

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES (Pages 1-10)

30 November 2021 at the Town Hall

Present

Cllr D Curtis	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

93. Apologies for Absence

Cllr V Alcock.

94. Declarations of interest on items on the agenda

There were none.

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

None were received.

96. To grant any requests for dispensation as appropriate.

None were received.

97. Consultation Presentation on Pre-Planning Applications.

There were none.

98. 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.

99. To approve the draft Open Minutes of the Planning Consultative Committee Meeting held on 19 October 2021.

The Minutes of the Planning Consultative Committee meeting held on 19 October 2021 were approved as a correct record.

100. List of planning applications deferred from the Chairman's Actions meeting on 24 November 2021 with any additional items deferred from the Chairman's Actions meeting on 29 November 2021.

The Chairman noted that planning application 21/03502/REM had been deferred from the Additional Chairman's Action meeting.

21/03502/REM: Swans Landing, Phase 2 Formerly Known As, Unipart/DCS, Timothy's Bridge Road - Application for 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.

The Chair noted that the Ward Councillor for this application is Cllr Lee.

The Planning Consultant made a presentation. The key points are summarised below:

The Application No. 19/02585/OUT was granted in March 2021 by Stratford District Council. This was a hybrid planning application comprising:

- a) outline with all matters reserved except for means of access for the erection of up to 500 dwellings with up to 1,625sqm flexible floorspace; 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), associated access from Timothy's Bridge Road, basement parking, landscaping, infrastructure and ancillary works.

The Planning Consultant noted that the Town Council had strongly objected to the scheme in 2020, raising various concerns relating to the quantity and scale of the proposed housing. The application was granted in March 2021 by SDC.

Under the Core Strategy allocation, the proposed development is to consist of up to 650 dwellings to be delivered in four phases up to 2031, with a fifth phase post-2031. Of the 650 dwellings, up to 25% of these should consist of affordable housing. Site-specific measures include pedestrian/cyclist links to parts of the town, links to the railway station and a vehicular crossing over the canal. The scheme, which will be phased, is intended to create a canal path, deliver the homes and create employment and retail uses.

The Planning Consultant advised that the housing mix would be a matter of concern for the Town Council. Although he felt the density of housing was acceptable (37 dwellings/hectare for phase 2, which is the largest section of the development), he noted that the housing mix was not acceptable since it falls well below the policy requirements set out in the core strategy. It is skewed towards three and four-bedroomed houses rather than the one and two-bedroomed houses required by the policy. He expressed particular concern that only 11 homes were designated as affordable housing in the whole scheme. The developers have accepted that the mix does not meet requirements but have responded that this will be balanced out in the later phases of the scheme. The Planning Consultant noted that this is not how it works, and each phase must meet the specified requirements.

The Planning Consultant noted that the height of the proposed dwellings posed no issues, although there were no bungalows and few homes offering ground floor accommodation. He commented that this could be raised as an issue. He also noted his disappointment about the bland design of the design and the lack of detail.

Summarising, the Planning Consultant advised that the key issues to be considered by the Town Council were housing mix, lack of affordable housing and design.

Points of Clarification

A Councillor asked a. if the balconies will be usable, b. if there is a breakdown of affordable housing vs social housing, c. if any of the housing would be available to rent and d. if there would be any daytime parking restrictions to prevent non-residents using the on-street parking. The Planning Consultant advised that the balconies are mixed: on the town houses it will be possible to walk out on them. All the affordable housing is to be made available on a shared equity basis (no rental properties) and it was not known if parking would be restricted to residents only.

A Councillor noted that the design appeared to include bricked up windows. The Planning Consultant confirmed this and noted that this feature is increasingly creeping into designs. He commented that such features should be placed in context and that it is difficult to see why bricked up windows, a feature of older dwellings, would be included in a development of contemporary-style dwellings.

A Councillor asked if the SPD design guide included any guidance about the windows. The Consultant responded that the document does not go into much detail. He added that there are many canal-side developments around the country that strive to create a sense of place and celebrate local heritage. While this is also Stratford's policy, and the proposed scheme offers a unique development opportunity, the design reflects bog standard housing types and does not seem to make any effort to achieve this.

A Councillor asked if renewables had been considered in the design. The Planning Consultant advised that there is nothing included, although the developers are proposing electric charging points at each house. However, it was noted that this is a requirement now in all Stratford new builds.

A Councillor asked if the scheme included the planting of new trees. The Planning Consultant advised that a few street trees are included, which is a government requirement. However, he also noted that new housing developments are not designed with front gardens and that street trees need to be set back from the road to give them space to grow. He added that, in his opinion, the best quality housing developments are those that prioritise landscaping.

The Ward Councillor (Cllr Lee) advised that he has not had any contact with the developers.

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

A Councillor expressed his concern about the lack of affordable housing, noting that the developers had already negotiated a reduction from 30% to 25% with the District Council. Reducing the allocation further to 10% is not acceptable. He also noted his disappointment that the scheme has located the larger houses in the area where the ground is lowest (the site goes uphill); he felt it was a missed opportunity to place the tallest building (flats) on the low-lying land. He also felt that more thought needs to go into giving the residents of the flats more access to open space. Overall, he felt the development goes against the Town Council's plan in terms of housing mix.

A Councillor agreed that the housing mix is completely unacceptable, and the Council cannot accept the excuse that the mix will be made good in future phases; the mix needs to be right at each stage of the development. He was disappointed at the lack of open space given the number of homes in this development. The canal quarter should be a fantastic landmark scheme and a showcase for development in the town. The Council should be looking for schemes that go well beyond the 'adequate' design of this application.

The Chair noted that the original concept for the canal quarter was that it should not just be a place for people to live but also a destination area for visitors.

A Councillor commented that the Town Council should stress to the developer that there is a Neighbourhood Plan in place that took a great deal of effort to develop, and this application does not go anywhere near it. This area is a gateway to Stratford and the application is completely unacceptable.

A Councillor agreed with the previous comments. She noted her concern that there are no PVs and no commitment to installing heat pumps which the Council had been told would be a feature of this site. The design is completely unacceptable in the context of the canal. It should be an area where people feel excited to visit. The application shows no sense of creating a green corridor and no thought seems to have gone into creating green areas. She also felt the housing design looked out of place in the context of the area.

A Councillor expressed surprise that the developers thought this application would be accepted as this phase will set the standard for the following phases.

A Councillor noted his concern about energy use. All new dwellings will be banned from having gas boilers installed after 2025. He was disappointed that the developers have not included ground air source or heat pumps in the design. They have not tried to put in any renewables. This requirement needs to be stressed.

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

1. Lack of affordable homes, contrary to the Core Strategy allocation which requires 25%. All 11 units are fixed equity rather than rented where the most need is.

2. The flats have insufficient usable private amenity space, which is even more important in current times. There is a lack of open space within this phase particularly given the quantity of family homes proposed.
3. The housing mix is totally unacceptable and does not meet the Core Strategy or Neighbourhood Plan housing mix policies. It is not acceptable to assume that other phrases will rebalance this issue.
4. There is insufficient use of renewal technologies throughout this scheme. Much more should be done to find alternative sources of heating away from gas boilers for this development.
5. The design of the two storey houses is bland and unimaginative and featureless. They are box like and lacking any architectural merit. On some of the house types the fenestration is confused. Bricked up windows shown on what is and will always be a modern development are not appropriate. First floor windows on the three storey house types should not be larger than the ground floor windows.
6. A link over or under the railway line should also be reexplored as this would vastly improve permeability and legibility.

Overall, this is a unique opportunity to develop a landmark development with a strong sense of place that is an attractive destination for people to live, work and visit. However, the design and layout simply fail to provide this.

The Town Council would happily meet with the applicant and the District Council to discuss the ways in which this development can be redesigned.

101. To note action of the Town Clerk after consultation with the Chairman (or their substitutes) and Avon Planning Services on 24 November 2021.

The actions were noted. The Chairman's Actions meeting on 24 November 2021 and the Additional Chairman's Action remote meeting on 29 November 2021 were both attended by Cllr I Fradgley and Cllr Dowling.

	Application No	Site	Proposed Development
1	21/03356/FUL	5 Welcombe Road	Alteration and refurbishment including raising of existing gables and new fenestration.
2	21/03134/FUL	31 Hunts Road	Erection of a first-floor side extension and single storey rear extension.
3	21/03381/FUL	9 Albany Road	Erection of a single storey rear extension and internal alterations.
4	21/03393/FUL	19 Sanctus Road	Erection of a rear single storey extension.
5	21/03409/FUL	141 Loxley Road	Erection of a single storey rear extension.
6	21/03562/TREE	49 Maidenhead Road	SB – Silver Birch – Fell.

7	21/03259/LDE	102 Tiddington Road	Use of land as residential garden and former substation building for domestic purposes in connection with Friar Gate, 102 Tiddington Road.
8	21/03499/TREE	39 Shakespeare Street	T1 – Conifer – Fell; T2 – Conifer – Fell; T3 – Magnolia – Reduction of crown as indicated in the submitted, annotated photograph.
9	21/03425/FUL	159 Banbury Road	Demolition of existing conservatory porch and erection of single storey kitchen extension.
10	21/03126/FUL	Land Known as The Lench Meadow, Warwick Road	AMENDED – 1. Impervious are plan-pre-proposal 2. Impervious are plan-post-proposal 3. Exceedance flows- post proposalV2 4. Exceedance flows- post proposalV2 280 Stratford Riverside - Northern Area Package Division 211109 SDC GCM-JBAU-XX-XX-LT-HM-0003 GCM-JBAU-XX-ZZ-RP-HM-0001-A02-C01-FRA_Report (WithApp) Landscape Specification Package 5 Specification Package 6 Specification STRAT-DD-17 T-1 Masterplan Package 5 STRAT-DD-24-T Package 6 Construction Details STRAT-LP-01-8 Riverside North STRAT-LP-03-4 Proposed Elevations 01 STRAT-LP-04-6 Reedbed and Swales STRAT-LP-05-5 Proposed Elevations 02 STRAT-LP-010-T Rev A
11	21/03526/FUL	4 Brooke Close	Conversion of existing garage and proposed infill extension between garage and carport.
12	21/03580/VARY	26 Evesham Place	Vary condition 2 (plans) of 21/00295/FUL (dated 05.05.2021) to extend the single storey extension to number 26 Evesham Place by a further 500mm.
13	21/03177/FUL	2 Broad Walk	Construction of a garden pergola at the rear of property comprising two vertical steels and one horizontal steel, plus nine parallel lengths of wood that rest on the horizontal steel at one end and to an existing balcony on the other. The pergola is not raised; there are no walls, floor or decking, ceiling or roof. The pergola is constructed over an existing patio and does not block any neighbour's light or view. It is completely invisible to no.3 Broad Walk due to their single storey building that extends beyond the length of the pergola. The area covered by the pergola is 4m 40 cm x 2m 60 cm and has a maximum height (i.e., height of steel + height of wood resting on steel) of 2m 50 cm.
14	21/03583/DDT	Bishopton House, The Avenue, Bishopton	T2 – Holm Oak – Prune off 3no. small, physiologically weak, end-weighted laterals, overhanging The Avenue. Prune off two large stubs, formed from previous branch snappage.
15	21/03564/TREE	Old Vicarage, Mill Lane, Alveston	G1 – 13 Leylandii trees – reduce in height by approximately 3 metres.
16	21/03584/DDT	The Spinney, The Avenue,	T1 – Holm Oak – Reduce weight on defective laterals, which exhibit hazard beams. Weight reduction on

		Bishopton	north western crown side, achieved by shortening back the crown where overhanging boundary with Bishopton House (main stem also exhibits a split, forming from the union down the stem).
17	21/03489/FUL	15 And 17 New Street, Tiddington	Extensions and alterations to two existing two-bed houses.
	21/03495/FUL	Wellesbourne House, 12 Elgin Gardens	Erection of a single storey rear extension to replace existing conservatory.
18	21/03604/TREE	The Great Gardens of New Place, Chapel Lane	T1 – Purple Cherry Plum – Reduce crown overhanging car park by 1-1.5m to reduce overhang and loading on decayed stem/branches.
19	21/03310/FUL	30 High Street	Change of use of unit from retail (Class E Use) to an art gallery (Class F.1 Use) and storage and associated development.
20	21/03311/LBC	30 High Street	Proposed internal and external alterations.
	21/03329/ADV	30 High Street	Flat non illuminated lettering and hanging sign.
21	21/03306/FUL	29 Addison Drive	Loft Conversion with rear dormer.
22	21/03614/TREE	Anne Hathaway's Cottage, Cottage Lane, Shottery	As per Tree Work Schedule and Location Plan on Application Form.
23	21/03625/TPO	The Hill, Warwick Road	T50 – Horse Chestnut – Permission not required for proposed works. T52 – Deodar cedar – Remove low deadwood. Reduce long and weighted SE limb by 1 – 2m to reduce loading. T53 – Deodar Cedar – Remove deadwood. T54 – Blue Atlas Cedar – Fell. T56 – Cherry – Fell the stem overhanging the track back to ground level. Retain the other failed stem as habitat value. T58 – False Acacia – Fell G4 – Holly (dead) and Elm (x2 dead) – Fell 3 dead trees.
24	21/03067/FUL	13 Tennyson Road	Single storey extension to front of property to create new study and WC. Conversion of attic space to create additional bedroom. Remodelling of existing kitchen and dining room to create one single space with new windows and bi fold door. White render to the complete front elevation.
25	21/03522/FUL	19 Feldon Way	Erection of a single storey rear extension.
26	21/03599/TREE	Olivers Lock, Payton Street	T1 – Robinia Pseudoacacia – Prune back to previous points. T2 – Robinia Pseudoacacia – Prune back to previous points. T3 – Yew – Prune back to previous points.
27	21/03565/FUL	Hedra House, 2 West Street	T1 – Purple Maple – Reduce height by approx. 4 metres. T2 – Variegated Maple – Reduce height by approx. 4 metres. Remove Ivy. T3 – Golden Conifer – Reduce height by approx. 3 metres. T4 – Remove sucker growth from old stump.

28	21/03565/FUL	7 Sackville Close	Erection of a single storey side extension.
29	21/03622/TREE	5 Mayfield Avenue	T1 – Apple tree – Reduced in height by approximately 1 metre. Removing approximately 30% of the canopy. T2 – Apple tree – Reduced in height by approximately 2 metres. Removing approximately 30% of the canopy. T3 – Yew – Reduce in height by approximately 2 metres/50%. T4 – Spruce tree – Fell. T5 – Pear – Reduced in height by approximately 1 metre. Removing approximately 10% of the canopy.

1	21/03502/REM	Swans Landing, Phase 2 Formerly Known As, Unipart/DCS, Timothy's Bridge Road	Application for 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.
2	21/03632/TPO	14 Goodwood Close	T1 – Large Pine – Request to remove to ground, as the tree is dropping large amounts of sap-resin and needles. Pictures attached. Propose replacement with Rowan.
3	21/03637/TPO	Stratford-on-Avon Racecourse, Luddington Road	T2 – Large Pine – Reduce crown overhanging garden of 14 Goodwood Close, as per the submitted annotated photograph, to prevent breakage due to exposure if/when T1 at 14 Goodwood Close is removed.
4	21/03635/FUL	40 Orchard Way	Alterations and extensions to an existing dwelling.
5	21/02841/FUL	Burton Farm, Burton Farm Road	Demolition of Class B1 fire damaged commercial building and erection of a mixed-use replacement commercial building towards the west of the site. The replacement building will be sub divided into 7 units, 6 will re-house existing businesses from fire damaged building and 1 unit seeks to provide training/employment opportunities for people with special needs these units will now fall under the new Use Class B2 & B8 (Originally B1). The proposal includes landscaping and planting of several trees, creating pedestrian routes, as well as electric, cycle and car parking bays, in addition to integrating use of renewable solar energy.
6	21/03660/FUL	61 Kendall Avenue	Erection of a single storey rear extension.
7	21/00687/FUL	Bell Inn, Shottery	AMENDED – The proposed plan has been updated it now provides proposed details of the fixed seating and confirms one conifer is to be removed. Please refer to updated drawing JB03-11 REV D. This is for information purposes only.
8	21/03668/FUL	20 Warwick Road	Dropped kerb and parking arrangements.
9	21/03679/FUL	15 Sycamore Close	Proposed single storey front and rear extensions.
10	21/03039/FUL	The Meads, 79 Tiddington Road	Erection of greenhouse.
11	21/03372/VARY	Land Adjacent Bishopton House,	Variation of condition 2 of planning permission 21/00741/FUL "erection of dwelling and detached garage

		The Avenue	building" (date of decision 02/07/21) to allow for minor fenestration changes to the new house and amendments to the permitted garage.
12a	21/03509/FUL	Alveston Hill Farm, Alveston	Conversion of barns to create two dwellings and two ancillary outbuildings, creation of new driveway to farmhouse and new agricultural access road.
12b	21/03510/LBC	Alveston Hill Farm, Alveston	Conversion of barns to create two dwellings and two ancillary outbuildings, creation of new driveway to farmhouse and new agricultural access road.

The Planning Consultant left the meeting at 19.37

102. Street Trading and Licensing Applications

There were no licensing applications pertinent to the Town Council.

Application to site a kebab/burger van on Wharf Road, Stratford-upon-Avon, CV37 0AD. It was agreed this could proceed.

103. Notices of decision

There were none.

104. Any Other Business

To consider a response to the Draft Housing and Employment Land Availability Assessment – Methodology Consultation. Cllr Lee agree to look at this and come back to the Planning committee at a later date.

105. Chairman's Verbal Report

There was nothing to report.

106. Requests for Alterations of Recommendation

The Chair noted that there had been two requests: Tapestry Cottage, 5 Tavern Lane, Shottery and 96 Banbury Road. On both occasions the Planning committee had made holding objections on the basis of requiring further information. This has now been provided and the holding objection has been removed.

107. To register, when necessary, a representative from the Planning Consultative Committee to virtually attend the Stratford District Council Planning Meeting on Wednesday 8 December 2021 and/or Wednesday 15 December 2021, if required.

The Chair advised that there are two items on the agenda pertinent to the Town Council: 24 Avon Crescent where a holding objection had been submitted and which the Town Council had never been asked to remove, and Stratford Marina which the Town Council had supported, although the District Planning Officer refused it. The Mayor, Cllr K Taylor has volunteered to attend the meeting on behalf of the Planning Consultative Committee and to represent their views on

the application. He has been registered to speak for three minutes. The Chair will also attend.

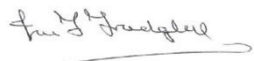
108. To appoint substitutes for the next Chairman's Actions on 8 December 2021.

The Mayor and Cllr W Dowling agreed to act as substitutes for the Chairman's Actions if neither the Chair nor the Vice Chair can attend.

The meeting closed at 19.42.

Date of next meeting: Tuesday 14 December 2021 at the Town Hall.

Signed:



Chairman of Planning Committee