

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATION ZOOM REMOTE SESSION

MINUTES

01 JUNE 2021

Present

Councillors:

Cllr W Dowling
Cll J Fojtik
Cllr I Fradgley
Cllr J Fradgley
Cllr Jackson
Cllr Lee
Cllr Taylor

Planning Consultant: Mr Neil Pearce, Avon Planning Services.

Minutes Clerk: Margo Galvin.

Public: The meeting was streamed live on YouTube for members of the public to watch.

Registered Speakers: Mr Ashley Carvalho and Mr Terry Williams representing St. Joseph Homes of Berkeley Group
Mr Jeff Scoffham representing Hasker Architects Ltd
Mr John Dews, owner Stratford Marina Boathouse

Press: The meeting was live streamed on YouTube for members of the Press to watch.

1. To elect the Chairman and Deputy Chairman of the Planning Consultative Committee for the ensuing year 2021/2022.

It was unanimously agreed that Cllr I Fradgley be elected as the Chairman and Cllr Dowling Deputy Chairman.

2. Apologies for Absence

Apologies were received from Cllrs D Curtis and V Alcock.

3. Declarations of interest on items on the Agenda

There were none.

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

None were received.

5. To grant any requests for dispensation as appropriate.

None were received.

6. Consultation Presentation on Pre-Planning Applications.

6.1 Swan's Landing Phase 2 Proposal – 19/02585/OUT Land at Timothy's Bridge Road.

Mr Williams presented the proposed design plans for Phase 2 of the Swan's Landing development. He noted that there has been a change to the housing mix since the outline planning stage, with the apartment block being reduced in size to allow more 2, 3 and 4-bedroomed houses. This should ensure a better balance of housing types. There will be 112 homes, 10% of which will be affordable. The target planning submission date is expected to be July 2021, with the decision notice expected in October 2021. Subject to planning conditions, the development start date is expected to be March 2022.

Responding to Councillors' questions, Mr Williams and Mr Carvalho advised that all the properties will be available to purchase with none available for tenure. Each house will have two allocated parking spaces and each apartment will have one. There will be electric vehicle charging points at every property. More space has been allocated for parkland than in the original plan and this will be natural and reflective in style. The streetscene design for the apartments has not yet been completed but will complement that of the houses. Careful consideration will be given to the construction management plan when development work starts.

Mr Carvalho advised that a Community Consultation event is being held on Zoom on 16 June 2021, to which Councillors are invited.

The Chairman thanked Mr Williams and Mr Carvalho for their presentation.

6.2 Marina Tapas Restaurant

Mr Scoffham presented the proposed scheme to enhance the current restaurant facility at Stratford Marina. The scheme is a refinement of a previously refused application and consists of a simple flat-roofed structure that will provide indoor seating for up to 50 covers. Vertical drop-down windows and opening roof lights have been included as part of the scheme to maintain the current emphasis on glazing and ensure good ventilation, particularly important within the context of Covid-19.

Responding to Councillors' questions, Mr Scoffham confirmed that all covers will be located under cover within the proposed structure and there will no longer be any outdoor tables. Car parking is available for 80-90 cars.

The Chairman thanked Mr Scoffham and Mr Dews for their presentation.

7. 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.

8. To approve draft Open Minutes of the Planning Consultative Committee Meeting held on 04 May 2021.

The Minutes of the Planning Consultative Committee meeting held on 04 May 2021 were approved as a correct record. The Chairman requested that the Chairman's electronic signature be added to the minutes by the Clerk.

9. Town Clerk's Open Report

List of planning applications deferred from Chairman's Actions meeting on 26 May 2021 April 2021 with any additional items deferred from Chairman's Actions meeting on 31 May 2021.

The Chairman noted that planning application 21/01294/FUL had been deferred from the Additional Chairman's Action meeting.

9.1 Change of use of first floor theatre at Cox's Yard to three-bed guest house and independent apartment and associated internal alterations.

The Planning Consultant presented the proposed changes to Cox's Yard which differ from those in the pre-planning application. The revised application is for a change of use of the current first floor theatre to a three-bedroom guest house and an independent apartment. No changes are proposed to the ground floor café and kitchen, the second-floor theatre or the building's external appearance.

Responding to Councillors' Points of Clarification, the Planning Consultant stated he believed that the previous planning application had been for both the first and second floors to change from theatre space to accommodation. Under the new proposal, the theatre would, in theory, be able to continue to operate on the top floor. This is a full planning application to change the use from theatre to guesthouse and apartment; the loss of the existing use and the effect of the proposed new use needs to be considered in the context of the Neighbourhood Plan. He advised that there is no direct policy that seeks to prevent the loss of theatre, leisure and entertainment space in the town

and that it might be difficult to uphold a valid objection to this application since the second-floor theatre is being retained.

It was PROPOSED, SECONDED and

AGREED WITH ONE OBJECTION to submit no objection to the decision with the following comment: The Town Council is concerned about the loss of community uses and theatre space. However, given that the theatre is remaining on the second floor of the building and providing its viability is not prejudiced or jeopardised by the residential use below, the Town Council does not object to this application.

The Planning Consultant left the meeting at 19.10.

9.2 To note action by Town Clerk after consultation with the Chairman and Deputy Chairman (or their substitutes) & Avon Planning Services on 26 May 2021.

1	20/03286/FUL	Land Adjacent to 201, Loxley Road, Stratford-upon-Avon
2	21/00872/FUL	Land Adjacent to 1, Church Lane, Shotton
3	21/01448/TREE	4 Avonfields Close, Alveston
4	21/01139/FUL	2 Monument Way
5	21/01270/FUL	5 Union Street
6	21/00443/FUL	176 Alcester Road
7	21/01462/TREE	77 Tiddington Road
8	21/01256/FUL	5 Old Town
9	21/01317/FUL	194 Loxley Road
10	21/01479/TPO	15A Holbrook Road
11	21/01477/TREE	2A Hathaway Lane
12	21/00801/FUL	28 Bishopton Lane
13	21/01524/TREE	38 College Lane
14	20/02745/OUT	Airfield House (including Part of Former Scrap Yard), Campden Road, Lower Quinton
15	21/01135/FUL	22A Heron Lane
16	21/00046/FUL	3 Chesterton Drive
17	21/01141/FUL	Alveston Hill Farm House, Alveston Hill, Alveston
18	21/01561/TPO	STREET RECORD, Campbell Close, Shotton
19	21/01592/TREE	81 Maidenhead Road
20	21/01103/FUL	14 Burford Road
21a	21/00617/ADV	10 Henley Street
21b	21/01456/LBC	10 Henley Street
22	21/01055/FUL	9 Grange Park
23	20/03585/OUT	STREET RECORD, Hodgson Road
24	21/01321/FUL	30 Hunts Road
25	21/01209/FUL	9 Dale Avenue
26	21/01247/FUL	10 Maple Grove
27	21/01597/TREE	52 Tiddington Road
28	21/01650/TREE	17 Hathaway Hamlet, Shotton
29	21/00758/FUL	70 Loxley Road

30	21/00015/FUL	13 Waterloo Drive
31	21/01669/TREE	80 Tiddington Road
32a	21/01275/FUL	2 Tavern Lane, Shottery
32b	21/01276/LBC	2 Tavern Lane, Shottery
33	21/00373/FUL	20 Newmarket Close
34	21/00986/FUL	37 Greenhill Street
35	21/00391/LDE	Restaurant, Swans Nest Boathouse, Swans Nest Lane
36	21/01273/FUL	12 Rushbrook Road
37a	21/01265/FUL	Tapestry Cottage, 5 Tavern Lane, Shottery
37b	21/01266/LBC	Tapestry Cottage, 5 Tavern Lane, Shottery
38	21/01359/FUL	10 Halford Road
39a	21/01528/FUL	The Corner House, 38 Guild Street
39b	21/01529/LBC	The Corner House, 38 Guild Street
40	21/01218/ADV	Arden Garages, Masons Road
41	21/01269/VARY	Land to The North and West Of, Bishopton Lane
42	21/01717/TREE	Timber Top, Tavern Lane, Shottery

1a	21/01143/FUL	156 Evesham Road
1b	21/01143/FUL	156 Evesham Road
2	21/00754/FUL	1 Broadmeadow Lane
3	21/01271/FUL	Unit 25, Bell Court
4	21/01383/FUL	114 Shipston Road
5a	21/01294/FUL	Cox's Yard, Bridgefoot
5b	21/01295/LBC	Cox's Yard, Bridgefoot
5c	21/01384/VARY	Cox's Yard, Bridgefoot
5d	21/01352/LBC	Cox's Yard, Bridgefoot
6	21/00741/FUL	Land Adjacent to Bishopton House, The Avenue, Bishopton
7	20/03610/FUL	2 Ferry Lane, Alveston

The actions were noted. The Chairman's Actions' meeting was conducted remotely between Cllr I Fradgley, the Mayor and the Planning Consultant on 26 May 2021. The Additional Chairman's Actions' remote meeting on 31 May 2021 took place between Cllr I Fradgley, the Mayor and the Planning Consultant.

9.3 Street Trading and Licensing Applications

9.3a. The Chairman reported that there are currently no street trading applications pertinent to the Town Council.

9.3b. The Chairman reported that that are currently no licensing applications pertinent to the Town Council.

9.4 Notices of decision

Decisions were noted.

9.5 Any other business to report.

9.5a. **South Warwickshire Local Plan** – Scoping and Call for Sites consultation – Notification of Public consultation: Monday 10 May to Monday 21 June 2021

Cllr Lee was invited to share his views on the consultation, and he noted that the scope of the plan, which extends out to 2050, is over-arching and very ambitious. The consultation document includes 50 questions raised by the two South Warwickshire District Councils; these mainly concern options for achieving sustainable economic and population growth. A Councillor noted that affordable housing and tenure are important issues and high level policies are needed on the approach to future economic growth in the area. Cllr Lee agreed to draft a response on behalf of the Town Council for review by the Planning Consultative Committee. The deadline for submitting responses to the consultation document is 21 June 2021.

10 Chairman's Verbal Report

The Chairman is aware of an application coming forward for the Laura Ashley building on Bridge Street. This will be for retail on the ground floor and apartments above. Access and egress for the apartments will be via Guild Street.

11 Requests for Alterations of Recommendation

The Chairman noted that on a couple of occasions when Planning Officers asked the Town Council to change decisions in relation to subservience and the Council chose not to, the applicants took notice and came back with amendments to make the applications subservient. This shows that the Town Council is having some impact on implementing the Neighbourhood Plan.

12 To register, when necessary, a representative from the Planning Consultative Committee to virtually attend the Stratford District Council Planning Meeting on Wednesday 09 June 2021 at 6pm. And/or Wednesday 23 June, 2021, at 6pm

The Chairman reported that a decision on whether a representative is required will be taken when the agendas are published. He advised that the District Council Planning meetings will resume in the Council Chamber.

13 To appoint substitutes for the next Chairman's Actions on 16 June 2021, if required

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

The meeting closed at 19.30.

In accordance with the delegated authority bestowed on the Town Clerk, she will review and enact the recommendations as per the direction of the members present at the Consultation Session on 01 June 2021.

Date of next meeting: Tuesday 22 June 2021 at 6.00pm.

*Signed:
Chairman of Planning Committee*