

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

MINUTES

15 December, 2020

Present

Councillors:

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

Planning Consultant: Mr Neil Pearce, Avon Planning Services

Minutes Clerk: Mrs J Mayes

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

Elizabeth Dixon

Registered Speakers: Mrs J Swaby, Cllr K Rolfe

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

356 Apologies for Absence

Apologies were received from Cllr Curtis.

357 Declarations of interest on items on the Agenda

The Chairman declared that he had received communication about planning application 20/03286/FUL, which had been deferred for discussion at the meeting, from local residents.

358 To receive written requests for dispensation for disclosable pecuniary interests

None were received.

359 To grant any requests for dispensation as appropriate

None were received.

360 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.

361 Consultation Presentation on Pre-Planning Applications

None were received.

362 To approve Open Minutes of the Planning Consultative Committee meeting held on 1 December 2020

The Minutes of the Planning Consultative Committee meeting held on 1 December 2020 were approved as a correct record. The Chairman requested that the Chairman's electronic signature be added to the minutes by the Clerk.

363 Town Clerks Open Report

List of planning applications deferred from Chairman's Actions meeting on 9 December 2020 with any additional items deferred from Chairman's Actions meeting on 14 December 2020

The Chairman noted that no items had been deferred from the Chairman's Actions meeting and one item had been deferred from the Additional Chairman's Action meeting.

20/03286/FUL Land Adjacent To 201, Loxley Road

The Planning Consultant explained that this was an application for 7 dwellings in 0.35 hectares of land situated adjacent to 201 Loxley Road. The land to the North, East and South East of the site has planning permission for 135 dwellings, currently being constructed by Spitfire and Taylor Wimpey. Councillors were shown the proposed plans for the site, including the structural boundary between the site and the Spitfire development. A ghost island and right way turn is being installed on Loxley Road, close to the proposed site. The dwellings are two semi-detached and five detached and would be accessed by a new road opposite the access to Arden Heath farm. The plans show that there will be private drives on the frontage of Loxley Road with four properties set near the building line with 201 Loxley Road and the Spitfire homes. The designs are traditional redbrick, pitched roofs with bay windows. The site is within the town boundary and therefore in accordance with the Neighbourhood Plan and Core Strategy. The Planning Consultant confirmed that no comment had been received from the Highways

Agency at the current time. He confirmed that the site meets the threshold for affordable housing but there are no details about where that would be.

A Cllr asked for clarification on the pedestrian access to the site and whether it would be possible to access the Spitfire site from it. It was noted that this would be difficult because of the dense landscape scheme between the two sites. There was a discussion about access to Tiddington along pavements and how accessible this would be. It was noted that the pedestrian access is a weakness in the scheme that can be raised. It was noted that EV points will be a standard condition imposed. The scheme is not big enough to trigger a traffic management plan.

The Chairman invited Mrs Swaby to speak. Mrs Swaby explained that she established the residents association when the Spitfire development was submitted and is the resident of 201 Loxley Road. There have not been any discussions with the local community about the application. Mrs Swaby noted that the proposed design could be more attractive and expressed a wish for a more attractive, brick walled community that would enhance the area. She also noted the close proximity of visitor car park spaces to her garden and the adverse impact this would have. The site is on a different level to the Spitfire development and this could lead to the houses overlooking her property. She noted that both ground and first floor windows are situated on the side of her house. She expressed concern about the access point for the site, which is on a blind bend and explained that she requires a mirror on her drive to be able to access Loxley Road safely.

Mrs Swaby was thanked for her comments. Cllrs asked for points of clarification on what Mrs Swaby meant by a walled community. She confirmed that she would prefer a development with a walled garden around it. She confirmed the location of the electricity substation on the plans.

The Chairman invited Cllr Rolfe, as Ward Councillor to speak. Cllr Rolfe noted that despite a recommendation at pre planning stage to consult with local residents this had not happened. She highlighted that the houses are forward of the building line of 201 Loxley Road and the Spitfire development. She noted that the plots for dwellings 3 and 4 were very tight and suggested that plot 5 is removed so that the dwellings at the front can be moved back. The plans show a car barn which is incongruous; there is no transport statement or street scene. She expressed concern about the safety of the access point to the site on a blind bend. She concluded that the land level meant that the houses would either be overbearing or because there is no balancing pond on the plans could lead to drainage problems. The Chairman thanked Cllr Rolfe for her comments.

Cllrs asked for points of clarification on the level of the site in relation to the Spitfire site. The Planning Consultant confirmed that it is not unusual to not have finished floor levels on plans and SDC can impose a condition on finished levels when granting permission. He noted that it is not a topographically challenged site. Whilst the frontage may be slightly forward of the Spitfire development it may be difficult to defend this minor infringement at

appeal. He also noted that the applicant cannot be forced to undertake pre consultation with neighbours. He confirmed that the location of the parking bays, in relation to Loxley Road was a planning consideration. He noted that there are no plans for the car barn structure however its location on the plans suggests that it would be in a discrete location, not visible to the public from Loxley Road. He confirmed that the housing mix is 2 four bed, 3 three bed and 2 two bed.

Cllrs debated the application. It was noted that the building line is forward, that there were highway safety considerations, the issue of the height of the site, the layout of parking spaces and features of the houses that should be considered. It was suggested that the applicant should be asked to discuss the design of the plans with the local residents.

It was Proposed, Seconded and

UNANIMOUSLY AGREED

To submit a holding objection with the following planning reasons;

The Town Council is disappointed to learn that the applicants have not consulted with neighbours prior to submission of the application.

The Town Council has heard of serious highway safety issues from existing residents and would therefore lodge a holding objection until such time as the Highway Authority has been able to visit the site and comment on the application.

In terms of design and layout, there are improvements which could be made to the scheme which would be to omit the car ports (NB there are no drawings of this structure) and set the frontage car parking back into the site more to allow frontage landscaping. The local residents and the Town Council would welcome discussions with the applicant on these improvements.

Details of SUDs and finished floor levels should be provided prior to determination of the application given drainage and level changes between the site and the adjoining site.

Cllr Rolfe left the meeting.

364 To note action by Town Clerk after consultation with Chairman Deputy Chairman (or their substitutes) & Avon Planning Services on 9 December 2020

1	20/02965/FUL	6 Mayfield Avenue
2	20/03372/TREE	Alveston House, Mill Lane, Alveston
3	20/03390/TREE	Whychwood , 15 Avonfields Close, Alveston
4	20/02563/FUL	15 Hillside Road
5	20/02938/FUL	The Well House, Clopton

6	20/03418/FUL	8 Wootton Close
7	20/03152/LDE	4 Evenlode Close
8	20/02992/FUL	2 Drayton Barn New Cottages, Alcester Road
9	20/03204/FUL	35 Edgehill Drive
10	20/02690/FUL	Drayton House, Alcester Road
11	20/03159/FUL	3 Chesterton Drive
12	20/03469/FUL	Welcombe Manor, Welcombe Park, Warwick Road
13	20/02187/FUL	1 Mount Crescent
14	20/03489/TREE	11 – 12, Hathaway Hamlet, Shottery
15	20/03157/FUL	Drayton House, Alcester Road
16	20/03459/TREE	Ardencote, Tavern Lane, Shottery
17	20/02762/FUL	Land Adjacent to The Rosebird Centre, Shipston Road
18	20/03506/FUL	198 Evesham Road
19	20/03434/FUL	31 Percy Street
20	20/03286/FUL	Land Adjacent To 201, Loxley 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 Dowling and the Planning Consultant on 9 December 2020. The Additional Chairman's Actions' remote meeting on 14 December 2020 took place between Cllr I Fradgley, Cllr Taylor and the Planning Consultant.

365 Street Trading and Licensing Applications

375a. The Chairman reported that there are currently no street trading applications pertinent to the Town Council.

375b. The Chairman reported that there are currently no licensing applications pertinent to the Town Council.

366 Notices of decision

Decisions were noted.

367 Any other business to report

There was no other business to report.

368 Chairman's Verbal Report

The Chairman noted that the committee's consultation response to the Site Allocations Plan had been submitted to SDC. He confirmed that Cllr Lee is drafting a response to the Town Trust/SDC Riverside project consultation, which will be discussed at the next meeting.

369 Requests for Alterations of Recommendation

There were none.

370 To register, when necessary, a representative from the Planning Consultative Committee to virtually attend the Stratford District Council Planning Meeting on Wednesday, 6 January, 2021 at 6:00pm

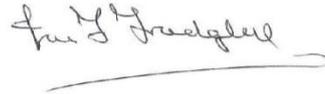
The Chairman reported that a decision on whether a representative is required will be taken when the agenda is published.

371 To appoint substitutes for the next Chairman's Actions on 13 January 2021, if required

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

The meeting closed at 19.05.

Date of next meeting: Tuesday 19 January 2021 at 6.00pm.



Signed:
Chairman of Planning Committee 19 January 2021