

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

MINUTES

22 JUNE 2021

Present

Cllr V Alcock
Cllr D Curtis
Cllr W Dowling
Cll J Fojtik
Cllr I Fradgley
Cllr J Fradgley
Cllr Jackson
Cllr Lee
Cllr Taylor

Planning Consultant: Mr Neil Pearce, Avon Planning Services.

Minutes Clerk: Margo Galvin.

Public: Due to technical issues, it was not possible to Livestream the meeting. Therefore, it was recorded on Zoom and can be found on the Stratford Town Council website. The link to the recording is:
https://us02web.zoom.us/rec/share/O5_K5B4RZq7WvEjmsBEzzb6U80zqMzZMhzXt170Y1f6X8A6LqSRLkHdkYSjOnFB-.Mk-3Lk2rbpth0ldY

Passcode if requested: @J32U^0@

Registered Speakers: Mr Matt King representing McCarthy Stone and Ms Emily Bishop representing The Planning Bureau

Mr Dominic Skinner representing Spatial Future Architects Ltd and Mr David Cranage representing David Cranage Developments Ltd.

Press: The meeting was recorded on Zoom (see above for link).

14. Apologies for Absence

No apologies were received.

15. Declarations of interest on items on the Agenda

The Mayor, Cllr Taylor advised that he had spoken to both the developer and local residents regarding the 7 Benson Road development.

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

None were received.

17. To grant any requests for dispensation as appropriate.

None were received.

18. Consultation Presentation on Pre-Planning Applications.

18.1 – Crown Buildings site, Alcester Road.

Ms Emily Bishop and Mr Matt King presented a proposal for the redevelopment of the Crown Buildings site on Alcester Road with a 57-unit McCarthy Stone retirement apartment scheme. The development will also include indoor and outdoor communal spaces, a lounge, bistro and guest suite and internal bin/scooter and cycle storage facilities. This is a highly sustainable location within easy reach of shopping facilities, the station and the town centre. Residents would not have to rely on the use of a car. The proposed scheme offers more support for residents than other McCarthy Stone apartment schemes in Stratford.

The proposed scheme would be a 3-4 storey building providing a mix of one- and two-bed apartments. There will be 47 parking spaces, including four disabled parking bays. Ducting for electric vehicle points would be provided.

Responding to Councillors' questions, Ms Bishop and Mr King advised that the height of the proposed apartment building would be lower than that of the Arden Quarter development. They stated that McCarthy Stone generally attracts residents from the local area who are often looking to downsize. The company carries out research to understand the potential impact of their schemes on local NHS services and has found that they can help to alleviate pressure on the NHS in some cases because their apartment schemes offer assisted living.

A Councillor welcomed the inclusion of balconies with some of the apartments. Mr King responded that since the pandemic McCarthy Stone had recognised the growing importance of outside spaces at their developments. At the Alcester Road scheme 60% of the apartments would have a balcony and the amenity area at the back of the development has been increased in size to provide more space.

A Councillor noted that there are already several retirement homes in the town and there is a genuine concern about over-provisioning of this kind of accommodation. She advised that Warwickshire County Council is very concerned about the potential impact of such developments on local NHS services. It was also noted that the medical centres at Rother House and Trinity Court are currently at full capacity. The impact of the proposed scheme on health services will therefore need to be considered in detail.

The apartments will be a mix of for sale, part rent/part sale and rental. The mix will be driven by market forces and there is no set allocation. No provision has been made for social housing at this development. It was noted that affordable housing providers do not take on this kind of property due to the prohibitive service charges. McCarthy Stone provide off-site contributions for affordable housing.

McCarthy Stone would usually look to provide 70% of apartments with parking spaces, noting that many residents do not have cars. The company proposes allocating spaces to 80% of apartments at the Alcester Road site which should be sustainable. The number of allocated disabled parking bays is informed by McCarthy Stone's experience across the country. They have found that four disabled parking bays is sufficient for a scheme such as the proposed Alcester Road site, but the company would be happy to consider providing extra spaces at this development.

There is no provision for making the apartments available to a younger age range. McCarthy Stone specialises in providing retirement apartments for the 60+ age group; planning restrictions require schemes to be specifically for retirees.

There will be a Site Manager and support staff based on site during the day. Two parking spaces would be allocated to them.

During the construction phase of the development, access to the site would be provided via the current access road that leads to the Morrisons supermarket.

Ms Bishop advised that the proposed building would be well insulated and eco-friendly, with a B rating for EPCs. Photovoltaic panels can be provided at developments such as this one.

The Chairman thanked Ms Bishop and Mr King for their presentation. They left the meeting at 18.40.

19. 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.

20. To approve draft Open Minutes of the Planning Consultative Committee Meeting held on 01 June 2021.

The Minutes of the Planning Consultative Committee meeting held on 01 June 2021 were approved as a correct record. The Chairman requested that the Chairman's electronic signature be added to the minutes by the Clerk.

21. Town Clerk's Open Report

1) List of planning applications deferred from Chairman's Actions meeting on 16 June 2021 April 2021 with any additional items deferred from Chairman's Actions meeting on 21 June 2021.

The Chairman noted that there were no applications deferred from the Additional Chairman's action meeting.

21.1 7 Benson Road: demolition of the existing building. Construction of six apartments with associated parking and amenity space. Apartments to be 4 x 2-bed and 2 x 1-bed.

At this point The Mayor, as ward councillor for the application, stepped down from the committee in order to be able to speak as ward councillor.

The Planning Consultant advised that this application had been refused by the District Council in February on the basis that a. the proposed building's excessive mass, bulk and parking area would be harmful to the character and appearance of the street scene and conservation area and b. the proposed building would have an overbearing and overshadowing impact on the residential amenity of occupiers of Welcombe Grange.

The proposed building is now narrower and lower than the previous submission and is lower than Welcombe Grange, which is the nearest neighbouring building. The revised plans include a large flat roof to the extension of the proposed building and a pitched roof to the main building. There would be a large driveway at the front with 10 parking spaces, including 6 for electric vehicles.

Mr Dominic Skinner, architect to the client, Mr David Cranage, made a short presentation, noting that the revised scheme had been developed on the basis of feedback from the previous submission and comments from a residents consultation.

The Chair invited Councillors to raise any questions.

A Councillor asked for further information about the overshadowing assessment. Mr Skinner advised that a report had been commissioned on potential overshadowing at the proposed development. This concluded that there would be no loss of daylight or sunlight to either of the neighbouring properties.

A Councillor asked if the District Council had accepted the above survey. Mr Skinner advised that it has been submitted to the Council as part of the application but there has been no response to date.

The Welcombe Ward Councillor, Cllr Taylor, noted that this site had become very run down in recent years and the current plan addresses most of the issues that had been raised from the previous application. He advised that Welcombe Grange residents still believe the development is too large and would prefer to see it reduced from six to four apartments.

It was PROPOSED, SECONDED and

AGREED WITH TWO ABSTENTIONS AND NO OBJECTIONS to support the application with the following comment: The Town Council is aware that the previous application (20/02750) was refused on the grounds of adverse harm to neighbours. Since then the Applicant has made a concerted effort to reduce the height and mass of the proposed new building to address these issues, together with technical assessments to demonstrate compliance with BRE and BS standards.

The Town Council is therefore happy to support this application.

21.2 To note action by Town Clerk after consultation with the Chairman and Deputy Chairman (or their substitutes) & Avon Planning Services on 16 June 2021.

1	21/01872/LBC	The Old Barn, Cottage Lane
2	21/00932/FUL	133 Loxley Road
3	21/01190/FUL	1 Poppy Close
4	21/01414/FUL	65 Sandringham Avenue
5	21/00742/FUL	202 Loxley Road
6	21/01828/TPO	Trees located at the boundary of land adjoining the northeast of the Shottery Green Development
7	21/01491/FUL	61 Albany Road
8	21/01765/FUL	31 – 37 Timothy's Bridge Road
9	21/01600/FUL	7 Benson Road
10	21/00268/FUL	The Elms, 32 Shottery
11	21/01466/FUL	189 Loxley Road
12	21/01761/ADV	DCS Europe, 1 Timothys Bridge Road
13	21/01760/FUL	DSC Europe, 1 Timothys Bridge Road
14	21/01376/FUL	279 Alcester Road

15	21/01813/TREE	39 – 40 Ely Street
16	21/01602/COUO	13 John Street
17	21/01638/TREE	47 Tiddington Road
18	21/01676/ADV	8 – 9 Wood Street
19	21/01921/TREE	51A Rother Street
20	21/01923/TREE	57 Rother Street
21	21/01924/TREE	55 Rother Street

1	1 21/01776/FUL	32 Maidenhead Road
	21/01734/FUL	3 Old Town Square
3	21/01680/FUL	The Potting Shed Compound, The Hill, Warwick Road
4	21/01764/FUL	12 Hunts Road
5	21/00959/FUL	11 Blackthorn Road
6	21/01798/FUL	10 Bridge Street

The actions were noted. The Chairman’s Actions’ meeting was conducted remotely between Cllr I Fradgley, Cllr B Dowling and the Planning Consultant on 16 June 2021. The Additional Chairman’s Actions’ remote meeting on 21 June 2021 took place between just Cllr I Fradgley, and the Planning Consultant.

21.3 Street Trading and Licensing Applications

21.3a. The Chairman reported that there are currently no street trading applications pertinent to the Town Council.

21.3b. The Chairman reported that that are currently no licensing applications pertinent to the Town Council.

21.4 Notices of decision

Decisions were noted.

22 Chairman’s Verbal Report

The Chair invited Cllr Lee to provide an update on the Town Council’s response to the South Warwickshire Local Plan, which he had agreed to produce and submit by the deadline of 21 June. Cllr Lee advised that he had responded as follows: “Stratford-upon-Avon Town Council is broadly in support of the scope of the proposed South Warwickshire Local Plan. The Town Council is particularly pleased that development of the plan will have the four guiding principles of tackling climate change, promoting wellbeing, improving connectivity and increasing diversity. The Town Council looks forward to providing comments when the first draft of the plan is completed and put to formal consultation.” Cllr Lee noted that this is a promising start

that will deliver a plan that meets the ambitions set out in the scoping document. He also noted that the Plan asked for feedback on where accommodation should be located and where growth happens. Of the seven options, Cllr Lee had selected Option E (growth focused where it needs to be) as the preferred option, with the least favourite being Option G (very dispersed growth across the two districts). The Town Council's response was very supportive of the Plan.

23 Requests for Alterations of Recommendation

There were none.

24 To register, when necessary, a representative from the Planning Consultative Committee to virtually attend the Stratford District Council Planning Meeting on Wednesday 23 June, 2021, at 6pm and/or Wednesday, 17 July 2021 at 6.00pm.

The Chairman reported that there are no applications which affect us on 23 June and for 17 July a decision on whether a representative is required will be taken when the agenda is published.

25 To appoint substitutes for the next Chairman's Actions on 7 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 19.13.

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 22 June 2021.

Date of next meeting: Tuesday 13 July 2021 at 6.00pm.

*Signed:
Chairman of Planning Committee*