

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

MINUTES

23 March 2021

Present

Councillors:

Cllr Cleeve
Cllr Curtis
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.

Registered Speakers: None.

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

404 Apologies for Absence

Apologies received from Cllr Dowling.

405 Declarations of interest on items on the Agenda

Cllr J Fradgley noted that she had previously had conversations with SDC regarding 21/00395/FUL 5 – 7 Wood Street, which is in her ward. Cllr Jackson and Cllr Cleeve noted that they are Trustees of the Town Trust, which owns the building on Wood Street.

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

None were received.

407 To grant any requests for dispensation as appropriate.

None were received.

- 408 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.

- 409 Consultation Presentation on Pre-Planning Applications

None were received.

- 410 To approve Open Minutes of the Planning Consultative Committee meeting held on 2 March 2021.

The Minutes of the Planning Consultative Committee meeting held on 2 March 2021 were approved as a correct record. The Chairman requested that the Chairman's electronic signature be added to the minutes by the Clerk.

- 411 Town Clerks Open Report

List of planning applications deferred from Chairman's Actions meeting on 17 March 2021 with any additional items deferred from Chairman's Actions meeting on 22 March 2021.

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

21/00456/FUL Recreation Ground Car Park, Swans Nest Lane.

The Planning Consultant outlined the planning application which is for the installation of an observation wheel on the recreation ground. He noted that previous applications have been submitted for a wheel but that this application is requesting permanent consent for the wheel to be on site for 6 months every year. Cllrs were shown plans of the location of the site. The wheel has a 40m height elevation and 26m length base. The Planning Consultant gave Cllrs details of the planning history for the wheel, including the conditions set on previous temporary approvals. The most recent approval, in 2018 was for three years, which has now expired. Cllrs asked points of clarification including whether the installation and dismantling took place within the 6-month timeframe and whether if permanent permission is granted there is anyway this can be changed in the future if circumstances change. The Planning Consultant noted that the planning application is for the physical structure and use of the land rather than for the applicant and that the previous permission had allowed 5 days either side of the operating period for installation and dismantling of the structure. Cllrs highlighted that in the last year the wheel was in place for longer than 6 months but that this was due to the delay in starting the operational period due to the pandemic lockdown. Cllrs debated the application, noting their concern that the application is permanent and the need to be specific about the 6 months the wheel can be

in position for. It was noted that should consider whether there is clear benefit to the town of having the wheel. It was suggested that rather than permanent approval a better solution would be to grant approval for 5 years. Cllrs acknowledged that residents have different views on whether a wheel should be situated on the recreation ground but that there is more acceptance of it than when it was originally proposed. Cllr Lee highlighted the concerns expressed by residents who live nearby concerning the noise of the wheel when it is in operation. Cllrs noted that the wheel is a tourist attraction that may encourage visitors to stay longer in the town. The Chair noted that the impact of the proposed Riverside Project on the wheel is unclear. Cllr Curtis noted that he would like to see data to support whether the wheel does bring visitors to the town if this were used as a reason for approving the application. Cllr Taylor noted that Stratford upon Avon needs as many attractions as possible to keep visitors in the town for longer and that some of the town's tourist attractions may only be of interest to certain groups within the community; the wheel offers an alternative. The Planning Consultant confirmed that the application refers to the specific site and if the wheel needed to move it would have to submit another application. There was a discussion about ways to highlight the issue of noise relating to the operation of the wheel rather than loud music.

It was PROPOSED, SECONDED and

AGREED to submit an objection to the decision for the following planning reasons:

The Town Council is concerned about a permanent consent being granted on the basis that the area is part of ongoing wider strategic considerations (The Riverside Project) A temporary 5 year permission should be imposed with the same restrictions as per the previous approval including the 1 March – 30 September operating months. The Town Council would remove its objection if any consent was subject to a 5 year temporary consent. The Town Council would also recommend consideration of an additional condition on preventing or controlling noise from the wheel (e.g., caused by wind rocking the structure including the gondolas etc.) when the wheel is not in operation.

412 To note action by Town Clerk after consultation with Chairman Deputy Chairman (or their substitutes) & Avon Planning Services on 17 March 2021

1	21/00426/FUL	The Lench House, 51 Tiddington Road
2a	20/03567/ADV	10 Bridge Street
2b	20/03573/FUL	10 Bridge Street
2c	20/03586/COUC	10 Bridge Street
3	21/00681/TPO	Amberley House, 34 Avenue Road
4	SDC/21CC001	7 Manor Road
5	21/00443/FUL	176 Alcester Road*
6	21/00463/FUL	3 Carters Lane, Tiddington
7	21/00106/FUL	10 Church Close, Alveston

8	21/00481/ADV	Former Land Rover, Avenue Farm
9	20/03652/FUL	29 Townsend Road
10	21/00456/FUL	Recreation Ground Car Park, Swans Nest Lane
11	21/00731/TREE	16 Avenue Road
12	21/00046/FUL	3 Chesterton Drive
13	21/00470/FUL	41 Broad Street
14a	21/00531/VARY	35 – 36 Sheep Street
14b	21/00532/VLBC	35 – 36 Sheep Street
15	20/03505/FUL	25 Banbury Road
16	21/00645/LBC	57 Ely Street
17	21/00199/FUL	14 Verney Drive
18	21/00435/FUL	6 Halford Road*
19a	21/00521/FUL	D C S Europe PLC Car Park, Timothys Bridge Road, Stratford Enterprise Park
19b	21/00522/ADV	D C S Europe PLC Car Park, Timothys Bridge Road, Stratford Enterprise Park
20	21/00462/FUL	51 Loxley Road
21a	21/00464/ADV	The Queens Head, 54 Ely Street
21b	21/00465/LBC	The Queens Head, 54 Ely Street
22	21/00513/FUL	Gable End, 7 Cherry Orchard
23	21/00515/FUL	6 Evenlode Close
24	20/03643/FUL	107 Evesham Road
25a	20/03541/FUL	The Owl House, Shottery
25b	20/03542/LBC	The Owl House, Shottery
26	21/00647/FUL	Avonlea, 47 Shipston Road
27	20/03679/FUL	Hemmingford House, Wellesbourne Road, Alveston
28	21/00268/FUL	The Elms, 32 Shottery
29	21/00099/FUL	Wellingtonia House, Tiddington Road
30	20/02932/VARY	Cross Othe Hill Farm, Clifford Road
31	20/03197/FUL	Unit 4, Drayton Manor Farm, Alcester Road

32	20/03351/FUL	25 West Street
33	21/00624/FUL	4 Warwick Crescent
34	21/00106/FUL	10 Church Close, Alveston
35	21/00379/TREE	39 – 41 Adrian's Court, Maidenhead Road
36	20/03286/FUL	Land Adjacent To 201, Loxley Road*
37	20/03595/ADV	The Maybird Centre, Unit C, Birmingham Road
38	20/02933/FUL	2 Drayton Manor Drive, Alcester Road
39	20/03640/FUL	Hillside, Alveston Lane, Alveston
40	20/03610/FUL	2 Ferry Lane, Alveston
41	20/03197/FUL	Unit 4, Drayton Manor Farm, Alcester Road
42	21/00230/FUL	12 Manor Green

*Applications to which the PCC have objected.

The actions were noted. The Chairman's Actions' meeting was conducted remotely between Cllr I Fradgley, Cllr Taylor and the Planning Consultant on

17 March 2021. The Additional Chairman's Actions' remote meeting on 22 March 2021 took place between Cllr I Fradgley, Cllr Taylor and the Planning Consultant.

413 Street Trading and Licensing Applications

413a. The Chairman reported that there are currently no street trading applications pertinent to the Town Council.

413b. Application for sale of alcohol at The Phoenix, Guild Street, Stratford-upon-Avon, CV37 6QY

The Chairman reported that this application was for the sale of alcohol at The Phoenix pub. Cllrs **agreed** to support the application.

414 Notices of decision

Decisions were noted.

415 Any other business to report.

To reconsider the PCC's response to application 21/00395/FUL – 5 – 7 Wood Street based on the Highway Authority and Conservation Officer's comments.

The Chair reported that planning application 21/00395 had been discussed at the PCC meeting on 1 March 2021, where a holding objection was submitted until Cllrs had received comments from the Highways Agency and the Conservation Officer. These comments have now been received and were circulated with the agenda for the meeting. Cllrs were therefore asked to reconsider their response to the application. Cllr Cleeve asked if the Conservation Officer had objected to the work that was undertaken on the building. The Planning Consultant noted that this application has an impact on the conservation area that the building is located in. Cllr Curtis asked if giving approval would set a precedence for other jewellery stores in Wood Street to request permission to install bollards as a similar defensive measure to protect their stores from crime. The Planning Consultant responded that applications should be treated on their own merits however if another application is submitted requesting a similar thing it would difficult not to acknowledge the precedent if going to be fair and consistent in making decisions.

Cllrs debated the application. Concern was expressed about the impact on the town if Pragnells left because they were unable to install the bollards. It was recognised that the purpose of the bollards would be to protect the building from crime. The bollards could be removed. The response from Highways Agency had addressed the concerns about safety in relation to

pedestrians stepping into the road. It was suggested that a review of the bollards could be undertaken in 2 years and they could be removed. The need to sustain businesses in the town was raised. Cllr Curtis expressed concern that the bollards would detract and suggested that there may be better ways to deal with the problem, such as a redesign of Wood Street. Cllr Dyer expressed concern that the bollards would narrow the pavement for people using wheelchairs or pushchairs. It was noted that Accessible Stratford have not objected to the application.

It was PROPOSED, SECONDED, and

AGREED that the Committee should submit a decision of NO REPS with the following comment:

The Town Council has given very careful consideration to this application and the need to find a balance between helping the vitality and viability of a longstanding local retailer and preserving the conservation area. With this in mind the Town Council withdraws its holding objection and offers a response of “no reps”.

416 Chairman’s Verbal Report

The Chairman noted that it was likely that a pre planning application for the Debenhams site would be heard at the PCC meeting on 13th April.

417 Requests for Alterations of Recommendation

There were none.

418 To register, when necessary, a representative from the Planning Consultative Committee to virtually attend the Stratford District Council Planning Meeting on Wednesday 31 March 2021 at 6:00pm and/or Wednesday 14 April 2021 at 6.00pm

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

419 To appoint substitutes for the next Chairman’s Actions on 7 April 2021, if required

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

The meeting closed at 19.08.

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

Signed:
Chairman of Planning Committee