

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

8 NOVEMBER 2022

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

None deferred.

- 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1	22/01016/VARY TIDDINGTON WITHDRAWN	Hillside, Alveston Lane, Alveston, Stratford upon Avon CV37 7QF	Variation of condition no. 2 and 6 of planning permission 20/03640/FUL dated 03 August 2021 to alter the design and appearance of Plot 1. Original description of development: Constructions of two new dwellings and one replacement dwelling with associated works and landscaping.	
2	22/02954/FUL CLOPTON	5 Sadler Close, Stratford upon Avon CV37 0EE	Proposed single storey rear extension and first floor side extension	No reps. Pleased to see subservient design.
3	22/02963/ADV BRIDGETOWN	Land at Stratford Business Park, Banbury Road, Stratford upon Avon	Display advertisements as follows: 2x Stack signs in a V-formation with 2x streamer panels and 4x Flagpoles and Flags in order to advertise the residential development as approved as part of 20/02665/FUL	No reps
4	22/02861/FUL HATHAWAY	102 Alcester Road, Stratford upon Avon CV37 9DP	A two storey extension proposal on the rear house	No reps
5	22/02802/FUL CLOPTON	22 Henley Street, Stratford upon Avon CV37 6QW	Change of a use from a shop (Ea) to storage facility for retail goods (B8)	No reps

6	22/02917/FUL TIDDINGTON	29 Townsend Road, Tiddington SV37 7DE	Proposed first floor side extension	No reps. Pleased to see subservient design.
7	22/02748/FUL GUILDHALL	35 and 36 Sheep Street, Stratford upon Avon CV37 6EE	Extension of timescales for implementation of extant approvals (21/00531VARY and 21/00532VLBC)	No reps
8	22/02749/LBC GUILDHALL	36 and 36 Sheep Street, Stratford upon Avon CV37 6EE	Extension of timescales for implementation of extant approvals (21/00531VARY and 21/00532VLBC)	No reps
9	22/02913/FUL TIDDINGTON	Mowbray House, 6A Tiddington Road, Stratford upon Avon CV37 7AE	Erection of gates	No reps
10	22/02505/LBC WELCOMBE	9 John Street, Stratford upon Avon CV37 6UB	Convert existing attached workshop to rear to form bedroom with new connecting internal doorway. Board over existing external workshop door, internally only.	No reps
11	22/02940/ADV CLOPTON	Maybird Retail Park, Unit H Birmingham Road, Stratford upon Avon CV37 0HZ	Updated Marks and Spencer Branding applied to store signage.	No reps
12	22/02445/FUL HATHAWAY WITHDRAWN	20 Brookside Road, Stratford upon Avon CV37 9PH	Proposed dwelling with access and parking adjacent to 20 Brookside Road, along with dropped kerb and access to facilitate new parking to 20 Brookside Road	
13	22/02683/FUL GUILDHALL	12 Ryland Street, Stratford upon Avon CV37 6BP	Extension o the rear of the existing property as well as a conversion of external WC into a garden office space	No reps. Subject to no adverse impact on neighbour's amenity.
14	22/03041/TREE TIDDINGTON	Arden House, 18 Elgin Gardens, Stratford upon Avon CV37 7BG	-T1 Catalpa: reduce height and spread by 1m -T2 Box Elder: fell -T3 Crab Apple: fell -T4 Serviceberry: reduce spread of canopy by 1m -T5 Crab Apple: reduce height by 1m	No reps. Subject to Tree Officer approval.

15	22/02720/VARY GUILDHALL	33-35 High Street, Unit 12 Bell Court, Stratford-upon-Avon	Variation of conditions 2 (Approved Plans) and 13 (Noise) of planning application 21/02321/FUL, dated: 14/04/2022	No reps to the physical changes. No reps to the amended noise condition subject to the EHO being satisfied.
16	22/02725/LBC GUILDHALL	33-35 High Street, Unit 12 Bell Court, Stratford-upon-Avon	Demolition and redevelopment to create 5 no. retail units (class E) and a hotel (use class C1) and other associated development.	No reps to the physical changes.
17	22/02567/VARY CLOPTON	24-26, Bridge Street, Stratford-Upon-Avon, Warwickshire CV37 6AD	Variation of condition 2 and 5 of planning permission 21/02279/FUL dated 27 May 2022 to make design changes which include internal alterations to the layout and changes to the external appearance of the building and fenestration. Original Description of Development: Conversion of the rear of the retail unit and upper parts, to create 9 no residential apartments.	No reps
18	22/03050/TREE GUILDHALL	3 Garden Row, Scholars Lane, Stratford-Upon-Avon, Warwickshire CV37 6HF	T1 - pine - Remove T2 - holly - Remove	No reps
19	22/02811/FUL CLOPTON	21 Henley Street, Stratford-Upon-Avon, Warwickshire, CV37 6QW	Change of use from a shop (Class E(a)) to provide reception for reading room associated with the Shakespeare Centre (Class F1 (a,c,d)).	No reps
20	22/02395/FUL GUILDHALL	6-7, High Street, Stratford-Upon-Avon, Warwickshire CV37 6AU	Proposed conversion of upper floors of existing retail shop to provide 2x 1 bed flats and 1x 2 bed flat, with new access to front, associated cycle and bin storage, and minor changes to shopfront.	No reps. Pleased to see vacant space in the town centre being used for residential accommodation in accordance with Policy TC7 of the Neighbourhood Plan.

21	22/02952/FUL HATHAWAY	Morrisons, Alcester Road, Stratford-Upon-Avon, Warwickshire CV37 9DA	Erection of single-storey pod containing Direct Line Rapid Repair Body Shop (Use Class B2) in the Morrisons, Alcester Road car park	No reps
22	22/02953/ADV HATHAWAY	Morrisons, Alcester Road, Stratford-Upon-Avon, Warwickshire CV37 9DA	Please see D and A statement, alongside the submitted advertisement drawing. Installation of 3no. non-illuminated fascia signs, 1no. non-illuminated fascia sign and associated vinyl signage to Rapid Repair Bodyshop	
23	22/03059/FUL TIDDINGTON	4 The Rookery, Alveston, Stratford-upon-Avon, CV37 7QP	Proposed rebuilding of unstable boundary wall and widening of existing vehicular access to provide off-road car parking facility	No reps. Subject to the Highway Authority confirming the new widened access and parking space is safe.
24	22/02187/FUL WITHDRAWN	White Rose House, 13 College Street, Stratford-upon-Avon, CV37 6BN	Extension to the rear of the property.	
25	22/02474/LBC WITHDRAWN	White Rose House, 13 College Street, Stratford-upon-Avon, CV37 6BN	Extension to the rear of the property.	
26	22/02762/VARY TIDDINGTON	Cedar Lawns, Alveston Leys, Alveston, Stratford-upon-Avon CV37 7QN	Vary condition 2 of planning permission 22/00313/FUL (date of decision 10/06/2022) to substitute the following drawings to show a revision of the approved design: 330-002D, 330-003F, 330-004C, 330-005B, 230-001B, 230-002B, 430-001B, 430-002C.	No reps
27	22/03024/FUL HATHAWAY	Drayton Manor Farm, Alcester Road, Stratford-upon-Avon, CV37 9RQ	Change of use of land from agriculture to outside storage.	No reps

28	22/02934/FUL TIDDINGTON	Agricultural Building, Croft Farm, Banbury Road, Stratford-upon-Avon	Full application for the demolition of an existing agricultural building with Class Q consent and the erection of four new dwellings	Based on the extant planning permission granted under Class Q, the TC makes no representations.
29	22/03078/FUL BRIDGETOWN	163 Banbury Road, Stratford-upon-Avon, CV37 7HT	Single storey rear extension	No reps
30	22/03037/FUL BRIDGETOWN	192 Banbury Road, Stratford-Upon-Avon, Warwickshire, CV37 7HX	Proposed Single Storey Side & Rear Extensions with Two Storey Front Extension	No reps, subject to no adverse harm to neighbours.
31	22/03025/FUL WELCOMBE	32 Maidenhead Road, Stratford-Upon-Avon, Warwickshire, CV37 6XS	Amendments to planning application number 21/02798/FUL 1 The roof pitch on the north-east elevation has been reduced in size. 2 roof light change of position. 3 The stained glass/obscured fixed panel has been reduced from 1.9 sq to 1.2m x1.5m. 4 round fixed obscured glazed panel to the north west ground floor elevation.	No reps
32	22/03167/TREE GUILDHALL	15-22 Scholars Lane, Stratford-upon-Avon, CV37 6HE	T1: Elderberry – Fell	No reps. Would like to see a replacement tree
33	22/02895/VARY HATHAWAY	Garage Blocks, Redlands Crescent, Stratford-upon-Avon	Variation of conditions 2, 7, 8, 11 and 12 of planning permission 20/02845/FUL date of decision 26th February 2021 to allow for alterations to the design of the dwellings. Original description of development: Construction of 2 x 3 bed houses	No reps subject to no adverse harm to neighbours.
34	22/02918/TPO WITHDRAWN	Cotswolde, 9 Sycamore Close,	T1 - lime – Fell	

		Stratford-upon-Avon, CV37 0DZ		
35	22/03162/TPO TIDDINGTON	King Edward VI School Sports Field And Pavilion, Manor Road, Stratford-upon-Avon,	T1: Manna Ash - Crown lift by 1 metre where overhanging property of 2 Manor Road T2 and T3: Lime - Crown lift by 1 metre where overhanging property of 2 Manor T4 Copper Beech - Crown lift by 1 metre where overhanging of 2 Manor Road and reduce branches to give clearance of 2metres of roof and rear elevation T5 Lime - Reduce lower crown by 1.5 metres to property boundary adjacent to of 2 Manor Road	No reps subject to Tree Officer approval.
36	22/03175/TREE WELCOMBE	22 Welcombe Road, Stratford-upon-Avon, CV37 6UJ,	-T1 - prunus - Fell - replace with Acer Platanoides 'crimson king' -T2 - Acer Palmatum - Fell - replace with Acer Paltanoides Drummondii -G1 x 2 (T3 and T4) - Cedrus - Fell - replace with 3 x Silver birch, Betula Himalayan Birch, Utilis Jacuemontii	No reps. Pleased to see replacement trees.
37	22/02731/FUL CLOPTON	31 Bridge Street, Stratford-upon-Avon, CV37 6AD,	Retention and alterations of retail unit (Class E shop) at ground floor only and alterations to shop front to create independent access to upper floors. Physical alterations to include demolition, rebuilding, re-roofing, alteration to fenestration, external materials and re-instatement of windows to facilitate the change of use of the upper floors to create two 2 bed and two 1 bed residential units with outdoor private amenity spaces.	No reps. Pleased to see vacant floorspace in the town centre being used for residential in accordance with Policy TC7 of the Neighbourhood Plan.

38	22/02732/LBC CLOPTON	31 Bridge Street, Stratford-Upon- Avon, CV37 6AD	Retention and alterations of retail unit (Class E shop) at ground floor only and alterations to shop front to create independent access to upper floors. Physical alterations to include demolition, rebuilding, re-roofing, alteration to fenestration, external materials and re-instatement of windows to facilitate the change of use of the upper floors to create two 2 bed and two 1 bed residential units with outdoor private amenity spaces.	No reps subject to Conservation Officer approval.
39	22/03026/FUL BRIDGETOWN	14 Banbury Road, Stratford-Upon- Avon, Warwickshire, CV37 7HZ	Proposed alterations to ground floor layout with part first floor extension to rear. (Resubmission of previously approved scheme ref 19/01522/FUL, now lapsed).	No reps

3) Street Trading and Licencing Applications

3a. Street Trading Applications

None received.

3b. Licencing Applications;

None received.

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.

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

	Site/Application No	STC Observations	SDC Decision
1	22/01190/FUL 39 Lingfield Crescent, Stratford upon Avon CV37 9LX	No reps	Permission granted with conditions
2	22/00138/FUL 4 Evenlode Close, Stratford upon Avon CV37 7EL	No reps, on balance the design is acceptable.	Permission granted with conditions
3	22/01209/FUL	No reps	Refusal

	Crowne Plaza, Bridgefoot, Stratford upon Avon CV37 6YR		
4	22/02504/FUL 14 Burford Road, Stratford upon Avon CV37 7ET	No reps, pleased to see subservient design	Permission granted with conditions
5	22/02727/TREE 47 Tiddington Road, Stratford upon Avon CV37 7AF	No reps	Consent granted with conditions
6	22/02561/FUL 92 Maidenhead Road, Stratford upon Avon CV37 6XY	No reps	Permission granted with conditions
7	22/01552/FUL 6 Trinity Street, Stratford-upon-Avon, CV37 6BL	No reps to amended reduced scheme	Permission granted with conditions
8	22/01553/LBC 6 Trinity Street, Stratford-upon-Avon, CV37 6BL,	No reps to amended reduced scheme	Consent granted with conditions
9	22/01800/COUG 30 Meer Street, Stratford-upon-Avon, CV37 6QB	No reps	Prior approval refused
10	22/01816/VARY Land At Timothys Bridge Road, Stratford-upon-Avon, CV37 9YL	No reps	Permission granted
11	22/02661/TREE Avon House, The Rookery, Alveston, Stratford-upon-Avon, Warwickshire	No reps subject to Tree Officer approval. Would like to see replacement trees	Consent granted with conditions
12	22/02693/TREE Land north-east of Bridge 68, of South Stratford Canal, Stratford-upon-Avon.	No reps	Consent granted with conditions
13	22/02821/TREE 15 Alcester Road, Stratford-upon-Avon	No reps subject to Tree Officer approval	Consent granted with conditions
14	22/02133/VARY 387 Birmingham Road, Stratford-upon-Avon, CV37 0RF,	In light of the fact that planning permission has been granted for a dwelling on the site, providing there are no additional impacts on neighbours or trees, the TC would respond with no reps	Permission granted

15	22/02616/AAPA Mulberry Croft, Birmingham Road, Bishopton, Stratford-upon-Avon CV37 0RN	No reps	Prior approval refused
16	22/02566/FUL 74 Bull Street, Stratford-Upon-Avon, Warwickshire, CV37 6DS	No reps	Permission granted with conditions
17	22/02341/FUL Shakespeares Birthplace, Henley Street, Stratford-Upon-Avon, Warwickshire, CV37 6QW	No reps	Permission granted with conditions
18	22/02439/FUL 27 Birmingham Road, Stratford-upon- Avon, CV37 0AA	No reps	Permission granted with conditions
19	22/02342/LBC Shakespeares Birthplace, Henley Street, Stratford-Upon-Avon, Warwickshire, CV37 6QW	No reps	Consent granted with conditions
20	22/02335/FUL Swan Court , Banbury Road, Stratford- Upon-Avon, Warwickshire CV37 7HG	No reps	Permission granted with conditions
21	22/02432/ADV 24-26 , Bridge Street, Stratford-Upon- Avon, Warwickshire CV37 6AD	No reps	Consent granted with conditions
22	22/02607/FUL 5 Exhall Close, Stratford-upon-Avon, CV37 7HE	No reps	Permission granted with conditions
23	22/02632/FUL 124 Tiddington Road, Stratford-upon- Avon, CV37 7BB	No reps	Permission granted with conditions
24	22/02663/NDAZ Bridge House, 3 Timothys Bridge Road, Stratford Enterprise Park, Stratford- uponAvon CV37 9NQ	No reps	Prior approval granted
25	22/02669/ADV 21 - 23 Sheep Street, Stratford-upon- Avon, CV37 6EF	No reps	Consent granted with conditions

5) Any Other Business

5(a) No other business.

Admin Officer – 2.11.22