail units has been reduced from the previous application. Mr Stacey replied that Hilton Hotels require a larger ground floor area than the previous design had provided, and a unit had been taken out to accommodate this. Additionally, it is well known that the retail market has been badly affected recently and there is a reluctance to create more retail space than needed. The revised scheme focuses the retail space on High Street. The ground floor unit at the former H&M site will be retained for retail which can be split into smaller units, if required. It is anticipated that the High Street units will attract good quality brands.

A Councillor asked where the entrance for deliveries would be. Mr Stacey responded that deliveries would be mainly laundry which would be loaded from High Street. There would be no need for a dedicated loading bay.

A Councillor asked if Mr Stacey anticipated there being any closure of Taskers Way during the construction period. Mr Stacey advised that the construction detail had not yet been provided but, as experienced developers of Bell Court, Blue Coast are aware of the challenges of developing a town centre site. The detail will follow as the project gets under way.

The Committee then went into debate.

It was noted that Cllrs J Fradgley and Jackson are the Ward members for this application (Guildhall).

Councillors concurred that this is a very positive development for the town and acknowledged the versatility of the scheme, in terms of flexible use of the retail units. Concerns were expressed about the Construction plan, given the potential disruption to the day-to-day working of the town. It was agreed that this plan will be critical and must dovetail with the High Street/Bridge Street project. Further discussions between the Ward Councillors and the developers would be welcome.

Questions were raised about where construction vehicles would go and what the impact of the construction might be on major town events. It was noted that, while the Planning Committee does not often get involved in Conditions issues, it would need representation to ensure that streets can continue to operate during events.

A Councillor commented that the Committee should see the Highway Authority's comments on the new proposal.

It was PROPOSED, SECONDED AND AGREED unanimously to maintain No Representations to the revised scheme with the following comment:

"The Town Council previously submitted 'No Reps' to the 2019 planning application and was generally supportive of the principle of the redevelopment of the site for hotel and retail uses. The Town Council maintains No Reps to this revised scheme for the

reasons previously stated, subject to the imposition of a Construction Management Plan as previously requested by the Highway Authority.

The Town Council is particularly supportive of the flexibility of the retail and hotel spaces.

The Town Council would welcome and encourage the provision of a 'Changing Places' toilet either within the scheme or within Bell Court as a Grampian Condition."

Elizabeth Dixon, John Stacey and the Planning Consultant left the meeting at 19.28.

70. To note action of the Town Clerk after consultation with the Chairman (or their substitutes) and Avon Planning Services on 22 September.

1	21/01231/VARY	Land At Arden Heath Farm, Loxley Road (Tiddington)	Variation of Condition 10 (relating to the approval of the details and mechanism for delivery of off-site highway works at Bridgeway and Clopton Bridge junctions in Stratford-upon-Avon) of Outline Planning permission 14/00262/OUT, to allow commencement of development prior to approval of the details and mechanism and to increase the number of dwelling occupations allowed at Arden Heath Farm development from 100 to 200 prior to the completion of the Bridgeway and Clopton Bridge highway works.
2a	21/02322/LBC	33 - 35 High Street, Unit 12 Bell Court (Guildhall)	Demolition and redevelopment to create 5 no. retail units (class E) and a 148-bed hotel (use class C1) and other associated development.
2b	21/02321/FUL	33 - 35 High Street, Unit 12 Bell Court (Guildhall)	Demolition and redevelopment to create 5 no. retail units (class E) and a 148-bed hotel (use class C1) and other associated development.
3	21/02735/FUL	20 Keats Road (Bridgetown)	Single storey rear extension to kitchen/dining areas and side extension to replace garage. First floor extension from front to back over existing single storey rooms.
4a	21/02408/FUL	33 Bridgetown Road (Bridgetown)	Proposed single storey front extension, first floor infill extension & alterations.
5	21/02022/LBC	The Pump House, Bishopton Lane, Bishopton	Install an Electric Vehicle Charging pod.
6a	21/02715/FUL	Quineys, 1 Tavern Lane, Shottery	New home gym and amendments to the existing driveway.
6b	21/02727/LBC	Quineys, 1 Tavern Lane, Shottery	New home gym and amendments to the existing driveway.
7	21/01938/FUL	Oxalis House, Masons Road	Erection of new warehouse and offices.

8	21/02451/FUL	30 Meer Street	Construction of a rear access staircase to first floor (application for Certificate of Lawfulness submitted under Class G permitted development for change of use of upper floors to 2 flats).
9	21/02606/FUL	Burnside Hotel, Church Lane, Shottery	Erection of a two-storey hotel guest suite (lounge and two hotel bedrooms) and associated works.
10	21/02729/FUL	Unit 10, Drayton Manor Farm, Alcester Road	Extension to office (Class E(g)).
11	21/01428/FUL	14 Halford Road	AMENDED – Revisions to proposed extensions/alterations to amend roof structure
12	21/02409/FUL	47 Evesham Road	AMENDED – 2 X rooflights originally drawn on floor plan now drawn on elevation. Facing towards the rear garden of the application property.
13a	21/02067/FUL	Hotel Indigo, Chapel Street	Repairs, rebuild and stabilisation work to a free-standing existing brick boundary wall ('curtilage listed'). Alterations to car park layout.
13b	21/02068/LBC	Hotel Indigo, Chapel Street	Repair, rebuild and stabilisation work to a free-standing existing brick boundary wall ('curtilage listed').
14	21/02748/FUL	The Ferns, 14 Avonfields Close, Alveston	Acrylic render to the front and rear-of bungalow.
15	21/02544/FUL	41 – 43 Waterside	Rebuilding of 2 small outhouses as brick planters rather than as outbuildings, following demolition under approvals 19/02485/FUL and 19/02486/LBC.
16	21/02742/FUL	3 Warwick Crescent	Single storey rear extension.
17	21/02798/FUL	32 Maidenhead Road	Construction of a two-storey side and rear extension. At ground floor the extension will form an open plan kitchen, dining, and sitting area. There will be a new utility room and WC. At first floor the extension will create a larger bedroom 4 with ensuite and a family bathroom. The proposed development will also create a new patio area, with step access to the garden. All external materials to match existing and slate roofing and render. In comparison with the previous application 21/01776/FUL, the Ground Floor and First Floor extensions were pushed back, lowered and the massing has been reduced.
18	21/02817/FUL	Riverstead, Tiddington Road	Proposed light grey render over brick masonry walls to the front southeast elevation of the main house and wall reduced and original planter reinstated at the front of the property.
19	21/02829/FUL	52 Loxley Road	Rear/side and ground and first floor extension and front ground floor extension and loft bedrooms.
20	21/02503/FUL	73 St Marys Road	AMENDMENT – Timber cladding removed from plans and replaced with render.
21	21/02839/FUL	73 Loxley Road	Revised application of 20/02613/FUL – Side/rear extensions, re-rendering, over skinning the existing facing brickwork, replacement windows, replace existing roof

			tiles, addition of flat roof dormer to rear with a small balcony area and enlarging the existing off road parking area to enable three vehicles to be parked off road. Replacement low level wall to the front boundary.
22	21/02396/FUL	6A Rowley Crescent	AMENDED – Amendment to proposed replacement garage to keep in same position as existing with a flat roof.
23a	21/02947/TREE	Lucy's Mill, Mill Lane	Land surrounding carpark: B1 and B2 – Silver Birch x2 – Reduce height by approx. 6 metres to 10.6 metres and reshape. H1 and H2 – Holly x2 – Fell to ground level. T3 – Willow stump – Fell to ground level.
23b	21/02946/TREE	Lucy's Mill, Mill Lane	T1 and T2 (394 & 395) – Silver Birch - Reduce canopy by approx. 1 – 1.5m. T3 (409) - Crack Willow – Fell. T4 (396) – Crack Willow – Re pollard.
24	21/02792/TREE	49 Maidenhead Road	FC – Flowering Cherry – Reduce height by approx. 4 metres from 12 metres and prune to shape. SB – Silver Birch – Reduce height by approx. 4 metres to split branch and prune to shape.
25	21/02713/FUL	8 Sycamore Close (Clopton)	Garage conversion to form part of the residential accommodation.
26	21/02882/TREE	7 Tiddington Road	T1 – Willow – Fell due to excessive rot at base of tree.
27	21/02880/TREE	Leys House, Kissing Tree Way, Alveston	T1 – Lime – Crown thin 20%, remove epicormic growth including large epicormic stem. T2 – Lime – Crown thin 20%. T3 – Cherry – Remove to ground. T4 – Prunus – Remove to ground. T5 – Purple Maple – Remove to ground.
28	21/02864/FUL	29 Quineys Road, Shotton	Alterations and extensions including internal alterations, incorporating new ground floor extension to form new dining/kitchen room linking through to new/refurbished conservatory, new main entrance porch. Erection of a first-floor extensions incorporating new bedroom with en-suite and new sitting room above main entrance. New en-suite to existing bedroom. All Existing windows to be replaced.
29	21/02677/FUL	6 - 7, High Street	Proposed conversion of upper floors of existing retail shop to provide 2x 1bed flats and 1x 2bed flat with new access to front and associated cycle and bin storage.
30	21/02903/FUL	19 Amis Way (Bridgetown)	Single storey conservatory extension at the rear of property.
31	21/02799/FUL	124 Tiddington Road	Extensions to ground floor front side and rear.
32	21/02916/FUL	57 Tiddington Road	New boundary wall and gates.

33	21/02998/TREE	Regency Cottage, 30 Maidenhead Road	T1 – Maple tree – reduce and rebalance crown removing 0.75m in height and 0.75m in width. Thin crown by 15% to allow more light into the garden (will create clearance from BT wire).
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1	21/02977/DDT	10 Campbell Close, Shottery	T1 – Elm – Fell. (Dead, no replacement required).
2	21/03025/TREE	Foray House, Avenue Road	T1 – Conifer – Fell.
3a	21/03014/TPO	4 Loxley Heights, Banbury Road	T1 – Birch tree reduce back roadside crown to match the crown width on the garden side, pruning to growth points. Reduce back dead and decaying section of tree on garden site, pruning back to a live growth point.
3b	21/03031/DDT	4 Loxley Heights, Banbury Road	T1 – Birch – Fell. (Large % of crown dead and holding large diameter deadwood over shared access and parking area. Replacement planting required).
4	21/02082/FUL	Hartlebury House, The Avenue, Bishopton	Erection of detached double garage with first floor office, conversion of integral garage to living room with bay window and single storey extensions to side and rear.
5	21/02843/ADV	Land West of Stratford Land South of Alcester Road North of Evesham Road	Installation of sale and marketing signage associated to the Bloor Homes residential development.
6	21/02893/ADV	Approved Drive Thru, Land Adjacent To The Rosebird Centre, Shipston Road	Installation of 2 x internally illuminated pole sign.
7	21/02869/FUL	22 Welcombe Road	Replacement Dwelling.
8	21/02591/FUL	1 Union Street	Conversion of the upper floors of an existing building from residential (C3) to a hairdresser salon (E). The salon currently operates in the same building and takes up the lower floors. The works require no demolition or external works. All works are internal and cosmetic. The upper flat has been empty for several years and was not in a fit state for inhabitation.
9	21/02936/TREE	Hardwick Cottage, 1 Avenue Road	T1 – Prunus – Fell. T2 – Maple – Thin 10%, deadwood, lift highlighted branches and reduce back to clear property by 2.5 metres.
10	21/02935/FUL	68 Evesham Road	New dropped kerb, hard standing and parking arrangements.
11	21/02942/FUL	1 Sevincott Close	Demolition of existing porch and construction of single storey side extension.

The actions were noted. The Chairman's Actions meeting was attended by Cllr I Fradgley on 22 September 2021. The Additional Chairman's remote meeting on 27 September 2021 was attended by Cllr I Fradgley and Cllr Dowling.

71. Street Trading and Licensing Applications

71.a: Application for the sale of alcohol and provision of regulated entertainment at Fourteas, 24 Sheep Street, Stratford-upon-Avon, CV37 6EF

71.b Application for sale of alcohol at Matthew Curtis Hair Design, 1 & 2 Union Street, Stratford-upon-Avon CV37 6QT

71.c Application for sale of alcohol at Panagias 34 Ltd. 10 Bridge Street, Stratford-upon-Avon, CV37 6AB.

Councillors raised no objections to these applications but questioned the meaning of 'offsales'. It was believed that this is a standard element of licensing applications, but clarification of the term would be useful.

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

72. Notices of decision

The Chair noted that there had been 33 applications of which 28 were agreed. There were no refusals, 4 were withdrawn, 2 of which the Town Council had supported.

73. The Chairman noted that, following the Planning Committee's street naming debate at the last meeting, the District Council officer responsible for street naming had issued a statement outlining street naming processes, roles and responsibilities (see below).

The developer has the right to name the roads and it becomes the Town Council's responsibility only if they waive that right. If the developer puts forward a name, the Town Council has to consider that name and that name only. If they do not agree to it, they can only object if it goes against the criteria in Appendix 1 of the Street Naming legislation. If there is a valid reason, then the Town Council can object and the District Council will refuse the name officially. If the developer is set on naming the road, they can come up with another name, which the Town Council has to consider.

The Town Council may suggest another name, but the developer has the right to refuse it. The Town Council only takes precedence if the developer waives his right to name, or if the developer is happy with the name the Town Council suggests and capitulates.

Councillors responded strongly that this statement was inaccurate, noting that the Town Council has always named streets in the town and there must be a precedent for this. The Chair advised that the Town Clerk has seen the statement. It was agreed that the matter could not be solved at this meeting. Cllr Lee agreed to research the matter further.

The Chair noted that the Planning Committee's suggestion of "The Sett" as an alternative to "Hemlock Close" for the development of land adjacent to 201 Loxley Road (item 57.5 in the minutes of the meeting held on 31 August 2021) had been accepted.

74. Requests for Alterations of Recommendation

There were none.

75. To register, when necessary, a representative from the Planning Consultative Committee to virtually attend the Stratford District Council Planning Meeting on Wednesday 13 October 2021.

The Chairman noted that there were no details yet for the meeting on 13 October.

76. To appoint substitutes for the next Chairman's Actions on 13 October

The Mayor agreed to act as substitute for the Chairman's Actions if neither the Chair nor the Vice Chair can attend.

Cllr Dowling gave his apologies for the next Planning Consultative Committee meeting on Tuesday 19 October.

The meeting closed at 19.46.

Date of next meeting: Tuesday 19 October at 6.30pm at the Town Hall.

Signed:

Chairman of Planning Committee