

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE ZOOM REMOTE MEETING

04 MAY 2021

MINUTES – pages 1-6

Present

Councillors:

Cllr Cleeve
Cllr Curtis
Cllr I Fradgley (Chairman)
Cllr J Fradgley
Cllr Jackson
Cllr Lee
Cllr Taylor

Planning Consultant: Mr Neil Pearce, Avon Planning Services

Committee Clerk: Mrs M Galvin

Public: The meeting was streamed live on YouTube for members of the public to watch. One member of the public was present and left after the RSC application was discussed

Registered Speakers: Mr Stephen Rebbeck representing the RSC
Mr Les Greenwood representing Greenwood Planning Ltd (planning agents for the RSC)

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

436. Apologies for Absence

No apologies received. Cllrs Dowling and Dyer were absent from the Meeting.

437. Declarations of interest on items on the Agenda

Cllr J Fradgley and Cllr I Fradgley noted that they receive free tickets for RSC Press Nights and that this had been declared, in respect of Planning Application 21/01311/FUL, minuted as 443a.

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

None were received.

439. To grant any requests for dispensation as appropriate.

None were received.

440. 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.

441. Consultation Presentation on Pre-Planning Applications.

None.

442. To approve Open Minutes of the Planning Consultative Committee meeting held on 13 April 2021.

The Minutes of the Planning Consultative Committee meeting held on 13 April 2021 were approved as a correct record. The Chairman requested that the Chairman's electronic signature be added to the minutes by the Clerk.

443. Town Clerk's Open Report

List of planning applications deferred from Chairman's Actions meeting on 28 April 2021 with any additional items deferred from Chairman's Actions meeting on 3 May, 2021.

The Chairman noted that planning application 21/01311/FUL had been deferred from the Additional Chairman's Action meeting.

443a 21/01311/FUL Swan Gardens (south of Theatre Gardens), Waterside

The Planning Consultant explained that this planning application is for the temporary change of use of land and construction of a temporary outdoor theatre for RSC performances July to September 2021 (to be removed by October 2021) and permanent new bound gravel surfacing for the riverside path. The proposed structure will be 7m in height, with lighting columns 9m high and seating for up to 500 (dependent on social distancing rules) arranged around a central stage. Disabled access will be provided.

Councillors were invited to ask points of clarification.

A Councillor asked if the new path surfacing would still be suitable for wheelchair users. The Planning Consultant advised that the new pathway would provide a more solid surface for users. A Councillor asked if the resurfaced pathway would extend as far as the board walk by the boating area. The Planning Consultant noted that the planning application seeks to resurface 76m of the pathway and it does not extend as far as the board walk. A Councillor asked if the area of grass behind the temporary theatre will still be accessible for customers of the Dirty Duck. The Planning Consultant stated that this area may be closed off during performances and it was not known how the site will be secured outside of performances.

Mr Stephen Rebbeck (Technical Director at the RSC) and Mr Les Greenwood (representing the RSC's planning agents) were then invited to speak.

Mr Rebbeck explained that the aim of the proposed temporary theatre was to help bring audiences back into the town. Having considered different options, and acknowledging Covid concerns, it was felt that an open-air theatre would appeal more to audiences than an indoor theatre. The RSC will perform a single play, *The Comedy of Errors*, eight times a week. Mr Greenwood noted that the proposed design has taken a number of constraints into consideration, including the structure's location in a conservation area, the potential impact on local residents and accessibility.

A Councillor asked if the grass area behind the proposed theatre would be taken out of use temporarily. Mr Rebbeck responded that this area will not be closed during performances. Audience access into the auditorium will be managed, there will be fencing around it and security will be in place. Non-theatre goers will still be able to use the rest of the gardens and the path to the board walk will remain open.

A Councillor asked if the grass will be restored once the theatre structure has been dismantled. Mr Greenwood confirmed that new topsoil would be applied and the area reseeded.

A Councillor asked why the resurfacing of the pathway will not extend to the boating area. Mr Greenwood replied this was presumably for reasons of cost; the resurfacing was being implemented for reasons of accessibility.

A Councillor asked where the audience entry points to the temporary theatre would be. Mr Rebbeck replied that from Waterside the audience will enter via the main RSC entrance and continue along the colonnade to access the auditorium. From the Southern Lane (Dirty Duck) side, the audience will enter through the wall openings.

A Councillor asked if the new pathway would enable wheelchair users to access the auditorium. This was confirmed.

A Councillor asked if residents had been consulted on the proposed application. Mr Rebbeck replied that a consultation is currently being planned but currently there is no feedback available.

A Councillor asked why the proposed structure will close at the end of September. Mr Rebbeck replied that this was partly due to the change in seasons but the timing also coincides with the RSC's plan to reopen the RST in October.

A Councillor observed that the application proposes to remove 400ml from the existing level of the land and replace this with crushed stone and asked how many vehicle movements this might involve. Mr Rebbeck replied that the new level would be slightly lower than 400ml and that it was estimated that 30 loads of gravel would be required to achieve this. Deliveries will be offloaded from the Swan car park and material removed from the same point.

Mr Greenwood added that the crushed stone will stay in place once the theatre has been dismantled. Topsoil will be placed over it and the area will be reseeded with grass.

A Councillor asked if the RSC would see this as an ongoing summer theatre venue if this year's exercise were successful. Mr Rebbeck replied that there are no plans to extend the outdoor theatre's operation beyond this year. The RSC hopes to have two of its theatres open again in 2022 and it is unlikely that they will permanently open a fourth.

A Councillor asked if there will be sound amplification and, if so, what the impact might be. Mr Rebbeck confirmed that there will be some application. He also confirmed there will be a lighting rig to provide illumination.

A Councillor asked if the production would include an interval and if theatre goers would be able to access toilet facilities. Mr Rebbeck advised that the play's running time will be around two hours and there will be no interval. He confirmed that toilet facilities will be available in the colonnade.

A Councillor asked how any rowdiness outside of the theatre area would be managed. Mr Rebbeck replied that the RSC would not deal with this themselves and any significant problems would be a matter for the police.

It was PROPOSED, SECONDED and

UNANIMOUSLY AGREED to support the decision for the following planning reasons: The Town Council notes this proposal will assist the RST and the wider town in its economic recovery after the COVID restrictions and should be welcomed. The improvements to the footpath are also welcomed, subject to no adverse effect on local residents.

The Chair thanked Mr Rebbeck and Mr Greenwood who left the meeting at 18.42.

444. To note action by Town Clerk after consultation with Chairman Deputy Chairman (or their substitutes) & Avon Planning Services on 28 April 2021

1	21/00854/FUL	7 Mayfield Avenue
2	20/03617/FUL	195 Loxley Road
3	21/00533/FUL	124 Evesham Road
4	21/01189/TPO	STREET RECORD, Bishopton Lane
5	21/00106/FUL	10 Church Close
6	21/00515/FUL	6 Evenlode Close
7	21/00932/FUL	133 Loxley Road
8	21/00917/FUL	5 Foxtail Close
9	21/00736/OUT	4 Dale Avenue
10	21/00959/FUL	11 Blackthorn Road
11	21/01034/FUL	14 Milestone Road
12	21/00847/FUL	76 Maidenhead Road
13	21/00975/FUL	3 Garden Row, Scholars Lane
14	21/00828/FUL	45 St Marys Road

15	21/01171/FUL	22 Welcombe Road
16	21/00844/FUL	Flat C, 15 Lawson Avenue, Tiddington
17	21/01282/TEL56	Land Rear to Tesco Car Park, Birmingham Road
18	21/00993/FUL	34 Dale Avenue
19	21/00729/FUL	107 Amis Way
20	21/00805/FUL	193 Clopton Road

1	21/00706/FUL	8 Avenue Road)
2	21/01023/FUL	35 Meadow Close
3	21/01311/FUL	Swan Gardens (south Of Theatre Gardens), Waterside
4	21/01038/FUL	20 Hillside Road
5	21/01426/TREE	64 Maidenhead Road
6	21/01408/TREE	8 Tiddington Road
7	21/01071/FUL	16 Yeats Road

*Applications to which the PCC have objected.

The actions were noted. The Chairman's Actions' meeting was conducted remotely between Cllr I Fradgley, Cllr Taylor and the Planning Consultant on 28 April, 2021. The Additional Chairman's Actions' remote meeting on 3 May, 2021 took place between Cllr I Fradgley, Cllr Taylor and the Planning Consultant.

445. Street Trading and Licensing Applications

445a. The Chairman reported that there are currently no street trading applications pertinent to the Town Council.

445b. The Chairman reported that that are currently no licensing applications pertinent to the Town Council.

446. Notices of decision

Decisions were noted.

447. Any other business to report.

447a. Street Naming and Numbering – Street Naming Themes

Cllr Lee noted that the feedback on the work he has done so far has been very positive. As there is no immediate need for new street names, he will update the map and the database of existing names and create a folder for these documents along with the list of new suggestions. It was noted that some names on the database have already been allocated. Councillors were asked to look at the list of agreed suggestions and provide feedback.

Cllr Fradgley noted that the Stratford Society has suggested that new street names could recognise some of the healthcare leaders who have led us through Covid. The Committee felt this was a good idea. The Committee

Clerk was asked to investigate if there are any restrictions on naming streets after living people.

Cllr Cleeve suggested that street names could be twinned with road names in Stratford Ontario, Stratford Australia and New Zealand. Cllr Cleeve will follow up with Stratfords of the World.

448. Chairman's Verbal Report

The Chairman noted that, at the Stratford District Council Planning committee meeting on 28 April, the application for an Observation Wheel in the Recreation Ground car park was granted, subject to conditions. Also granted with conditions was the application for the installation of hostile vehicle mitigation bollards to the frontage of 5-7 Wood Street (Pragnell Jewellers).

449. Requests for Alterations of Recommendation

There were none.

450. To register, when necessary, a representative from the Planning Consultative Committee to virtually attend the Stratford District Council Planning Meeting on Wednesday 26 May 2021 at 6pm

The Chairman reported that a decision on whether a representative is required will be taken when the agendas are published.

The SDC website indicates that the 12 May meeting has been cancelled.

451. To appoint substitutes for the next Chairman's Actions on 26 May 2021, if required

Cllr I Fradgley noted that the next Planning Committee will not form until 1 June so the current committee should continue to deal with any Chairman's Actions arising before this date. Cllr Taylor agreed to be a substitute for the next Chairman's Actions meeting.

The meeting closed at 6:54pm.

Date of next meeting: Tuesday 1 June 2021 at 6:00pm.

*Signed:
Chairman of Planning Committee*