

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

12 September 2023

TOWN CLERK'S OPEN REPORT

- 1) Planning Application(s) deferred from Chairman's Actions Meeting with Chairman, Vice-Chairman (or their substitutes) & Avon Planning Services- actioned under delegated authority by the Town Clerk

23/00192/FUL

Windsor Place, Windsor Street, Stratford-upon-Avon

- 2) Chairman's Actions list of planning applications with Chairman, Vice-Chairman (or their substitutes) & Avon Planning Services – actioned under delegated authority by the Town Clerk

If you wish to view why SDC have made the decision on any of the listed applications, you can view the plans and decision document by using the link below and typing in the application number:

<http://apps.stratford.gov.uk/eplanning>

1	23/01593/FUL GUILDHALL & BRIDGETOWN	7 Primrose Way, Stratford-upon- Avon, CV37 7EF	Change of use from landscaping buffer to garden land. Removal of existing fencing and erection of new boundary fence. Removal of existing trees and proposed new landscaping	No reps. Subject to an appropriate new landscape scheme which should include new trees and an appropriate boundary treatment.
2	23/02155/TREE GUILDHALL & BRIDGETOWN	School House , Broad Street, Stratford-Upon- Avon, Warwickshire CV37 6HN	-T1 cherry (Front garden) : Raise to 3.25m from path. Reduce away from gutter by 2m. Tidy stubs. Reshape by 1.5m. -T2 plum (rear garden) : Raise to 4m from play area. Reduce canopy by 2m overall to improve light and reduce fruit production causing nuisance to play ground.	No representation
3	23/02178/TREE WELCOMBE	68 Maidenhead Road, Stratford- Upon-Avon, Warwickshire, CV37 6XU	T1 and T2 - sycamore x2 - Remove	No reps subject to Tree Officer approval and new tree planting.
4	23/02158/FUL GUILDHALL & BRIDGETOWN	The Toll House , Bridgefoot, Stratford-Upon-	Change of use from class B1 - The first floor mezzanine and ground	No representation

		Avon, Warwickshire CV37 6YY	floor are currently designated B1. Ground and Mezzanine Floors change of use to class E(e) - provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	
5	23/02164/FUL HATHAWAY	156 Alcester Road, Stratford-upon- Avon, CV37 9DR	Proposed rear extension, loft conversion and associated rooflights, front porch and extension to hardstanding	No representation
6	23/02128/FUL GUILDHALL & BRIDGETOWN	Arden Thistle Hotel , 44 Waterside, Stratford-Upon- Avon, Warwickshire CV37 6BA	Installation of 1no. ANPR camera and 1no. ground based cabinet	No representation
7	23/02129/ADV GUILDHALL & BRIDGETOWN	Arden Thistle Hotel 44 Waterside, Stratford-Upon- Avon, Warwickshire CV37 6BA	Installation of 1no. wall mounted sign and 6no. pole mounted signs	No representation
8	23/02064/VARY TIDDINGTON	Friar Gate And Bishops Lodge, 102 Tiddington Road, Stratford- upon-Avon, CV37 7BB	Variation of condition no. 2, 3, 4, 5, 6, 8 and 14 of planning permission 22/03273/FUL dated 14 June 2023 to alter the design and appearance of Plot 1 and 2 to include the introduction of car ports, alteration to ridge line/roof and gable, alteration to rear dormer design, fenestration changes. Associated changes to site layout and landscaping. Original description of development: Demolition of existing dwellings and outbuildings, erection of two dwellings, creation of additional vehicular access, hard and soft landscaping, and all associated works.	No representation

9	23/02023/LBC TIDDINGTON	38 Main Street, Tiddington, Stratford-Upon- Avon, Warwickshire CV37 7AY	Replace existing beyond repair timber framed single glazed vertical sash and casement windows with new UPVC heritage type double glazed vertical sash windows. The existing appearance and size of windows will be retained.	No reps. Subject to conservation officer approval.
10	23/02196/COUR3 WELCOMBE	Avon Meadows, Warwick Road, Stratford-upon- Avon, CV37 0NS	Prior Approval Application (Class R) for the conversion of a pre- existing agricultural unit, to flexible commercial use	No representation
11	23/00192/FUL WELCOMBE	Windsor Place, Windsor Street, Stratford-upon- Avon	Construction of a 29no unit apartment block (use class C3) with associated landscaping, ancillary spaces and widening of existing pedestrian footpath.	Objection. This application will be considered at the next PCC meeting on 12 September
12	23/01388/FUL AVENUE	Gospel Oak House Gospel Oak Lane, Pathlow, CV37 0JA	Demolition of existing dwellings (Gospel Oak House and Chestnut Cottage) to be replaced with a new single dwellinghouse on the site	No representation
13	23/02240/LBC GUILDHALL & BRIDGETOWN	Arden Thistle Hotel 44 Waterside, Stratford-Upon- Avon, Warwickshire CV37 6BA	Installation of 1no. wall mounted ANPR camera and 1no. wall mounted sign	No representation
14	23/02204/TREE TIDDINGTON	Kissing Tree House , Kissing Tree Way, Alveston, Stratford-Upon- Avon Warwickshire	-T80 plum:Fell. -T82 larch: Fell. -T87 cypress: Fell. -T83 cypress: Fell. -T85 cypress: Fell. - T181 cypress: Fell. - T182 cypress: Fell. - T183 plum: Fell. -T184 whitebeam: Fell. -T185 cherry: Fell. - T186 cherry: Fell. -T189 cypress: Fell. -T191 birch: Fell. -T192 cherry: Fell. -T193	Object. Whilst the TC appreciates that the applicant does not have to provide a reason for felling trees in a conservation area, given the very large number of trees which are proposed to be removed, the TC would respectfully request that this information is

			<p>cherry: Fell. -T194 cypress: Fell. -T197 cypress: Fell. - T199 Acacia: Fell. - T203 cypress: Fell. - T204 cypress: Fell. -T205 cypress: Fell. - T212 cypress: Fell.</p>	<p>provided. There is a concern that the loss of a significant number of trees, particularly if they are healthy, at a time of climate change crisis, would not be supported.</p>
15	23/00861/VLBC AMENDED GUILDHALL & BRIDGETOWN	Shakespeare Hotel, Chapel Street, Stratford-upon-Avon, CV37 6ER	<p>Variation of condition 2 of Listed Building Consent 19/02092/LBC dated 7 November 2019 to change foundation design, insert additional columns, alterations to external appearance of extension (to include roof alterations, minor amendments to the footprint line, solar panels, enclosed bin/cycle storage). Original Description of Development: Proposed extension providing 19 new guest bedrooms to the rear of the hotel on first and second floor levels, with car parking, stairway and refuse enclosure at ground floor level (revised resubmission)</p>	<p>An amendment/additional information has been received for the application shown above as follows:</p> <p>An additional drawing and Statement showing the heights, specification and justification of the PV panels on the Garrick and 1960's block roof. Images of the proposed standing seam roof covering in Pigmento brown by VMzinc.</p> <p>This letter is for information only.</p>
16	23/00828/VARY AMENDED GUILDHALL & BRIDGETOWN	Shakespeare Hotel, Chapel Street, Stratford-upon-Avon, CV37 6ER	<p>Variation of condition 2 of Listed Building Consent 19/02092/LBC dated 7 November 2019 to change foundation design, insert additional columns, alterations to external appearance of extension (to include roof alterations, minor amendments to the footprint line, solar panels, enclosed bin/cycle storage). Original Description of Development: Proposed extension providing 19 new guest bedrooms to the rear of the hotel on first and second floor levels, with car parking,</p>	<p>An amendment/additional information has been received for the application shown above as follows:</p> <p>An additional drawing and Statement showing the heights, specification and justification of the PV panels on the Garrick and 1960's block roof. Images of the proposed standing seam roof covering in Pigmento brown by VMzinc.</p>

			stairway and refuse enclosure at ground floor level (revised resubmission)	This letter is for information only.
17	23/02262/TEL28 WELCOMBE	Mulberry Tree Centre And Site, Bridge Street, Stratford-upon-Avon, Warwickshire	Replacement of 1No. antenna, 1No. cabinet and all ancillary development	<p>In accordance with Part 16 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, the above Notification has been received on 18 August 2023.</p> <p>If you wish to make any comments regarding the above notification of works, please address your correspondence to the Applicant by 14 September 2023.</p> <p>THIS NOTIFICATION IS FOR INFORMATION ONLY</p>
18	23/02110/FUL CLOPTON	Twelfth Night Guest House , 13 Evesham Place, Stratford-Upon-Avon, Warwickshire CV37 6HT	Change of use of entire property to use Class C1	No representation
19	23/02213/FUL TIDDINGTON	115 Loxley Road, Stratford-Upon-Avon, Warwickshire, CV37 7DS	Demolition of existing single storey side extension and construction of 2 storey side and rear extensions. Replacement porch on south elevation. House renovation to Enerphit (Passivhuas) standards.	Pleased to see a subservient design. No reps, subject to no adverse impact on neighbours.
20	23/02187/VARY CLOPTON	Maybird Retail Park, Unit J2 , Birmingham Road, Stratford-Upon-Avon, Warwickshire CV37 0HZ	Variation of condition no. 7 and 8 of planning permission 19/03197/FUL dated 8 January 2020 to allow for the sale of confectionary _ cafe and amend the floor area for unit J2.	No representation

21	23/02288/FUL TIDDINGTON	21 School Lane, Tiddington, Stratford-upon- Avon, CV37 7AJ	Change of use from mixed use C3 dwelling and A1 artisan bakery to C3 dwelling only.	No representation
22	23/02212/FUL ORCHARD HILL	33 Manor Road, Stratford-Upon- Avon, Warwickshire, CV37 7EA	Demolition of existing conservatory, kitchen and shed and construction of a single storey rear and side extension	No representation
23	23/01983/LDP WITHDRAWN WELCOMBE	14 Greenhill Street, Stratford-Upon -Avon, Warwickshire, CV37 6LF	Change of use to hot food takeaway (sui generis)	APPLICATION WITHDRAWN
24	23/01574/FUL ORCHARD HILL	8 Tiddington Road, Stratford -Upon-Avon, Warwickshire, CV37 7AE	Change of use of existing private English language school to 3no. private residential apartments with repairs and alterations and change of use of land to garden land in association with the dwelling along with relocation of vehicular access to the site.	No reps to amendments
25	23/02153/FUL WITHDRAWN GUILDHALL & BRIDGETOWN	71 West Street, Stratford-upon -Avon, CV37 6DR	Proposed single storey part rear extension, two storey part rear and side extension with drop kerb	APPLICATION WITHDRAWN

3) Street Trading and Licencing Applications

3a. Street Trading Applications

None received.

3b. Licencing Applications

1.	23/01148/LAPREM	Youmi Japanese Restaurant Unit 22 a Bell Court Stratford upon Avon Warwickshire CV37 6EX	Sale of alcohol Application for a premises licence under section 17	Application date: 21/08/2023 Last representation date: 18/09/2023
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4) Notices of Decision – for info only

If a member has any queries regarding a decision, then in the first instance they should seek the resolution by visiting the SDC planning portal and searching for that application.

	Site/Application No	STC Observations	SDC Decision
1	23/01788/TREE The Beeches, 11 Welcombe Road, Stratford-Upon-Avon, Warwickshire, CV37 6UJ	No reps, subject to Tree Officer approval	Consent with conditions
2	23/01871/TREE 19 College Street, Stratford-upon- Avon, CV37 6BN	No reps, subject to Tree Officer approval	Consent with conditions
3	23/00906/FUL 7 Tiddington Road, Stratford-upon- Avon, CV37 7AE	No reps. Pleased to see a subservient design	Permission with conditions
4	23/01650/VARY 11 Lawson Avenue, Tiddington, Stratford-Upon-Avon, Warwickshire CV37 7BT	No reps	Permission
5	23/01820/LDE 201 Evesham Road, Stratford-Upon- Avon, Warwickshire, CV37 9AS	No reps. The Town Council understands this property has been used as a HMO for a number of years.	Certificate of Lawful Existing Use or Development
6	23/00764/FUL Stratford Upon Avon College, The Willows North, Stratford-upon-Avon, CV37 9QR	Maintain no reps	Permission with conditions
7	23/01626/FUL 4 Venus Way, Stratford-Upon-Avon, Warwickshire, CV37 7FB	No reps	Permission with conditions
8	23/01681/TPO Whittington Lodge, The Avenue, Bishopton.		Consent for Arboricultural work
9	23/01680/TPO Durham Lodge, The Avenue, Bishopton, Stratford-Upon-Avon, Warwickshire	No reps, subject to Tree Officer approval	Consent for Arboricultural work
10	23/01146/FUL Midways , School Lane, Tiddington, Stratford-Upon-Avon Warwickshire	Whilst the proposed extensions are not technically subservient, given the poor architectural	Permission with conditions

		quality of the existing house and the proposed overall reconfiguration and improvement of the property, on balance, the town Council would respond with “No Representations, subject to no adverse effect on neighbouring properties” and that since there is no pedestrian footpath between the property and the road then visibility measures should be considered to see passing pedestrians.	
11	23/01675/LBC 13 Chapel Street, Stratford-Upon-Avon, Warwickshire, CV37 6ET	No reps, subject to Conservation Officer approval	Consent granted with conditions
12	23/01980/TREE 43 West Street, Stratford-Upon-Avon, Warwickshire, CV37 6DN	No reps, subject to Tree Officer approval	Consent with conditions
13	23/01916/TREE 38 College Street, Stratford-upon-Avon, CV37 6BW	No reps, subject to Tree Officer approval. Pleased to see a replacement tree will be planted.	Consent with conditions
14	23/00928/FUL 1 Alveston Pastures, Alveston, Stratford-upon-Avon, CV37 7RP	Thank you for re-consulting the Town Council on the amended design. The town Council is pleased to see that the design of the extension has been amended and is now subservient to the host dwelling. The Town Council would therefore remove its holding objection.	Permission with conditions
15	23/01692/FUL 9 Yeomanry Mews, Stratford-upon-Avon, CV37 6FJ	No reps	Permission with conditions
16	23/01684/LDP 41 Bridgetown Road Stratford-Upon-Avon Warwickshire CV37 7JH		Certificate of Lawful Proposed Use or Development

17	23/01882/TREE Wellesbourne House, 12 Elgin Gardens, Stratford-upon-Avon, Warwickshire, CV37 7BG	No reps, pleased to see a replacement tree is being undertaken	Consent with conditions
18	23/01893/TREE 9 Campbell Close, Shottery, Warwickshire, CV37 9EH	No reps, subject to Tree Officer approval. Pleased to see replacement trees have been planted.	Consent with conditions
19	23/00184/LBC Alveston Hill Farm, Alveston, Stratford-upon-Avon, CV37 7RL	Maintain no reps, subject to Conservation Officer approval	Consent granted with conditions
20	23/00183/FUL Alveston Hill Farm, Alveston, Stratford-upon-Avon, CV37 7RL	Maintain no reps, subject to Conservation Officer approval	Permission with conditions
21	23/01444/FUL 23 Broad Street, Stratford-Upon-Avon, Warwickshire, CV37 6HN	No reps, subject to no adverse effect to adjoining neighbours	Permission with conditions
22	23/01725/LBC 2 Old Red Lion Court, Bridge Street, Stratford-upon-Avon, CV37 6AB	No reps, subject to Conservation Officer approval	Consent granted with conditions
23	23/01726/ADV 2 Old Red Lion Court, Bridge Street, Stratford-upon-Avon, CV37 6AB	No reps	Consent granted with conditions
24	23/01956/HRN Land off, Warwick Road (A439), Stratford-upon-Avon, CV37 0NS	No reps, providing that the hedgerow is replanted, as suggested, once the pipe upgrade works are completed	Consent for hedgerow removal
25	23/01435/FUL Broom Close , Kissing Tree Lane, Alveston, Stratford-Upon-Avon Warwickshire	Maintain no reps, subject to no adverse effect to adjoining neighbours	Permission with conditions
26	23/01648/FUL The Greenway Picnic Area, The Carriage Cafe , Seven Meadows Road, Stratford-Upon-Avon, Warwickshire CV37 9LE	The Town Council fully supports this tourist and community use	Permission with conditions
27	23/01840/COUMA	No reps	Prior approval granted

	2 Alveston Farm Bungalows, Alveston, Stratford-upon-Avon, CV37 7RR		
28	23/01884/FUL 6 Milestone Road, Stratford-Upon- Avon, Warwickshire, CV37 7HH	No reps	Permission with conditions
29	23/01690/FUL Loxley , The Avenue, Bishopton, Stratford-Upon-Avon Warwickshire	No reps	Permission with conditions
30	23/01974/TREE 24 Payton Street, Stratford-Upon- Avon, Warwickshire, CV37 6UA	No reps, subject to Tree Officer approval	Consent with conditions
31	23/02022/TREE 5 Hathaway Hamlet, Shottery, Stratford-upon-Avon, CV37 9HJ	No reps	Consent with conditions
32	23/01824/TPO Footpath from Shottery Lodge to Campbell Close, Shottery, Stratford- upon-Avon	No reps, subject to Tree Officer approval. The Town Council would like to see some replacement trees planted.	Consent for Aboricultural work
33	23/01677/FUL 98 Oakleigh Road, Stratford-Upon- Avon, Warwickshire, CV37 0DN	No reps, pleased to see a subservient design.	Permission with conditions
34	23/01499/FUL 34A Shottery Road, Stratford-Upon- Avon, Warwickshire, CV37 9QB	No reps	Permission with conditions
35	23/01939/COUT Stratford-on-Avon District Council, Elizabeth House, Church Street, Stratford-upon- Avon CV37 6HX	No reps	Prior approval not required
36	23/01505/FUL Langley Farm , Birmingham Road, Bishopton, Warwickshire CV37 0RN	No objection in principle, subject to Highways raising no objections.	Refusal
37	23/01879/TREE Garages At Paddock Place, Bull Street, Stratford-upon-Avon	No reps	Consent with conditions

38	23/02084/TREE 41 College Lane, Stratford-upon-Avon, CV37 6DD	No reps, would like to see a replacement tree planted if possible.	Consent with conditions
39	23/01361/LDE 26 Main Street, Tiddington, Stratford-upon-Avon, CV37 7AZ	No reps	Certificate of Lawful Existing Use or Development
40	23/01851/TREE Woodland Area Adjacent To Ferry Lodge, Ferry Lane, Alveston	No reps, subject to Tree Officer approval	Consent with conditions
41	23/01855/FUL 25A Hathaway Lane, Stratford-upon-Avon, CV37 9BJ,	No reps, subject to no adverse overlooking to neighbours	Permission with conditions
42	23/02007/TREE Visitor Information Centre, Bridgefoot, Stratford-Upon-Avon, Warwickshire, CV37 6YY	No reps, subject to Tree Officer approval.	Consent with conditions
43	23/01988/TREE 1 Wayside Cottage, Lower End, Alveston Lane, Alveston, Stratford-upon-Avon	Holding objection. No reason has been given for the removal of these trees. The Town Council would object in principle to the removal of perfectly healthy trees without justification.	Consent with conditions

5) Any Other Business

5(a)

Admin Officer – 6.9.23