

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

MINUTES

2 June, 2020

Present

Councillors:

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

Planning Consultant: Mr Neil Pearce, Avon Planning Services

Minutes Clerk: Mrs J Mayes

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

Registered Speakers: Mr Oliver Spicer and Mr Peter Jenkins representing Spicer Studio Architects

Ms Sam McNaught Barrow, representing Broadly Speaking Residents Group

Ms Liz Nicholson, representing Stansgate Planning

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

211 To elect the Chairman and Deputy Chairman of the Planning Consultative Committee for the ensuing year 2020/2021

It was unanimously agreed that Cllr I Fradgley be elected as Chairman and Cllr Dowling as Deputy Chairman.

212 Apologies for Absence

Apologies were received from Cllr Cleeve and accepted for the reasons given. The Chairman reported that Cllr Lee had been delayed and would join the meeting later.

213 Declarations of interest on items on the Agenda

Cllr J Fradgley stated that she had communicated with residents on the Shottery Road regarding application 20/01122/FUL and residents in New Broad Street regarding application 20/00414/FUL.

Cllr Curtis stated that he had held meetings with residents in New Broad Street and also lived close to the proposed development.

214 To receive written requests for dispensation for disclosable pecuniary interests

None were received.

215 To grant any requests for dispensation as appropriate

None were received.

216 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.

217 Consultation Presentation on Pre-Planning Applications

The Chairman invited Mr Spicer from Spicer Developments to speak on the pre planning application for the LPS car park land situated off Mansell Street. Mr Spicer gave an update on the proposals for the land which is next to land where he has already submitted a planning application for an office block. Councillors were shown a layout of the proposed development for 8 town houses, situated off Mansell Street, which would be used for vehicle access. The development will have a courtyard aspect. Access to the office block will also be allowed. The plots are for 2, 3 and 4 bed houses which will be 2 to 3 storeys in height. Councillors were shown details of the proposed elevations; these are less traditional in style but will be mainly brick with slate roofs. The back of the properties will have large garden doors. Councillors were also shown imagery of the proposed office development alongside the development.

A Councillor asked for clarification on the views from the property. There will be limited view of the properties through the access road off Mansell Street. Clarification on the number of parking spaces was also sought. Mr Spicer confirmed that two spaces will be retained for Arden Street, the office will be allocated four spaces and the dwellings will have two spaces. He confirmed that archaeological investigations had taken place. Mr Spicer was asked if the housing mix is compliant with the Neighbourhood Development Plan. He confirmed that it is fluid but does not include one bed accommodation at present. It was noted that consideration should be given to the housing mix particularly the need for one bed accommodation in the town. Mr Spicer confirmed that if access is opened from the Development to the Windsor

street car park this would only be for pedestrians not vehicles. Mr Spicer was asked about the inclusion of energy saving measures. The design does not include PV panels but will most likely include other energy saving measures.

The Chairman thanked Mr Spicer for his presentation.

The Chairman invited Mr Jenkins from Spicer Studio to give his presentation on Lench House, Tiddington Road. Councillors were shown photos of the existing house on Tiddington Road. Mr Jenkins explained that they had been appointed in 2018 to deliver an extension for the property. A structural engineer's report highlighted structural defects to the property with the best possible option being to construct a replacement dwelling. Consultations with neighbours, the Tiddington road Residents Association and Ward Councillor Rolfe have taken place on the proposed plans. Mr Jenkins explained that existing permission is in place for a large detached dwelling that is the full width of the site. The plans proposed are for a 577 square metre footprint, two storey building with a gap of 1.7m on the boundary. The existing permission also allows for the removal of established trees at the front of the site, which are in a conservation area. The current property is an example of arts and crafts style architecture. The proposed design is a 24% increase in size to the property and follows the same ridge line. It is designed traditionally and will use traditional materials.

Mr Jenkins explained that the front elevation will include enhanced planting including specimen trees. He concluded by explaining that a bat survey and archaeological studies had been undertaken which showed real constraints. A small part of the extension will enter the flood zone but there is no flood risk.

Councillors had no questions of clarification. The Chairman thanked Mr Jenkins for his presentation. Mr Jenkins left the meeting.

218 To approve Open Minutes of the Planning Consultative Committee meeting held on 14 April 2020

The Minutes of the Planning Consultative Committee meeting held on 14 April 2020 were approved as a correct record. The Chairman requested that the Chairman's electronic signature be added to the minutes by the Clerk.

219 Town Clerks Open Report

List of planning applications deferred from Chairman's Actions meeting on 27 May 2020 with any additional items deferred from Chairman's Actions meeting on 2 June 2020

The Chairman noted that no items had been deferred from the meeting on 27 May 2020 and two had been deferred from the Additional Chairman's Actions meeting on 2 June 2020, which were 20/00414/FUL Territorial Army Centre, New Broad Street and 20/01122/FUL Land at the Rear of 29A, Shottery Road.

**20/00414/FUL**

**Territorial Army Centre, New Broad Street**

The Planning Consultant explained that this application had been considered in March 2020 following a pre planning application presentation in January 2020. The plans now presented show some modifications, including a new pavement from New Broad Street and more parking at the on-site frontages. The house types are terraces of three. Councillors were shown the previous proposed elevations and the changes to these elevations which are now more modern and include aluminum cladding. The Planning Consultant reminded Councillors of their previous comments on the application to which they submitted a holding objection. Issues were raised on access for construction traffic, the development being a non-gated community, adequate sewerage, the housing mix complying with NDP, inclusion of electric charging points for cars and CIL monies being used to improve local scout hut. The Planning Consultant noted that the new proposed plan shows a better mix of housing; 10 % one bedroom, 35% two bed room, 40% three bedroom and 15% four bedroom housing. WCC have not objected to the proposed temporary access from Seven Meadows in the construction plan. Pedestrian access is still proposed to Seven Meadows but it has not been decided if this should be restricted access or not. The Planning Consultant advised Councillors that they need to consider whether the issues they had previously raised have been dealt with.

A Councillor asked if the development would be gated and it was confirmed there are no gates at entrance to New Broad Street.

The Chairman welcomed Ms McNaught Barrow to speak on behalf of Residents Group. Ms McNaught Barrow noted that residents were delighted that access for construction traffic would be from Seven Meadows and no construction traffic would be allowed via New Broad Street. She asked if the recommended working hours would be enforced with no work outside these hours. Residents also requested that the road to the development be adopted and that this should be a condition of planning permission. Residents remain concerned about the impact on parking in the area and the drainage. They are also concerned about an open access footpath, which they believe to be a security issue. They would also like some reconsideration of the design of the buildings. The Chairman thanked Ms McNaught Barrow for her presentation.

Councillors asked for clarification on the point about the footpath and Ms McNaught Barrow noted that at the moment the street is a Cul de Sac with no access. Residents would wish to know who would maintain the footpath and

what the implications would be for the security of the area if there is an open footpath allowing access to Seven Meadows Road.

The Chairman invited Ms Nicholson to speak on behalf of Stansgate Planning. Ms Nicholson stated that the revisions had been submitted in response to comments made by the Planning Officer. She noted that the adoption of the road is being considered and the gateways to the development have been removed. WCC have not objected to the proposals for access for construction traffic. The pedestrian link has been retained but this can go if necessary. Refuse vehicles are able to turn and parking provision has been increased. She noted that the redevelopment of the land will mean that gardens and soak ways will be installed on what is currently hard landscaping and this will result in a 90% reduction in surface water. She noted that Severn Trent have approved an early stage enquiry on this matter. The design of the development has been changed in response to the Planning Officer's comments to reflect modern narrow terraced housing and the aluminum cladding has been included as a reference to the site's industrial past. Ms Nicholson was thanked for her presentation.

A Councillor asked for clarification on why chosen to include aluminum cladding in the design. Ms Nicholson responded that it is hoped that the design addresses the Planning Officer's comments. Any cladding used would have to be assessed by building regulations to ensure that it was completely safe.

There were no further points of clarification.

19.04 Cllr Lee joined the meeting.

The Councillors debated the application and expressed concern about the use of cladding and its safety. Regret was expressed that the housing mix did not include more one bedroom properties. Councillors were pleased that construction access would be from Seven Meadows and that this should be a condition of planning permission. It was suggested that a temporary barrier be put in place to stop any deliveries via New Broad Street. The Planning Consultant noted that if a condition is in place that deliveries are only via Seven Meadows any breach of this condition would be reported and acted upon. Councillors noted that design was a subjective matter but expressed concern about the design proposed in relation to the local area and whether this would make it less integrated with the existing community. The Planning Consultant noted that design is a material planning consideration and advised Councillors that they should say what they specifically do not like about a design. A Councillor noted that whilst the modern interpretation of the terraced houses was better than earlier suburban designs the cladding and size of the windows were less favourable.

The Chairman noted that Cllr Lee would not participate in the vote because he had joined the meeting after the presentations.

It was PROPOSED SECONDED and UNANIMOUSLY

Resolved to submit a holding objection with the following planning reasons:

The Town Council submits a holding objection. The Town Council has considered the proposed amendments carefully and listened to the local residents and the applicant. The use of Seven Meadows Road for construction traffic is welcomed and should be a condition of any planning permission. Temporary fencing to New Broad Street to prevent construction traffic would be welcomed. The revised housing mix is also welcomed and much more in line with the Neighbourhood Plan.

The footpath link to Seven Meadows Road should be restricted access to residents of the development and perhaps New Broad Street residents only and should not be a free access for all on the grounds of security by design.

The revised design moving from a more traditional red brick, tiled façade with traditional windows, including sash windows, towards a more modern design utilising powder coated aluminum cladding is a disappointing change and one that is at odds with the local vernacular and is unacceptable. The Town Council would like the amended design revisited and would be happy to discuss alternative options with the planning officer and the applicant.

Ms McNaught Barrow, Ms Nicholson and Mr Spicer left the meeting.

#### **20/01122/FUL      Land at the Rear of 29A, Shottery Road**

The Planning Consultant explained that this application had previously been considered at the PCC meeting on 19 June 2019. The application had been for a two storey building with access from a gravel driveway off Shottery road. A comment of no reps had been submitted but subsequently the Highways Agency had submitted an objection because the access to property was considered substandard. The application had been withdrawn.

The Planning Consultant showed Councillors a plan of the development for two houses, using the same access, which has been widened slightly nearer to the proposed properties but remains single width at entrance to Shottery Road. The development is not in a conservation area and is in a sustainable location being close to the Town Centre. The Highways Agency has not responded to this application yet. There will be no public view of the houses.

The Chairman invited points of clarification. A Councillor asked if the single barn had any alteration to the height to eaves and ridge from previous

application and it was noted that they are identical. Another Councillor noted the location of two trees close to the development and noted that this might offer a degree of screening. It was also noted that the canopy of these trees may overhang the site and this might be an issue.

The Chairman noted that there were no speakers for the application.

Councillors debated the application. They expressed concern that the access was still problematic and the one proposed building had bland elevations.

It was PROPOSED SECONDED and UNANIMOUSLY

Resolved to submit an objection to the application with the following planning reasons;

The Town Council objects to this current application on the grounds of highway safety. The Highway Authority objected to the previously withdrawn application for one dwelling. This application increases the number of dwellings with only a very small section of the access being widened. Three dwellings utilising this narrow access is unacceptable on highway safety grounds.

The Tree Officer must be consulted on this application as it looks like plot 2 would affect the roots and canopy of two trees on adjoining land. The bland elevation and overbearing nature of plot 2 is also a concern to residents adjoining the site.

220 To note action by Town Clerk after consultation with Chairman Deputy t a Chairman (or their substitutes) & Avon Planning Services on 27 May 2020

<b>1</b>	20/00454/FUL	3 Garden Row, Scholars Lane
<b>2</b>	20/00584/FUL	37 Cherry Orchard
<b>3</b>	20/01182/TREE	44 Tiddington Road
<b>4</b>	20/00460/FUL	Whychwood, 15 Avonfields Close, Alveston
<b>5</b>	20/01098/FUL	8 St Gregorys Road
<b>6</b>	20/01193/TREE	The Elms, 32 Shottery
<b>7</b>	19/02812/FUL	1 and 2 Drayton Barn New Cottages, Alcester Road
<b>8</b>	20/00864/FUL	45 Shipston Road
<b>9</b>	20/01215/TREE	1 Mayfield Avenue
<b>10</b>	20/01165/FUL	West of Shottery Relief Road, Anne Hathaway's Access Roundabout
<b>11</b>	20/01210/TREE	17 Avenue Road
<b>12</b>	20/01221/FUL	DCS Europe, 1 Timothys Bridge Road, Stratford Enterprise Park
<b>13a</b>	19/03317/FUL	3 – 4 Wood Street

<b>13b</b>	19/03318/LBC	3 – 4 Wood Street
<b>14</b>	20/01104/FUL	13 Holtom Street
<b>15a</b>	20/00630/FUL	19 – 21 Henley Street
<b>15b</b>	20/00631/LBC	19 Henley Street
<b>16</b>	20/00943/FUL	66 Tiddington Road
<b>17</b>	20/01171/FUL	Tapestry Cottage, 5 Tavern Lane, Shottery
<b>18</b>	20/01271/TREE	100 Maidenhead Road
<b>19</b>	20/01194/FUL	Rith Cottage, Hathaway Lane
<b>20</b>	19/03589/FUL	Sibbasbridge Ltd, 175A Evesham Road
<b>21</b>	20/01298/TREE	33 Great William Street
<b>22</b>	20/01308/DDT	201 Banbury Road
<b>23</b>	20/01318/TREE	The Tryst House, Cottage Lane, Shottery
<b>24</b>	20/01186/FUL	41 West Green Drive
<b>25</b>	20/01106/FUL	Langley Barn, 390 Birmingham Road
<b>26</b>	20/01299/TREE	66 Tiddington Road
<b>27</b>	20/01122/FUL	Land At The Rear Of 29A, Shottery Road*
<b>28</b>	20/00414/FUL	Territorial Army Centre, New Broad Street
<b>29</b>	20/01266/FUL	36 Eton Road
<b>30</b>	20/00460/FUL	Whychwood, 15 Avonfields Close, Alveston

\*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 Officer on 27 May 2020. The Additional Chairman's Actions' remote meeting on 5 June 2020 took place between Cllr I Fradgley, Cllr Dowling and the Planning Officer.

## 221 Street Trading and Licensing Applications

221a.The Chairman reported that there are currently no street trading applications pertinent to the Town Council.

222b.The Chairman reported that a licensing application had been received from Sip n' Swig. This is an internet company that is applying to sell alcohol on line only from a residential address. Councillors noted that this was similar to an application they had received previously and expressed concern about where the alcohol that is being sold is being stored and what security arrangements were in place for its safe storage.

It was PROPOSED SECONDED and UNANIMOUSLY

### RESOLVED:

That the licensing application should only be approved if no alcohol is stored on site.

## 222 Notices of decision



Decisions were noted.

223 Any other business to report

The Chairman noted Appendix A regarding the resurfacing of the A46 from the Alcester roundabout to the Stag public house on Red Hill. He questioned the timing of the proposed resurfacing given the pending application for a business park in the same area. It was noted that the road would be open for residents' access. Councillor J Fradgley confirmed that she would clarify timing with National Highways.

The Committee noted Appendix B regarding rules of engagement for public attendance at virtual meetings.

224 Chairman's Verbal Report

There was none.

225 Requests for Alterations of Recommendation

There were none.

226 To appoint substitutes for the next Chairman's Actions on 17 June 2020, if required

Cllr Taylor agreed to be a substitute if required. The Chairman noted that Councillors should be aware that a SDC planning meeting is planned but no date has been confirmed yet.

*The meeting closed at 20.05 pm*

*Date of next meeting: Tuesday 23 June, 2020 at 6.00pm.*

Signed: .....  
Chairman of Planning Committee