

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

MINUTES

21 January, 2020

Present

Councillors:

Cllr Cleeve
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: Ms H Hawkes, Mr R Blackwell, Ms S McNaught Barrow,
Mr C Tartarelli, late arrival individual.

Cllr P How

Ms L Nicholson (Stansgate Planning), Mr R Davies
(Castle Homes), Mr W Smith (Castle Homes).

Press: There were no members of the Press present.

147 Apologies for Absence

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

148 Declarations of interest on items on the Agenda

All Councillors declared an interest in planning application 19/03504/FUL, located at the Fred Winter building on Guild Street.

It was noted that the land occupied by Debenhams site in planning applications 19/03317/FUL and 19/03319/FUL is not owned by the Town Trust and that Stratford upon Avon District Council is the landowner. Cllr I Fradgley, Cllr J Fradgley and Cllr Cleeve declared an interest as District Councillors.

The Chairman stated that he would be speaking as a Ward Councillor for planning application 19/03415/FUL and therefore in the absence of the Deputy Chairman another Councillor would be required to take the Chair for this item.

149 To receive written requests for dispensation for disclosable pecuniary interests

None were received.

150 To grant any requests for dispensation as appropriate

None were received.

151 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. The members of the public were residents of Broad Street and were present for agenda item 6 minuted as point 152. Ms L Nicholson, Mr R Davies and Mr W Smith were registered to speak on Agenda item 6 also minuted as point 152. Mr C Tartarelli and Cllr P How were registered as speakers for agenda item 8.1 minuted as point 154a and 154b respectively.

152 Consultation Presentation on Pre-Planning Applications

Former TA Centre, Broad Street, Old Town

The Chairman invited representatives from Stansgate Planning and Castle Homes to speak on the proposed development on the site of the former TA centre at the end of Broad Street in Old Town. Ms Nicholson explained that the original building had been built before World War One and that the TA had vacated the building in 2011. The Army cadets moved out in 2018.

There is nothing remaining of the original building and the development proposes to clear all the existing buildings and build 7 houses and 3 apartments in a U shape on the site. Three houses would be situated on one side of the site, four houses on the other with the apartment block situated in the centre of the development. The view to the end of Broad Street would still include a view of a building. Ms Nicholson noted that the industrial nature of the current buildings is out of character with the surrounding houses and the development would bring a significant improvement to the site. There is no commercial interest in the site. She confirmed that the Developers intend to submit a planning application by the end of the month and will be also seeking a noise report, which may result in an acoustic fence being installed as part of the development. She confirmed that parking will be provided on site and that the Developers also intend to provide retractable bollards because the development will not be on an adopted road. The bollards will prevent other road users using the area to turn vehicles around, which could make the area

unsafe for residents. A bin collection will be installed 15 m from the highway as per regulations for refuse collection.

The plans are for one 2 bed, three 3 bed, two 4 bed and one 5 bed homes, with gardens. With regard to the construction of the development, discussions are taking place about whether it is possible for construction traffic to access the site from Severn Meadows road rather than through Broad Street.

The Chairman thanked Ms Nicholson for her presentation.

Councillors noted the disruption to the residents of Broad Street during the construction of the development and welcomed the possibility that an access from Severn Meadows to the site was being considered. There was a discussion about the need for retractable bollards and whether a turning area, without bollards at the site might actually help congestion in the area. It was noted that making the turning area bigger would destroy the urban design of the development and allowing vehicles to turn may increase traffic in the area, increasing risk to the safety of residents. Councillors asked questions about the arrangements for refuse collection. The refuse collection vehicle will not go onto the site. A Councillor asked how much higher than the current building the proposed development was and the architect confirmed that the apartment block will be another half higher. He confirmed that there will be electric charge points in every dwelling. A Councillor asked about access for vehicles who may be delivering to residents. It was confirmed that the bollards will be set back, allowing delivery vehicles to drive into the site, notify the resident who can then set back bollards to allow them access. A Councillor asked about green energy on site. The architect confirmed that the development will use permeable paving to allow drainage of surface water and will be built to required energy standards. It was noted that the boundary of the site is the boundary of the conservation area and for this reason the Developers have engaged a heritage consultant to provide a detailed assessment of the site. It was confirmed that there will be provision for bikes and visitor car parking.

Ms Nicholson, Mr Davies and Mr Smith left the meeting. Residents of Broad Street present also left the meeting.

153 To approve Open Minutes of the Planning Consultative Committee meeting held on 17 December 2019

The Minutes of the Planning Consultative Committee meeting held on 17 December 2019 were approved and signed as a correct record.

154 Town Clerks Open Report

List of planning applications deferred from Chairman's Actions meeting on 15 January 2020 with any additional items deferred from Chairman's Actions meeting on 21 January 2020

The Chairman noted that no items had been deferred from the Chairman's Actions meeting on 21 January. The following applications had been deferred from the Chairman's Actions meeting on 15 January.

**154 a 19/03415/FUL Land Adjacent Bridgetown House,
Bridgetown**

The Chairman requested that another Councillor act as Chairman for this application. Cllr J Fradgley agreed, with the approval of other Councillors to act as Chairman. Cllr I Fradgley stepped down from meeting and Cllr J Fradgley took the Chair.

The Planning Consultant explained that this is a new application to build six houses on the garden adjacent to Bridgetown House in the Trinity Mead development. A previous application for eight houses had been withdrawn. The Planning Consultant referred to the Planning Committees' decisions on the previous application. The new application has two less houses and access to the site is proposed from Dickens Close. The Planning Consultant referred to the response from the Highways Agency to the application, which stated that the plan resolves the issues that had previously been raised.

The Planning Consultant noted that the development is within the development boundary of the town and is located on garden land. Parking remains an issue but if the Highways Agency do not object this is difficult to defend.

The Chairman invited Mr Tartarelli to speak. Mr Tartarelli, a local resident, expressed concern that the proposed access to the site was from Dickens Close, which is a compact cul de sac where parking is already an issue. In his view the road is not designed for through traffic, which would increase with an addition of six houses. Parked cars in the Close would make it difficult for refuse collection vehicles and other large vehicles to pass to gain access to the development. In addition the proposal to have a new pedestrian access from Betjeman Road would open the cul de sac to access from area beyond the proposed development. The Chairman thanked Mr Tartarelli for his comments.

A Councillor asked what happens with refuse collection at present and Mr Tartarelli confirmed that the refuse lorry reverses to turning circle on Dickens Close. Mr Tartarelli noted that Dickens Close is currently a quiet close and is a safe area for residents with young children.

The Chair invited Cllr I Fradgley, as Ward Councillor to speak to the committee.

Cllr I Fradgley highlighted concerns about the proposed access to the development via Dickens Close, which is 4.2m wide and ends in a cul de sac. He stated that there is insufficient parking to cover existing properties and adding a further six properties would add to the problem. Parking on Dickens Close reduces the road to one lane, which causes access issues for waste

disposal collection and emergency services. In addition during the building of the development it will mean that the road is used by construction traffic. He recommended that a site visit should be undertaken by those making the decision whether to approve the application. Cllr I Fradgley was thanked for his comments.

The Planning Office noted that an objection to the access arrangements can be made if it is felt that it is inadequate or unsafe. Councillors noted that the comments made suggest that access to the site for refuse collection would be an issue. It was also noted that there are only two visitor car park spaces allocated and that the development may have an impact on Dicken Close and Wordsworth Avenue in relation to parking. Concern was expressed about the ease of emergency vehicles gaining access to the site and that the proposed footpath from Betjeman Road would allow uncontrolled access to Dickens Close via the new development.

It was PROPOSED, SECONDED and UNANIMOUSLY

RESOLVED: that the Committee should submit a holding objection with the following planning reasons:

Notwithstanding the Highway Authority comments, the Town Council has heard local concerns about the existing problems with refuse vehicles accessing Dickens Close and the on street parking problems. The proposed development will clearly increase traffic in Dickens Close. The Town Council would like further clarification from the Highway Authority about the ability of refuse vehicles to gain access into the site. If these vehicles cannot gain access then the distance for bin collection exceeds adopted standards. Construction traffic is also a concern and should be clarified and addressed through a suitable condition if permission is granted. It is noted that the site is occupied by a number of trees. In light of the climate crisis the Town Council would insist on replacement trees and planting to equal number of existing trees.

Cllr J Fradgley left the Chair. Cllr I Fradgley rejoined the Chair.

154.b Planning Application 19/03504/FUL and 19/03547/LBC Fred Winter Ltd, 41 Guild Street

The Planning Consultant reported that this is a detailed application for a change of use from A1 retail to mixed use. Councillors were shown details of the floor plans, which include a new lobby area, quiet area, and foodbank on the ground floor. There will be staff car parking at the rear of the building and a lift access. On the first floor there will be a meeting room, café, a lobby with secure door with access to apartments. On the second floor there are a further 13 apartments. The development is within the town centre and the loss of a retail facility is balanced by the proposed community use. The building will be unchanged from the outside and vehicle access is also unchanged.

The Chairman invited Cllr How as Ward Councillor to speak to the committee.

Cllr How noted that the development will make use of a vacant unit and that the changes proposed are mainly internal. The subdivisions are relevant and the street scene has been sensitively changed. The proposals include 24 hour staffing and CCTV. The building will retain the name Fred Winter with the agreement of the family. Cllr How was thanked for his comments.

A Councillor asked if there will be any trees in the area and the Planning Consultant noted that there is scope for trees to be planted at the front of the building.

The Chairman noted that the application had been deferred to the main committee in the interest of transparency.

A Councillor noted that there is a need for a facility in town for the homeless and the proposed initiative would also fill an empty building.

It was PROPOSED; SECONDED and UNANIMOUSLY

RESOLVED: that the Committee that should support the scheme for the following planning reasons:

In the interests of transparency, the Town Council has supported this scheme financially as a community project. The Town Council fully supports this important and much needed community facility. The proposal fills an empty building with a worthy use. Additional tree planting on the site frontage would be encouraged.

Cllr How left the meeting.

154.c Planning Application 19/03317/FUL Debenhams site on Wood Street

The Chairman noted that this application had been considered at the planning meeting on 17 December 2019, when a Holding comment had been submitted.

The Planning Consultant explained that the application proposed to retain two retail units on Wood Street, with the first floor being converted to six flats; one two bedroom and five one bedroom. The second floor will have a further four flats with a separate entrance.

The application is within the town centre and supports homes within the town centre whilst retaining an active presence of retail. The shop fronts are a more traditional design. There is no proposed parking. Residents with cars could apply for a parking permit for a town centre car park. There are cycle ranks situated on the ground floor of the development.

Councillors noted that the application is making the site mixed use and that it is good that the plans include a number of one bedroom flats. Some reservations were expressed about the use of retail space and whether these shops would become empty. Councillors expressed concern about the construction of the development and noted that a construction management plan was needed. It was noted that the Developers had a contingency plan in place for the Debenhams site, if Debenhams vacated the building.

It was PROPOSED, SECONDED and UNANIMOUSLY

RESOLVED: to support the application for the following planning reasons;

It is a great shame that the town is losing a department store. However, the proposal which retains retail on the ground floor and provides much needed one bedroom flats in the town centre in line with Policy TC7 of the Neighbourhood Plan. The new shop frontage is also in line with Policy TC10 of the Neighbourhood Plan. A construction management plan needs to be devised and conditioned. Any damage done to the pavements during the construction process would need to be rectified.

Mr Tartarelli left the meeting.

154. d Planning Application 19/03318/Listed Building Consent

It was PROPOSED, SECONDED and UNANIMOUSLY

RESOLVED: to make a submission of no representation subject to the conservation officer's approval.

154. e Planning Application 19/03319/FUL, 33 – 35 High Street

This application relates to the Debenhams site on High Street and Taskers Way, within the Bell Court development. The Planning Consultant explained that the plans propose to subdivide the unit into six retail units with a hotel entrance off Taskers Way. There would be no hotel rooms on the ground floor of the development. On the first floor there will be 40 bedrooms overlooking 2 courtyard areas. A further 40 rooms will be situated on the second floor. The Planning Consultant showed Councillors the proposed elevation for Taskers Way. He confirmed that the Highways Agency has not yet responded to the consultation. There will be no on-site parking for visitors to the hotel. Consideration will need to be given to how coach parking for the hotel is managed. It was noted that the viability of the development and whether it was appropriate to have another hotel was not a planning issue. Concern was expressed about the impact of construction of the development and pickup/ drop off of hotel guests arriving by coach. It was also noted that if the High Street was pedestrianised this would mean that the High Street could not be used as a drop off point for the hotel by coaches.

It was PROPOSED, SECONDED and UNANIMOUSLY

RESOLVED: to make a submission of no representation for the following planning reasons.

It is a great shame that the town is losing a department store. However, the proposal which retains retail on the ground floor and provides much needed improvements to Taskers Way is welcomed. The new shop frontage is in line with Policy TC10 of the Neighbourhood Plan. However, there is some concern with the proposed hotel which will attract cars and coaches dropping off in the High Street which in turn will cause disruption and pollution in the Town Centre. It should be noted that there is a project in the Neighbourhood Plan to pedestrianize the High Street which will impair future drop off and pick up the High Street. At the time of writing the Highway Authority had not commented so the Town Council would welcome the opportunity to comment further when these comments are available. A construction management plan needs to be devised and conditioned. Any damage done to the pavements during the construction process would need to be rectified.

154.f 19/03320/Listed Building Consent 33 – 35 High Street

It was PROPOSED, SECONDED and UNANIMOUSLY

RESOLVED: to make a submission of no representation subject to the conservation officer's approval.

155 To note action by Town Clerk after consultation with Chairman Deputy Chairman (or their substitutes) & Avon Planning Services on 15 January 2020

*Applications to which the PCC have objected.

1	19/02947/FUL	Beaconwood, Bordon Hill*
2	19/03291/FUL	179 Loxley Road
3	19/03508/DDT	Theatre Gardens, Waterside
4	19/03528/TREE	The Meads, 79 Tiddington Road
5	19/02764/FUL	23 Bull Street
6	19/03452/FUL	Rith Cottage, Hathaway Lane
7	19/03460/FUL	9 Mount Crescent
8	19/03261/FUL	181 Banbury Road
9a	19/03496/VARY	38 – 39 Waterside
9b	19/03535/VLBC	38 – 39 Waterside
10	19/03415/FUL	Land Adjacent Bridgetown House, Bridgetown*
11	19/03484/LBC	The Four Teas, 24 Sheep Street
12	19/03516/FUL	261 Alcester Road
13	19/03403/FUL	Alveston Hill Farm, Alveston
14	19/03564/TEL28	Masts Land At, Bordon Hill
15	19/03553/FUL	25 East Green Drive
16	19/03527/FUL	27 Bordon Place

17	19/03343/FUL	Bishopton House, The Avenue, Bishopton
18a	19/03504/FUL	Fred Winter Ltd, 41 Guild Street
18b	19/03547/LBC	41 Guild Street
19	20/00010/TREE	Winterbourne House, 2 St Gregory's Road
20	19/02514/FUL	Kissing Tree Lodge, Kissing Tree Way, Alveston
21	19/02557/FUL	12 Warwick Mews, Warwick Road
22	19/02613/FUL	Land Opposite 9, Tiddington Road
23	20/00022/TREE	48 Tiddington Road
24	19/03037/LBC	Harvard House, 26 High Street
25	19/02801/LBC	Alveston Hill Farm, Alveston
26	19/03595/FUL	49 Orchard Way
27	20/00038/TREE	Wilmcote House, 1 Elgin Gardens
28	19/03190/ADV	Unit 18, Bell Court
29a	19/03545/FUL	Unit 22, Bell Court
29b	19/03546/ADV	Unit 22, Bell Court
30	20/00002/FUL	23 Quineys Road, Shottery
31	19/03573/FUL	7 Hathaway Lane
32	20/00061/TREE	Stratford Sports Club, Swans Nest Lane
33	19/03236/FUL	22 Albany Road
34	20/00069/FUL	28 Drayton Avenue
35	19/03446/FUL	68 Evesham Road
36	19/03610/FUL	192 Loxley Road
37	20/00097/TREE	River Reach, Ferry Lane, Alveston
38	20/00051/LBC	1 High Street
39	20/00024/FUL	The Field House, 32 Shottery
40	20/00096/FUL	11 Chaucer Close
41	19/03084/FUL	57 Tiddington Road

The actions were noted. The Chairman's Actions' meeting was attended by Cllr I Fradgley, Cllr Jackson and the Planning Officer on 15 January 2020. The Additional Chairman's Actions' meeting on 21 January 2020 was attended by Cllr I Fradgley and Cllr Jackson.

156 Street Trading and Licensing Applications

156a. There are currently no street trading applications pertinent to the Town Council.

156b. Application for sale of alcohol at Unit 18, Bell Court Shopping Centre, Stratford on Avon, CV37 6JP;

Councillors were in support of the application.

157 Notices of decision

Decisions were noted.

158 Any other business to report

There was no other business to report.

159 Chairman's Verbal Report

The Chairman reported that the street names for the Bishopton development had been submitted and accepted.

The Chairman will be in attendance at the SDC Planning Meeting A on 22 January 2020.

160 Requests for Alterations of Recommendation

There were none.

161 To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford District Council Planning Meeting A on Wednesday 5 February, 2020 at 6:15pm and/or Planning Meeting B on Wednesday, 19 February at 6:15pm

The Chairman noted that he would be unable to attend the Planning Meeting on 5 February so another Councillor may be required to attend if there is an item on the agenda relevant to the Committee. A decision on a representative for the meetings on 19 February is left open pending the publication of the Agenda.

162 To appoint substitutes for the next Chairman's Actions on 5 February 2020, if required

The Chairman will be able to attend the Chairman's Actions on 5 February. Cllr Jackson agreed to be a substitute if required.

The meeting closed at 20.28pm

Date of next meeting: Tuesday 11 February, 2020 at 6.30pm.

*Signed:
Chairman of Planning Committee*