

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

MINUTES

1 September, 2020

Present

Councillors:

Cllr Cleeve  
Cllr Curtis  
Cllr Dowling  
Cllr Dyer  
Cllr I Fradgley  
Cllr J Fradgley  
Cllr Jackson  
Cllr Taylor

Planning Consultant: Mr Neil Pearce, Avon Planning Services was not present as there were no items deferred from the Chairman's Actions Meeting or Additional Chairman's Action Meeting.

Minutes Clerk: Mrs J Mayes

Public: The meeting was streamed live on YouTube for members of the public to watch from minute 282.

Registered Speakers:  
Press: The meeting was live streamed on YouTube for members of the Press to watch from minute 282.

275 Apologies for Absence

There were no apologies.

276 Declarations of interest on items on the Agenda

None were received.

277 To receive written requests for dispensation for disclosable pecuniary interests

None were received.

278 To grant any requests for dispensation as appropriate

None were received.

279 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.

280 Consultation Presentation on Pre-Planning Applications

There were none.

281 To approve Open Minutes of the Planning Consultative Committee meeting held on 4 August 2020

The Minutes of the Planning Consultative Committee meeting held on 4 August 2020 were approved as a correct record. The Chairman requested that the Chairman's electronic signature be added to the minutes by the Clerk.

282 Town Clerks Open Report

List of planning applications deferred from Chairman's Actions meeting on 26 August 2020 with any additional items deferred from Chairman's Actions meeting on 1 September 2020

The Chairman noted that no items had been deferred from the meeting on 26 August 2020, and no items had been deferred from the Additional Chairman's Actions meeting on 1 September 2020.

283 To note action by Town Clerk after consultation with Chairman Deputy Chairman (or their substitutes) & Avon Planning Services on 26 August 2020

1	20/01912/ADV	6 Chapel Street
2	20/02075/TREE	Land at 8, Warwick Road
3	20/01613/FUL	23 Hathaway Green Lane
4	20/01865/FUL	2 Percy Street
5	20/01608/FUL	68 Loxley Road
6a	20/01987/FUL	Linden House, The Avenue, Bishopton
6b	20/01988/LBC	Linden House, The Avenue, Bishopton
7	20/01906/VARY	Whychwood, 15 Avonfields Close, Alveston
8	20/02069/TREE	100 Maidenhead Road
9	20/02011/FUL	15 Evesham Place
10	20/01723/FUL	Land Adjacent To 1, Church Lane, Shottery*
11	20/00597/FUL	157 Evesham Road
12	20/01930/COUO	The Old Granary, Windsor Court, Greenhill Street
13	20/02072/TPO	Bishopton Park, The Avenue, Bishopton
14	20/02158/TREE	Bishopton House, The Avenue, Bishopton

<b>15</b>	20/01997/FUL	13 Wellesbourne Grove
<b>16</b>	20/02047/FUL	20 Oakleigh Road
<b>17</b>	20/01937/FUL	Moonlight, 144 Alcester Road
<b>18</b>	20/02188/DDT	11 Campbell Close, Shotton
<b>19</b>	20/01908/FUL	6 Chapel Street
<b>20</b>	20/02098/FUL	104 Tiddington Road
<b>21a</b>	20/02063/FUL	Linden House, The Avenue, Bishopton
<b>21b</b>	20/02064/LBC	Linden House, The Avenue, Bishopton
<b>22</b>	20/02035/LDE	Ambulatory Centre, Stratford On Avon General Hospital, Arden Street
<b>23</b>	20/02051/FUL	36A Loxley Road
<b>24</b>	20/02262/TREE	Wellingtonia House, Tiddington Road
<b>25</b>	20/01995/FUL	10 Wetherby Way
<b>26</b>	20/01928/LBC	King Edward VI School Sports Field and Pavilion
<b>27</b>	20/02219/ELEC	Garage Block, West Green Drive
<b>28</b>	20/02045/ADV	Unit J1, Maybird Retail Park, Birmingham Road

<b>29</b>	20/01432/FUL	19 Feldon Way
<b>30</b>	20/02321/TREE	Avonbank Paddocks, Southern Lane
<b>31</b>	20/02053/FUL	Windsor Place, Windsor Street
<b>32</b>	20/02080/FUL	38 – 39 Waterside
<b>33</b>	20/02081/LBC	38 – 39 Waterside
<b>34</b>	20/01429/FUL	4 Guild Street
<b>35</b>	20/01430/LBC	4 Guild Street
<b>36</b>	20/02217/FUL	Loungers, (Former BHS Building), 32 – 34 Bridge Street
<b>37</b>	20/02342/TPO	Dove House, The Pinfold, Carters Lane, Tiddington
<b>38</b>	20/02116/FUL	64 Albany Road
<b>39</b>	20/02242/TREE	59 Tiddington Road
<b>40</b>	20/02269/TPO	Belmont , 29 Carters Lane, Tiddington

<b>41</b>	20/02130/FUL	4 Badgers Way, Bishopton
<b>42</b>	20/02167/ADV	Burnside Hotel, Church Lane, Shotton
<b>43</b>	20/02270/TREE	13 Avenue Road
<b>44</b>	20/02349/DDT	The Cedars, 119A Tiddington 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 26 August 2020. The Additional Chairman's Actions' remote meeting on 1 September 2020 took place between Cllr I Fradgley, Cllr Jackson and the Planning Consultant.

## 284 Street Trading and Licensing Applications

284a. The Chairman reported that there are currently no street trading applications pertinent to the Town Council.

284b. The Chairman reported that a licensing application had been received from Bobby's Café, The Greenway Picnic Area, Seven Meadows Road, Stratford-upon-Avon. The applicant intends to offer coffees and pastries for the early morning dog walkers, before serving brunches and take-away lunches through the afternoon. They intend to open later for evening cheese boards, cocktails and wine and they state that they will offer hot food in the style of tapas with small plates. They will have a Deli counter where they will offer a selection of our wines, cheeses and coffees for takeaway. The opening hours will be 7:00am until 11:00pm; Supply of Alcohol between 10:00am and 11:00pm; Recorded Music between 7:00am and 11:00pm. Councillors debated the application. It was noted that the café was not close to housing and using the carriage as a business should be supported. One Councillor noted that amplification of sound from record music would be greater in the open and care should be taken on this so that it is not intrusive. Another Councillor, whilst supporting the principle of the proposed business felt that recorded music from 7am might be considered intrusive to what is a peaceful area. The length of time that was being applied for recorded music was a concern.

It was proposed seconded and

AGREED by six votes with one abstention

To support the application, subject to satisfactory amplification levels of recorded music.

Cllr Dyer was unable to vote due to internet connection failure.

285 Notices of decision

Decisions were noted.

286 Any other business to report

286a Street Naming and Numbering Request for Road Name, Development at 33 New Street, Tiddington, Stratford-upon-Avon;

The Chairman reported that a request had been received from SDC to consider one street name, proposed by the Developer/TVRA for the development at 33 New Street in Tiddington. It is unclear what the relevance of the proposed name, Richard's Place is.

It was proposed, seconded and unanimously

AGREED that the Developer/TVRA should be asked what the local significance of the proposed name of Richard's Place is, since in the first instance local significance is the norm in street naming and if it has none then

request that the TVRA take the opportunity to identify a name significant to Tiddington.

286b. CIL Funding; to consider submitting an infrastructure project for consideration for CIL funding;

The Chairman referred to Appendix C and D in the open report regarding submitting infrastructure projects for consideration for CIL funding. It was noted that historically the Town Council have had a list of projects that could be considered for CIL funding and that the Town Council as a whole may have suggestions. Another Councillor noted that suggestions would be for the next iteration of the infrastructure funding statement, which contains a list of projects. If further projects were needed it was suggested that an infrastructure project linked to Project One in the NDP could be an option. Councillors also noted that other Committees within the Town Council may have suggestions that could be submitted and that there was limited time until 11 September to provide projects with costings.

It was PROPOSED, SECONDED and unanimously

AGREED

That this item should be deferred to the Town Centre Task and Finish Group, which was meeting on 2 September 2020 and will be discussing a possible project for the Town Centre aligned to the Neighbourhood Development Plan.

287 Chairman's Verbal Report

The Chairman reported that the planning application to build a Care Home on Western Road, voted against by the Committee had been approved at the SDC planning committee meeting, although the decision has not been issued. The decision was being contested on the basis of issues relating to the site plan being inconsistent with the tracking drawings on which the Highways Agency had relied on to remove its initial objection to the application. There were also concerns about safety and a change to the access of adjoining business, without their consent. The Chairman noted that the Planning Officer is discussing the issues raised with the Highways Agency this week.

288 Requests for Alterations of Recommendation

There were none.

289 To register, when necessary, a representative from the Planning Consultative Committee to virtually attend the Stratford District Council Planning Meeting A on Wednesday, 9 September, 2020 at 6:00pm and/or the Stratford District Planning Meeting B on Wednesday, 23 September, 2020 at 6:00pm;

The Chairman reported there are no items on the agenda relating to Stratford Town Council for Planning Meeting A. A decision on Planning Meeting B will be taken when the agenda is published.

290 To appoint substitutes for the next Chairman's Actions on 30 September 2020, if required

Cllr Taylor agreed to be a substitute for the next Chairman's Actions meeting.

*The meeting closed at 18.29*

*Date of next meeting: Tuesday 6 October 2020 at 6.00pm.*

Signed: .....  
*Chairman of Planning Committee*