

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

MINUTES

13 JULY 2021

Present

Cllr V Alcock
Cllr D Curtis
Cllr I Fradgley
Cllr J Fradgley
Cllr Jackson
Cllr Lee
Cllr Taylor

Planning Consultant: Mr Neil Pearce, Avon Planning Services.

Minutes Clerk: Margo Galvin.

Not present: Cllr W Dowling, Cllr J Fojtik

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

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

26. Apologies for Absence

No apologies were received.

27. Declarations of interest on items on the Agenda

The Chair, Cllr I Fradgley advised that an application involving the land known as the Lench Meadow had been forwarded from the Additional Chairman's Action meeting to the Planning committee and asked for any declarations of involvement with the Riverside project to be made known. Cllr Jackson advised that, as a Trustee of the Town Trust, he has a clear conflict of interest and, therefore, would withdraw when this agenda item came up and not participate in any debate on the application. Cllr Curtis noted that committee members would have received an email from the Friends of Fisherman's Walk. Cllr J Fradgley declared that she has received several communications from members of the public concerning Lench Meadow over a period of time, including the above-mentioned email.

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

None were received.

29. To grant any requests for dispensation as appropriate.

None were received.

30. Consultation Presentation on Pre-Planning Applications.

There were none.

31. 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.

32. To approve the draft Open Minutes of the Planning Consultative Committee Meeting held on 22 June 2021.

Cllr Curtis asked if the minutes should note the names of Councillors making comments. The Chair advised that, as a practice, Councillors' names are not included in this kind of document. This is standard practice across all Stratford Town Council committees. The Town Clerk can advise further.

The Minutes of the Planning Consultative Committee meeting held on 22 June 2021 were then approved as a correct record. The Chairman requested that the Chairman's electronic signature be added to the minutes by the Clerk.

33. Town Clerk's Open Report

List of planning applications deferred from Chairman's Actions meeting on 07 July 2021 April 2021 with any additional items deferred from Chairman's Actions meeting on 12 July 2021.

The Chairman noted that planning application 21/02228/FUL had been deferred from the Additional Chairman's Action meeting.

33.1 Land known as the Lench Meadow, Warwick Road.

The Ward Councillors relating to this application are the Mayor, Cllr Taylor, and Cllr Coles.

The Chair invited the Planning consultant to make a presentation on this application.

The application relates to a change of use of land to form an increased area of public open space and works to include extensions to Fisherman's car park and associated access improvements, extension to skateboard park,

pedestrian/cycle paths, ponds, earthworks, riverbank regarding, shelters and other structures, platforms, boardwalks and planting.

The application extends from Bridgefoot Park through the Leisure Centre car park to the Fisherman's car park. It is flanked by the River Avon and the Warwick Road.

Key aspects to note of this very detailed application are:

- The area known as Bridgefoot Park will be revamped with widened paths, new benches, bins and planting. The old concrete bridge over the area known as the Swanery will be replaced with a new timber bridge.
- The entrance from the Leisure Centre car park to the riverside area will be improved, with a new archway over the entrance, a new noticeboard and seating. The application also includes new planting and enhanced biodiversity, backed up by a great deal of survey work.
- The entrance to the Fisherman's car park from the Warwick Road will be improved, with a new bespoke arch replacing the current metal barrier. An additional 71 parking spaces will be made available on a grasscrete environmentally-friendly surface. There are currently 48 spaces in the car park. Additionally, a new timber-clad toilet building with a sedum roof is planned and there will also be new picnic benches and outdoor seating, a bird hide and a new pontoon.

The Chairman invited Councillors to raise any Points of Clarification.

A Councillor asked for clarification about the location of Bridgefoot Park. The Planning Consultant advised that it is the piece of land adjacent to the (Crowne Plaza) hotel. The Councillor asked if the proposal includes a cycle path across the land, noting that, currently, there does not seem to be any kind of formal cycle path. The Planning Consultant advised that one of the two paths shown on the plan is to be widened to 3m (sufficient for cyclists). The Councillor noted that this path is not the one that leads to the Leisure Centre.

A Councillor asked if the plan included a café by the Fisherman's car park. The Planning Consultant confirmed that an area of hard standing is proposed for a 'mobile catering van'. This will be accessible from the car park. There is no permanent building proposed.

A Councillor asked if the extra 71 parking spaces in Fisherman's car park are to be for summer use only. The Planning Consultant could not confirm if this was the case.

A Councillor noted that the application is a joint one made by Stratford District Council and Stratford Town Trust and asked how this would be dealt with in a Planning context since it is an application *from* the local authority *to*

the local authority. The Planning consultant advised that the authority can grant itself planning permission. However, in the interests of transparency such applications always go to the Planning committee at the District Council and must go through the planning process.

A Councillor asked about access from the Leisure Centre car park into the Lench Meadow area. The Planning Consultant advised that access from the car park will be enhanced with a new semi-circular paved area with seats, bins, noticeboards, a feature archway and map. There will be new planting, including trees and hedging. A path will lead visitors from the entrance through the rest of the site.

The Chairman noted that the Planning Consultative committee had submitted its thoughts on the original proposal and should ensure that all points raised had been taken into account by the District Council and Town Trust. In response, a Councillor noted that the most notable point about this application is that it includes a larger car park than the committee had expected. In most other respects, it does align with the committee's thoughts, with the possible exception of the use of an access route from the Warwick Road to the existing Leisure Centre car park; this may be due to budget and time constraints but needs to be clarified.

There being no speakers for this application, the Committee went into debate.

A Councillor expressed concern about the extra number of car parking spaces being proposed since the Planning Committee had previously noted a preference for the car park *not* to be enlarged; she had been under the impression that the extra spaces would only be used as an overflow during the summer months. She also noted the importance of ensuring that visitors keep to pathways across the site to avoid potential damage to wildlife areas. The site is not huge but it does attract large numbers of people and the new plan will encourage people to visit via the riverside approach as well as the car park. A balance needs to be achieved to maintain the area's biodiversity. She also noted her concern about the lack of a formal cycle path from Bridgefoot Park to the Leisure Centre and suggested both pathways on the plan should be shared space.

A Councillor noted that the Leisure Centre car park appears to be underused currently. He questioned why extra parking is needed at Fisherman's car park if there is spare capacity at the Leisure Centre and access from this car park to the Lench Meadow area is to be improved. He also noted that the plan would increase the amount of usable open space available to visitors. He expressed concern that this would effectively reduce the land available for wildlife, thereby reducing the viability for wildlife species. He noted there is plenty of space on the Recreation for leisure activities. He also noted that catering facilities may create extra litter which would be a threat to wildlife.

A Councillor expressed her disappointment that the application had not taken into account the Planning committee's views about the number of parking spaces. She noted that the committee does not see a need for extra parking spaces when there is access from the Leisure Centre car park and should request that this is looked at again. She also expressed concern about the potential for increased litter on the site, especially in summer months, and questioned whether the plan includes enough bins.

A Councillor agreed that the car park is a big issue. Although it has been remodelled to some extent following the public consultation, it still seems unexpectedly large in this proposal. The proposed parking arrangement seems to be more of a permanent feature than the expected overflow facility. He noted that having defined pathways through the site should make it less likely that visitors will stray into wildlife areas. He questioned whether the Bridgefoot Park design catered for cyclists sufficiently. Overall, the District Council and Town Trust have delivered a more sustainable project in this proposal than the initial scheme that was put out to public consultation.

The Chairman called upon the Mayor to give his opinion on the proposal in his capacity as Ward Councillor.

The Mayor advised that he had not received any comments from residents in his ward other than the parking issue already highlighted. The increase in parking spaces has always been of concern to the Town Council. The District Council and Town Trust have tried to compromise by reducing the number of spaces slightly but not to the level that the Town Council expected. This remains the biggest concern about the proposal and needs to be addressed with the Council and Trust.

The Mayor also noted that he had attended an event in Leamington with the Warwickshire Wildlife Trust and noted how the Wildlife Trust wants people to see and enjoy wildlife. He feels that there could be more access to such areas in Stratford for the benefit of the community.

A Councillor asked how the committee should raise the car park extension issue with the District Council and Town Trust: should it be a holding objection? She also felt that the committee should talk to Highways about how the Warwick Road will be managed as this needs to be explained more clearly in the application. She has already spoken to them about putting temporary measures in place for this summer and Highways have discussed putting up signs to say there is additional parking at the Leisure Centre, with access to the Fisherman's area. Noting that the cycling issue is still a major concern, the Councillor asked if cycle paths have been included in the plan for Lench Meadow.

The Planning Consultant advised that there do not appear to be any paved or rolled gravel paths suitable for cycling in the Lench Meadow area of the plan. The boardwalk leading to the river would be unsuitable for cyclists. He noted that it is unclear what the plan is trying to achieve: is it an enhanced

nature and conservation area or a recreation space that will attract more visitors? The two uses do not normally go hand in hand and it is unclear what the priority is here. He noted that the policies in the plan relate to nature conservation and the area being a local green space. It seems the District Council and Town Trust may have prioritised the accessibility and recreational aspect of the plan over nature conservation.

A Councillor agreed that accessibility for all is important, but it needs to be controlled access so that a balance is kept between maintaining a wildlife area at Lench Meadow and a recreation area on the other side of the river. The balance does not seem to be quite right in this proposal.

A Councillor noted that there are already plenty of open recreational spaces in the town but few areas where there is a relatively natural environment. The question is: does this plan offer the best solution for protecting the natural environment?

It was PROPOSED, SECONDED AND AGREED to submit a holding objection with the following comment:

The Town Council supports the principle of this exciting project.

However, this proposal raises an important question of how nature conservation can be accommodated successfully alongside an accessible leisure and recreational use. The two do not normally go hand in hand. The site is designated as a Local Wildlife site (Policy NE1), River Avon biodiversity corridor (Policy NE2) and Local Green Space (Policy CLW2). These policies clearly seek to preserve and enhance nature conservation. However, the provision of a fully accessible open space will potentially conflict with this agenda.

There needs to be careful consideration as to how the two can operate alongside each other and an improved balance needs to be found.

The need to extend the Fisherman's car park is questioned when the Leisure Centre car park is underused (this has been raised previously by the Town Council). A high concentration of people in this area along with catering facilities will cause noise and disturbance and litter which, again, would conflict with the aims of nature conservation.

The Bridgefoot Park is a great opportunity for enhancement, but this does not seem to have materialised in the scheme. It is unclear how cyclists would be accommodated through this park.

The Town Council therefore raises a Holding Objection to this proposal and would welcome further discussions/meetings with the District Council and Town Trust where our design ideas for the project can be communicated.

The Planning Consultant left the meeting at 18.58.

33.2. To note action of the Town Clerk after consultation with the Chairman and Deputy Chairman (or their substitutes) and Avon Planning Services on 7 July 2021.

1	21/01798/FUL	10 Bridge Street
2	21/01815/LBC	Will's Kitchen, 43 Henley Street
3	21/01814/ADV	Will's Kitchen, 43 Henley Street
4	21/01832/FUL	38 West Street
5	21/01830/FUL	149 Drayton Avenue
6	21/01878/FUL	22 Percy Street
7	21/01827/FUL	17 Rushbrook Road
8	21/01658/FUL	18 Wetherby Way
9	21/01853/FUL	5 Kipling Road
10	21/00384/FUL	1 West Green Drive
11	21/01761/ADV	DCS Europe 1 Timothy's Bridge Road
12	20/03640/FUL	Hillside, Alveston Lane, Alveston
13	21/01489/LBC	Lavender House, 18 Tavern Lane
14	21/01488/FUL	Lavender House, 18 Tavern Lane
15	20/03286/FUL	201, Loxley Road
16	21/01895/ADV	Land Adjacent to the Rosebird Centre, Shipston Road
17	21/01916/LBC	4 Guild Street
18	21/01915/FUL	4 Guild Street
19	21/01662/FUL	6 Avenue Road
20	21/01143/FUL	156 Evesham Road
21	21/01880/FUL	24 Marigold Road
22	21/01865/FUL	6 Main Street
23	21/00805/FUL	193 Clopton Road
24	21/01935/FUL	40 Orchard Way
25	21/01848/FUL	The Great Gardens of New Place, Chapel Lane
26	21/01849/LBC	The Great Gardens of New Place, Chapel Lane
27	21/02130/TREE	Alveston Manor Hotel, Banbury Road
28	21/02134/TPO	The Avenue
29	21/02131/TREE	8 Ely Gardens
31	21/02118/TPO	The Lawn Place, Alveston Leys, Alveston
32	20/02932/VARY	Cross Othe Hill Farm Clifford Road
33	21/00533/FUL	124 Evesham Road
34	21/01697/FUL	Hylands House, Warwick Road
35	21/01544/LBC	12 John Street
36	21/01891/FUL	6 Venus Way
37	21/00617/ADV	10 Henley Street
38	21/01456/LBC	10 Henley Street
39	21/01968/FUL	15 Shakespeare Street
40	21/02010/FUL	1 West Green Drive

1	20/03585/OUT	STREET RECORD, Hodgson Road
2	21/02003/ADV	D C S Europe PLC Car Park, Timothys Bridge Road
3	21/01969/TREE	25 Banbury Road
4	21/01988/FUL	24 Avon Crescent
5	21/02018/FUL	15 And 17 New Street
6	21/02182/TREE	24 Payton Street
7	21/02041/FUL	6 Hathaway Green Lane
8	21/00670/FUL	124 Loxley Road
9	21/02055/FUL	96 Banbury Road
10	DISC/00331/21 Related Application Reference: 20/00086/VLBC	35 Shottery
11	21/00109/FUL	Land To the Side and Rear Of 2-14 (evens), Brownlow Drive
12	21/02228/FUL	Land Known as The Lench Meadow, Warwick Road

The actions were noted. The Chairman's Actions meeting was conducted remotely between Councillors I Fradgley and Dowling on 7 July 2021. The Additional Chairman's remote meeting on 12 July was attended by the Mayor, Cllr Taylor, and Cllr I Fradgley.

33.3 Street Trading and Licensing Applications

33.3a The Chairman reported that there are currently no street trading applications pertinent to the Town Council.

33.3b. The Chairman reported that that are currently no licensing applications pertinent to the Town Council.

33.4 Notices of decision

The Chair noted that the Planning committee is very much in line with the District Council with its decisions. Most of the committee's No Reps have been granted.

34 Chairman's Verbal Report

There was nothing to report.

35 Requests for Alterations of Recommendation

The Chairman noted two requests concerning Burnside (subsequently granted on appeal) and Bishopton House. The committee had removed its objection to the latter subject to certain conditions.

- 36 To register, when necessary, a representative from the Planning Consultative Committee to virtually attend the Stratford District Council Planning Meeting on Wednesday 21 July, 2021.

The Chairman noted that there is nothing for Stratford on this agenda, published on 13 July. It is not yet known what will be on the list for 4 August 2021. A decision on whether a representative is required at the latter will be taken when the agenda is published.

- 37 To appoint substitutes for the next Chairman's Actions on 28 July 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 19.02

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 Tuesday 03 August 2021.

Date of next meeting: Tuesday 03 August 2021 at 6.00pm.

*Signed:
Chairman of Planning Committee*