

STRATFORD-UPON-AVON TOWN COUNCIL  
PLANNING CONSULTATIVE COMMITTEE MEETING

MINUTES

11 February, 2020

Present

Councillors:

Cllr Cleeve  
Cllr Dowling  
Cllr Dyer  
Cllr I Fradgley  
Cllr J Fradgley  
Cllr Lee  
Cllr Jackson  
Cllr Taylor  
Cllr Warren Howles

Planning Consultant: Mr Neil Pearce, Avon Planning Services  
Minutes Clerk: Mrs J Mayes  
Public: Mr Oliver Spicer and Ms Mary Gaskell, Studio Spicer  
Press: There were no members of the Press present.

163 Apologies for Absence

Apologies were received from Cllr Rolfe and accepted for the reasons given.

164 Declarations of interest on items on the Agenda

None were received.

165 To receive written requests for dispensation for disclosable pecuniary interests

None were received.

166 To grant any requests for dispensation as appropriate

None were received.

167 Public Participation of non-agenda items on matters under which the Council has control or is a consultative body

The Chairman noted that there were members of the public present at the meeting for agenda item 8.1, planning application 19/03601/FUL minuted as 170.

168 Consultation Presentation on Pre-Planning Applications

There were no pre planning applications.

169 To approve Open Minutes of the Planning Consultative Committee meeting held on 21 January 2020

The Minutes of the Planning Consultative Committee meeting held on 21 January 2020 were approved and signed as a correct record.

The Chairman requested that agenda item 8.5b be moved forward on the agenda and would follow agenda item 8.1 minuted as 170.

170 Town Clerks Open Report

List of planning applications deferred from Chairman's Actions meeting on 5 February 2020 with any additional items deferred from Chairman's Actions meeting on 11 February 2020

The Chairman noted that no items had been deferred from the meeting on 11 February 2020 and one item had been deferred from the Chairman's Actions meeting on 5 February 2020.

**Planning Application 19/03601/FUL, Site rear of 25 Arden Street.**

The Planning Consultant explained that the application was to build an office building on the land to the rear of 25 Arden Street. Part of the land used to have garages on, which have already been demolished. The Planning Consultant indicated on the plans where the office would be situated. The rest of the site will be used as car parking. The site is accessed off Mansell Street and the Planning Consultant showed Councillors a view of the access and arrangements for vehicle movement on the site. Councillors were also shown details of the proposed elevations and material design of the office building.

The Planning Consultant confirmed that the proposed development is within the town boundary and is on a brownfield site, which may be viewed as being underused at present. The narrow access from Mansell Street was noted and Councillors were advised to consider whether that was suitable access for the level of use. It was noted that no comments had been received by the Highways Agency on the application. The site is not in the conservation area.

The Planning Consultant noted that TC5 figure 10 of the Neighbourhood Plan is relevant to the application because the site is in the Birmingham Road and Arden Street environmental improvement area. As the proposed office building is not a major development it is not a requirement to submit a whole site masterplan.

A Councillor asked for clarification on the entrance to the carpark and whether it would be big enough for access by a larger vehicle, for example a refuse collection lorry. The tracking on the plans submitted indicates that vehicles will come into the site forwards and be able to turn. It was also noted that there are double yellow lines on either side of Mansell Street at the access to the site. Councillors asked questions on the type of brick the office would be constructed with and whether it would be visible. Councillors also viewed an aerial photograph of the site. Clarification was sought on the extent the building would overlook private properties. The Planning Consultant noted that the building would overlook gardens of private properties but was not at a close distance to the properties. He also noted that there is already a multi storey car park located near to the site, which overlooks the properties. A condition could be stipulated in any approval that the office glass could be obscured.

Mr Spicer was invited to speak on the proposed development. He explained that the application was a resubmission of a previous application made last year, although the plans for office are unchanged. The office is intended to be used by his Company to accommodate an expanding high skilled workforce as the Company's current office is not big enough. Although the parking provision is slightly lower than standard there is a travel plan in place to use alternative modes of transport. There will be shower facilities in the office for staff to use if they choose to cycle into work. Mr Spicer confirmed that the plans do intend to remove an old fruit tree, which is not in a conservation area but will retain an existing silver birch tree. He also noted that there will be a room on the first floor of the office building that may be used as a community facility for meetings. Mr Spicer confirmed that there will be four disabled spaces in the car park and that the garages have already been demolished. He indicated to Councillors where the disabled spaces were located and noted that the area near to them had been changed to allow non step access to the town centre. He confirmed that there will be hedging landscaping on the wall and an air source heat pump for energy generation. He concluded by asking Councillors to support the plans of a local business to expand.

A Councillor asked if there would be charging points in the car park. Mr Spicer confirmed that they intend to provide charging points in the office car park spaces. A Councillor asked if the plans fitted in with the greater vision for whole site. Mr Spicer explained that there were different options for the rest of the site and that plans may be submitted to develop the car park area in the

future. The Planning Consultant noted that the Developers have considered the bigger picture for the site as a whole but with buildings under different ownership it would be difficult to have a whole site masterplan.

Councillors considered the application. They noted that the buildings near the proposed site may change, that it was a well thought out application and they welcomed the plans to encourage cycling to work by including showers in the office plan. It was also felt that the office plan was a good utilisation of space that would employ more people in the town and that the proposed meeting room that could be used by the community would be welcomed. The Planning Consultant noted that the planning system cannot control whether a community room would be available. It was noted that there is no section 106 money available with the application.

It was PROPOSED, SECONDED and UNANIMOUSLY

RESOLVED: that the Committee should support the proposed application with the following planning reasons:

The Town Council supports the application. It is an appropriate use in the Environmental Improvement Area under Policy TC5 of the Neighbourhood Plan. It reuses an underused part of the town. The Town Council would like to see more greenery within the car park. Impact on residential amenity needs to be carefully considered.

174a. Shottery Reserved Matters Application; 19/02826/REM, 19/02827/REM, 19/02829/REM, 19/02831/REM, 19/02880/REM - Land West of Shottery, Stratford-upon-Avon

The Planning Consultant noted that the Developers had responded to the Town Council's comments on the Shottery reserved matters application and this information had been circulated with the papers for the meeting.

His view was that although the outline planning permission, granted 7 years ago does not include a condition relating to housing mix the Developers should feel a moral obligation to provide a proper balanced mix of housing rather than the current proposal, which does not provide enough one and two bed homes. The Planning Consultant noted that the Developers have admitted that there is a shortfall in parking provision, with 12 dwellings having one space less than the usual standard but given that the current parking standard is not that high this should be of concern. It was his view that building slightly larger garages would not solve the parking provision. The Planning Consultant confirmed that Councillors had expressed concern that more houses were being built than permission had been granted for but that the Developers have confirmed that 795 houses are proposed. The Planning Consultant reminded Councillors that they had noted a lack of renewable energy in the plans and noted that the local centre will have PV panels. In the

current age of climate crisis this should be seen as irresponsible on the part of the Developers. It was also noted that the overall provision of landscaping and tree planting is low. The Developers have responded to questions raised on the NEAP/Bund that were previously raised.

Councillors agreed that correspondence expressing dissatisfaction with the Developer's responses should be posted on the SDC planning portal on all the applications which carry the response letter from the Developer. Councillor Cleeve indicated that as a District Councillor for the ward she intended to meet with the Planning Officer to discuss the application.

171 To note action by Town Clerk after consultation with Chairman Deputy Chairman (or their substitutes) & Avon Planning Services on 5 February 2020

\*Applications to which the PCC have objected.

<b>1</b>	19/03111/FUL	1 Mulberry Street
<b>2</b>	19/03620/VARY	20 Shipston Road
<b>3</b>	19/03463/FUL	Silver Birches, 8A Rowley Crescent
<b>4</b>	19/02585/OUT	Land at Timothy's Bridge Road*
<b>5a</b>	19/01583/FUL	30 High Street
<b>5b</b>	19/01584/LBC	30 High Street
<b>7</b>	20/00191/TREE	Swan Court, Banbury Road
<b>8</b>	19/02984/ADV	Unit 2, 26 Bridge Street
<b>9</b>	19/03591/ADV	12 – 14 Grosvenor Hotel, Warwick Road
<b>10</b>	20/00048/ADV	13 Chapel Street
<b>11</b>	20/00199/TREE	35 Greenhill Street
<b>12</b>	20/00093/FUL	24 Banbury Road
<b>13</b>	19/02613/FUL	Land Opposite 9, Tiddington Road
<b>14</b>	20/00119/TREE	68 Maidenhead Road
<b>15</b>	19/03468/FUL	Haysel, Kissing Tree Way, Alveston
<b>16</b>	19/03589/FUL	Sibbasbridge Ltd, 175A Evesham Road
<b>17</b>	20/00094/FUL	Campden House, 3 Pine Close
<b>18</b>	20/00159/FUL	20 West Street
<b>19</b>	20/00161/FUL	11 Whitfields Close, Tiddington
<b>20</b>	19/03601/FUL	Site Rear Of, 25 Arden Street
<b>21</b>	20/00105/FUL	Naunton Lodge, 203 Banbury Road
<b>22</b>	19/02812/FUL	1 and 2 Drayton Barn New Cottages, Alcester Road
<b>23</b>	19/02317/FUL	Avonfield, Mill Lane
<b>24</b>	20/00001/FUL	Land Adjacent to Royal Shakespeare Company Workshops, 28 Timothy's Bridge Road, Stratford Enterprise Park
<b>25</b>	19/03416/FUL	244 Drayton Avenue
<b>26</b>	20/00231/FUL	Shakespeare's Birthplace, Henley Street
<b>27</b>	20/00232/LBC	Shakespeare's Birthplace, Henley Street

<b>28</b>	20/00271/FUL	19 Shottery Road
<b>29</b>	20/00016/FUL	42 Greenhill Street
<b>30</b>	20/00278/TREE	1 Benson Road
<b>31</b>	20/00281/TPO	Verney Drive and Clopton Road
<b>32</b>	19/02514/FUL	Kissing Tree Lodge, Kissing Tree Way, Alveston
<b>33</b>	20/00284/TPO	Clopton Road
<b>34</b>	20/00275/FUL	15 Welcombe Road
<b>35</b>	20/00348/TPO	Greensleeves, Dark Lane, Tiddington
<b>36</b>	19/03516/FUL	261 Alcester Road
<b>37</b>	20/00314/TPO	149 Clopton Road

The actions were noted. The Chairman's Actions' meeting was attended by Cllr I Fradgley, Cllr Dowling and the Planning Officer on 5 February 2020. The Additional Chairman's Actions' meeting on 11 February 2020 was attended by Cllr I Fradgley, Cllr Dowling and the Planning Officer.

172 Street Trading and Licensing Applications

172a. There are currently no street trading applications pertinent to the Town Council.

172b. Application for sale of alcohol at George Pragnell, 5 to 7 Wood Street, Stratford-upon-Avon, CV37 6JA;

Councillors had no objections to the application.

173 Notices of decision

Decisions were noted.

174 Any other business to report

174b. Response to the Climate Change Mitigation Planning Consultation document by the Climate Change Emergency Task & Finish Group.

A copy of the response to the consultation document, which had been prepared by members of the Climate Change Emergency group, had been circulated to Councillors prior to the meeting. It was noted that until the Government strengthens national planning rules to mitigate the climate change emergency it will be difficult to enforce, however Councillors were in agreement that the document should be used as supplementary information

when considering planning applications in the future. Cllr Lee and Cllr Warren Howles were thanked for their work on the document.

It was PROPOSED, SECONDED and UNANIMOUSLY

Resolved

That the document should be circulated to all Councillors on the Town Council, for any additional comments before it is submitted to the District Council by the deadline of 21 February 2020.

175 Chairman's Verbal Report

The Chairman reported that he had attended an informal meeting with Developers of the Dementia Care Home proposed by the train station. The meeting was also attended by local doctors and Mr Tim Willis from WCC. The Developers listened to concerns and are keen to proceed with the Development. There is a possibility that the Developers may fund a Doctor for one day a week to attend the Care Home. A Councillor asked if this would be an increase in the Section 106 funding already proposed but this has not been confirmed yet.

A Councillor asked if the District Council had explained why, in giving approval for the Potting Shed development on Warwick road (18/03231/LDE) the SDC had gone against the Neighbourhood Development Plan. Councillors agreed that they should write to the District Council seeking an explanation for the decision.

There was a short discussion about accountability in relation to decisions that are made that do not comply with the Neighbourhood Plan.

176 Requests for Alterations of Recommendation

There were none.

177 To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford District Council Planning Meeting A on Wednesday 19 February, 2020 at 6:15pm and/or Planning Meeting B on Wednesday, 4 March, 2020 at 6:15pm

There are no items on the agenda from the Stratford District at the planning meeting on 19 February 2020.

A decision on a representative for the meetings on 4 March 2020 is left open pending the publication of the Agenda.

178 To appoint substitutes for the next Chairman's Actions on 26 February 2020, if required

Cllr Jackson will confirm if he can be a substitute if required. Cllr Taylor also indicated that he was available.

*The meeting closed at 19.49 pm*

*Date of next meeting: Tuesday 3 March, 2020 at 6.30pm.*

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