

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

MINUTES

14 April, 2020

Present

Councillors:

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

Planning Consultant: Mr Neil Pearce, Avon Planning Services

Minutes Clerk: Mrs J Mayes

The Town Clerk was also in attendance

Public: With reference to Standing Order ZVM1 no members of the public were registered to speak. After a short delay the meeting was streamed live on Facebook for members of the public to watch.

Press: The meeting was live streamed on Facebook.

195 Apologies for Absence

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

196 Declarations of interest on items on the Agenda

The Chairman declared an interest in agenda item 8.5 minuted as 206. As a District Councillor, the Chairman has been involved with discussions with residents of Dickens Close in respect of the planning application.

197 To receive written requests for dispensation for disclosable pecuniary interests

None were received.

198 To grant any requests for dispensation as appropriate

None were received.

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

There was no public participation of non-agenda items.

200 Consultation Presentation on Pre-Planning Applications

There were no pre planning applications.

201 To approve Open Minutes of the Planning Consultative Committee meeting held on 3 March 2020

The Minutes of the Planning Consultative Committee meeting held on 3 March 2020 were approved as a correct record. The meeting scheduled for 24 March 2020 had been cancelled due to the COVID19 crisis.

Cllr Dyer joined the meeting.

202 Town Clerks Open Report

List of planning applications deferred from Chairman's Actions meeting on 8 April 2020 with any additional items deferred from Chairman's Actions meeting on 14 April 2020

The Chairman noted that no items had been deferred from the meeting on 8 April 2020 and no items had been deferred from the Additional Chairman's Actions meeting on 14 April 2020.

203 To note action by Town Clerk after consultation with Chairman Deputy Chairman (or their substitutes) & Avon Planning Services on 8 April 2020

1	20/00543/LDE	7 Heron Lane
2	20/00518/FUL	Maybrook Industrial Estate, Unit 1, Maybrook Road
3	20/00824/REM	34 Manor Road
4	20/00798/FUL	3 Grange Park
5	20/00804/FUL	7 Justins Avenue
6	19/03122/LBC	5 Old Town
7	20/00753/FUL	Land Rear Of 3, Broad Walk*
8	20/00850/FUL	22 Elm Road
9	20/00480/FUL	STREET RECORD, Birmingham Road
10	20/00481/FUL	STREET RECORD, Shipston Road, Alveston
11	20/00482/FUL	STREET RECORD, Seven Meadows Road

12	20/00001/FUL	Land Adjacent To Royal Shakespeare Company Workshops, 28 Timothys Bridge Road, Stratford Enterprise Park
13	19/03487/FUL	Masons Court, Rother Street*
14	20/00775/FUL	The Quarterdeck On The Water, Bancroft Basin, Waterside
15	20/00751/FUL	5 Alcester Road
16	20/00613/VARY	The Plant Centre, Tavern Lane, Shottery
17	20/00906/TPO	Land Off, Birmingham Road
18	20/00864/FUL	45 Shipston Road
19	20/00803/FUL	Land At The Rear Of 182, Evesham Road
20	20/00663/FUL	Avon Bowling Club, Swans Nest Lane
21	20/00765/FUL	Ambleside Guest House, 41 Grove Road
22	20/00903/LBC	30 High Street
23	20/00542/FUL	194 Evesham Road
24	20/00935/TREE	Cadley House, Kissing Tree Way, Alveston
25	20/00871/FUL	55 West Street
26	20/00925/TREE	16 St Gregorys Road
27	20/00642/FUL	Clopton Nursery Trust, Clopton Road
28	20/00814/FUL	The Elms, 32 Shottery
29	19/03222/FUL	Upper Clopton Cottage, Kings Lane
30	20/00734/ADV	Unit 9, Avenue Farm
31	20/00754/FUL	31 New Street, Tiddington
32	20/00786/FUL	2A New Street, Tiddington

\*Applications to which the PCC have objected.

The actions were noted. The Chairman's Actions' meeting was conducted by email between Cllr I Fradgley, Cllr Dowling and the Planning Officer on 8 April 2020. The Additional Chairman's Actions' zoom remote meeting on 14 April 2020 took place between Cllr I Fradgley, Cllr Dowling and the Planning Officer.

## 204 Street Trading and Licensing Applications

204a. The Chairman reported that there are currently no street trading applications pertinent to the Town Council.

204b. Application for sale of alcohol at 2 Mason Court, Rother Street, Stratford upon Avon CV37 6ND

This application relates to the sale of alcohol on the internet rather than from a shop premises. A Councillor expressed concern about how the sale of alcohol will operate in this central site, which is a significant medieval building in the town, where the alcohol being distributed would be stored and details

on where the alcohol is being distributed to. These issues needed further clarification. The name of the company submitting the application is not known.

It was proposed, seconded and unanimously agreed that the application should be refused until more information on the issues raised is available.

205 Notices of decision

Decisions were noted.

206 Any other business to report

To reconsider a holding objection submitted for 19/03415/FUL, Land adjacent to Bridgetown House.

The Chairman did not take part in the debate or vote having declared an interest minuted as 196.

The Planning Consultant reported that this application relates to the building of six houses on the land adjacent to Bridgetown House in Trinity Mead with access to the properties from Dickens Close. The Planning Consultant reminded Councillors that they had already submitted a holding objection to the application, having considered it at the PCC meeting on 21 January 2020 and were now being asked to make further comments by the Planning Officer as further information had been provided.

The Planning Consultant shared details of the proposed plans for the houses and a tracking diagram showing the proposed movement of refuse vehicles in the access road. He reminded Councillors that they had previously raised concerns about access to the site from Dickens Close. The Planning Consultant shared the original letter dated 13 January 2020 from the Highways Agency which had indicated no objection to the application. In response to the Town Council's request for further clarification from the Highways Agency the Planning Consultant shared a letter dated 25 March 2020 in which the Highways Agency raise no objection to the proposed application.

A Councillor asked if the Highways Agency had referred to the need for access for construction traffic to be outlined in a comprehensive construction plan. The Planning Consultant confirmed that access for construction traffic had been discussed at the PCC meeting on 21 January but in the three conditions outlined in the Highways Agency letter dated 25 March 2020 there is no reference to a construction management plan being needed for construction traffic access. There was a discussion about whether a temporary road from Betjeman Road using the access road to Bridgetown House could be used for construction traffic to minimize disruption to

residents of Dickens Close. A Councillor asked if WCC Highways Agency have undertaken a site visit.

The Planning Consultant advised Councillors that it would be unusual for a planning committee to go against technical experts such as the Highways Agency, particularly as the applicant has the right to respond to appeal.

Councillors noted that the holding objection should be withdrawn on the proviso that the applicant submits a construction management plan that does not use Dickens Close for access of construction traffic.

It was proposed, seconded and unanimously agreed

That a decision of no representation with the following planning reasons should be submitted

The Town Council is disappointed with the latest letter from Warwickshire Highways. However their consultation response is noted. The Town Council withdraws its holding objection on the proviso that a Construction Environmental Management Plan condition is imposed which includes a requirement for construction traffic to use an access point other than via Dickens Close.

207 Chairman's Verbal Report

The Chairman reported that the request for 7 street names for the Shottery development had been submitted and accepted.

208 Requests for Alterations of Recommendation

There were none.

209 To appoint substitutes for the next Chairman's Actions on 29 April 2020, if required

The Chairman will contact Committee members if a substitute is required.

210 The Town Clerk reminded Councillors that temporary Standing Orders relating to remote Zoom meetings were in effect and should be observed at all meetings. Any Councillors wishing to comment on the Standing Orders should do so before 28<sup>th</sup> April 2020.

*The meeting closed at 6.43pm*

*Date of next meeting: Tuesday 5 May, 2020 at 6.00pm.*

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