

**STRATFORD-UPON-AVON TOWN COUNCIL**

**PLANNING CONSULTATIVE COMMITTEE**

**MINUTES (Pages 1-11)**

08 February 2022

Held at the Town Hall

**Present**

Cllr D Curtis	Cllr J Fradgley
Cllr W Dowling	Cllr Jackson
Cllr J Fotjik	Cllr Lee
Cllr I Fradgley	Cllr K Taylor

**Minutes Clerk:** Margo Galvin

**Speakers:** Gary Stephens and George Smith representing Marrons Planning. It was noted that Andrew Winstone of Bloor Homes was unable to attend due to illness.

125. Apologies for Absence

Apologies were received from Cllr V Alcock and Mr Neil Pearce (Planning Consultant, Avon Planning Services).

126. Declarations of interest on items on the agenda

There were none.

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

None were received.

128. To grant any requests for dispensation as appropriate.

None were received.

129. Consultation Presentation on Pre-Planning Applications.

Bloor Homes and Marrons Planning – land south of Rosebird Centre, Shipston Road

Bloor Homes control the land off Shipston Road and wish to bring forward its development for commercial buildings for Canal Quarter uses and residential development, reflecting the proposals in the emerging Site Allocations Plan. Following their presentation to the PCC in August 2021, Bloor Homes and their consultant, Marrons Planning, have been preparing a planning application. Gary Stephens provided an update on the work undertaken so far. The key points are summarised below:

### Planning application

The full application is currently being prepared and will be for 244 dwellings and creation of access to Shipston Road and associated highway works, garages, parking, landscaping, drainage works and features, open space and infrastructure; there will also be an outline application for the development of up to 3ha of land for business uses (Use Class E (g), B2, B8, and builders merchants) including parking, landscaping, drainage, and associated infrastructure (all matters reserved).

### Assessments

The assessments required by Stratford District Council will be:

- Planning Statement
- Design and Access
- Transport Assessment and Travel Plan
- Ecological Assessment
- Flood Risk and Drainage Statement
- Noise and Air Quality
- Heritage and Archaeology
- Landscape and Visual Impact
- Climate Change Checklist (Andrew Winstone would be able to provide more information about this aspect, if required)

### Next steps

The application is due to be submitted within the next four weeks. The Chair advised that once the application has been submitted, the Planning Consultative Committee would formally consider it at a future meeting when the applicants would be given the opportunity to provide further information and answer questions.

### **Questions were then invited.**

A Councillor asked if the applicant had discussed the proposed development with the County Highways team, given that over 240 dwellings will be located in an already packed infrastructure between this site and the town.

Mr Stephens confirmed that they had engaged with Highways who require them to use their model. The modelling will form part of the Transport assessment that will be submitted with the application.

A Councillor asked if cycling routes had been factored into the development.

Mr Stephens advised that the plans will include a pedestrian/cycle link that will connect to both the existing cycle link by the Waitrose roundabout on Shipston Road and the Tramway. County requirements will be factored into the design.

A Councillor asked how this development aligns with the Core Strategy as he did not believe that it currently forms part of the strategy. He also asked if the scheme will fit in with the Town Development Plan as it is outside the town boundary (it is a greenfield site).

The Chair noted that the proposed development does sit within the town boundary, although it is not within the defined built-up area. It is contrary to the Core Strategy in this respect. The emerging Site Allocation Plan seeks to use this area to deliver the Canal Quarter regeneration plan and for housing, although it was noted that the plan has not advanced as quickly as hoped. There are employment and economic benefits to this going ahead. The proposed scheme also provides the potential to control the disused railway line and to connect to the public footpaths network.

A Councillor asked what leisure facilities would be provided on the development, given that it includes a good percentage of green areas.

Mr Stephens replied that three play areas and a circular walking route are planned for the site. Sports pitches had been considered, but the District Council's evidence showed that there is already good provision in the town. Therefore, no pitches have been included in this development.

A Councillor asked if gas boilers would be provided in the dwellings, given these will soon be phased out in new housing.

Mr Stephens responded that, if the application get permission, it will comply with current building regulations.

A Councillor asked if there would be one access route onto the new development from the Shipston Road.

Mr Stephens confirmed this would be the case and that there would be separate access points within the site to the housing and business areas. There is also the potential to provide pedestrian access between the new development and the Waitrose area.

The Chair thanked Mr Stephens for his presentation. Mr Stephens and Mr Smith then left the meeting.

130. 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.

131. To approve the draft Open Minutes of the Planning Consultative Committee Meeting held on 14 December 2021.

The Minutes of the Planning Consultative Committee meeting held on 14 December 2021 were approved as a correct record.

132. List of planning applications deferred from the Chairman's Actions meeting on 02 February 2022 with any additional items deferred from the Chairman's Actions meeting on 07 February 2022.

There were none.

133. To note action of the Town Clerk after consultation with the Chairman (or their substitutes) and Avon Planning Services on 02 February 2022.

The actions were noted. The Chairman's Actions meeting on 02 February 2022 and the Additional Chairman's Action remote meeting on 07 February 2022 were both attended by Cllr I Fradgley and Cllr Dowling.

	<b>Application No</b>	<b>Site</b>	<b>Proposed Development</b>
1	21/00109/FUL	Land To the Side and Rear Of 2 – 14 (evens), Brownlow Drive	AMENDED – Amended fencing plan received in response to officer concerns.
2	21/04014/FUL	Hillside, Warwick Road	Retrospective planning consent for the erection of a detached carport.
3	21/04025/FUL	5 Welcombe Road	Alteration and refurbishment including raising of existing gables and new fenestration.
4	21/04036/FUL	5 Pine Close	First floor extension to the north to create a new bedroom including internal alterations. Insertion of bi-folding doors to breakfast area and replace all existing hardwood windows with UPVC double glazed windows.
5	21/04045/ADV	Unit 9B, Avenue Farm	Illuminated free standing Triumph pylon sign Illuminated free standing Honda totem sign.
6	21/04072/FUL	68 Tiddington Road	Proposed rear and side extensions, external and internal alterations.
7	21/04077/FUL	49 Orchard Way	Erect a single storey extension and first floor extension at the side.

<b>8a</b>	21/03905/FUL	The Old Slaughterhouse , Sheep Street	<p>The proposed development aims to create a more flexible and usable space for the charity and help them to widen their offering and diversify their income streams. This development is key to supporting Escape Arts as they recover from the pandemic and for them to offer more services to the community.</p> <p>The current building has a lack of private space and can only realistically support one group at a time. The proposal creates a flexible environment that has strong links with the outside area yet can offer covid secure space that can easily be subdivided.</p> <p>All works will be to the contemporary part of the building, with only the front wall to the existing building altered. The curtain walling to the 2014 extension will be removed and the entrance moved forward. Bi-fold glazing will be added to the front and side of the structure to allow the space to be completely opened up, but also used as a separate space when needed. All materials will be as existing.</p>
<b>8b</b>	21/03906/LBC	The Old Slaughterhouse Sheep Street	<p>The proposed development aims to create a more flexible and usable space for the charity and help them to widen their offering and diversify their income streams. This development is key to supporting Escape Arts as they recover from the pandemic and for them to offer more services to the community.</p> <p>The current building has a lack of private space and can only realistically support one group at a time. The proposal creates a flexible environment that has strong links with the outside area yet can offer covid secure space that can easily be subdivided.</p> <p>All works will be to the contemporary part of the building, with only the front wall to the existing building altered. The curtain walling to the 2014 extension will be removed and the entrance moved forward. Bi-fold glazing will be added to the front and side of the structure to allow the space to be completely opened up, but also used as a separate space when needed. All materials will be as existing.</p>
<b>9</b>	22/00108/TREE	68 Tiddington Road	G1 – Leylandii x9 – Remove.

10	22/00117/TREE	33 Sheep Street	T1 – Cherry – Fell T2, T3, T4, T5 – 4x Conifers – Fell.
11	22/00034/FUL	189 Loxley Road	Single storey rear extension, front porch. First floor extension to bedrooms.
12	22/00045/ADV	The Maybird Centre, Unit F1, Birmingham Road	New Flex face fascia sign.
13	22/00062/FUL	164 Evesham Road	Construction of front porch and single storey rear extension.
14	22/00119/TREE	Shottery St Andrews CE Primary School, Hathaway Lane	08U1 – Betula Pendula 'tristis' – Formative prune 0R6P – Malus Domestica – Formative prune 0R6Q – Malus Domestica – Formative prune 0R6R – Malus Domestica – Formative prune 0R6S – Abies Alba – Fell; 0R6V – Malus Domestica – Formative prune 0R70 – Corylus Avellana – Coppice remaining Hazel 0R71 – Betula Pendula – Fell; 0R73 – Betula Pendula – Prune/tip back 1 metre from building 0R74 – Betula Pendula – Remove deadwood 0R75 – Betula Pendula – Remove deadwood 0R77 – Prunus Avium – Urban prune.
15	22/00118/TPO	The Willows CE Primary School, The Willows North	T1 – Golden Weeping Willow (0QCK) – Crown lift to 4m all round; deadwood removal, major only T2 – Ash (0R6C) – Deadwood removal, major only T3 – Ash (0QDB) – Deadwood removal, major only T4 – Ash (0QDA) – Deadwood removal, major only Routine maintenance works following tree safety inspection.
16	22/00091/FUL	Baraset House, Wellesbourne Road, Alveston	Erection of detached garage building.
17	22/00095/FUL	30 Hunts Road	Proposed rear single storey extension and side first floor extension over part garage.

<b>18</b>	21/03730/FUL	2 Martin Close	Change of use from amenity land to residential garden land and re-siting and replacement of boundary fence.
<b>19</b>	22/00176/TREE	47A Tiddington Road	T1 – Lime – Crown reduction of 30% reducing height from approx. 18 metres to approx. 12 metres.
<b>20</b>	21/04024/LBC	The Four Teas, 24 Sheep Street	The proposal seeks to add a small, glazed link extension between 24 & 25 Sheep Street. There is also a change of use requirement to 25 Sheep Street from shop to restaurant.
<b>21</b>	22/00089/FUL	20 Main Street, Tiddington	Replacement of existing single detached timber garage with detached brick and block-built garage in the same location.
<b>22a</b>	21/03685/FUL	Stratford-upon-Avon Library, 12 Henley Street	Replacement of 13No softwood framed single glazed windows with double glazed aluminium framed windows.
<b>22b</b>	21/03543/LBC	Stratford-upon-Avon Library, 12 Henley Street	To remove and dispose of existing timber windows 1 to 13 on drawings 123098/1 to 3, replace with new polyester powder coated aluminium double-glazed windows to meet current Building Regulations; insulation values to Part L, glazing to Part N, and trickle ventilation to Part F.
<b>23</b>	22/00159/FUL	6 Masefield Road	Proposed rear single storey extension and alterations.
<b>24</b>	22/00171/FUL	24 Hathaway Green Lane	Proposed single storey rear and side extensions with internal alterations.
<b>25</b>	22/00124/FUL	17 Bordon Place	Proposed ground floor extension to the rear of the property removing the existing extension.
<b>26</b>	21/04049/FUL	Grove House, 9 Eton Road	New front porch with internal alterations to enlarge lobby, create cloaks & remodel WC. Erection of a single storey side and rear extensions to form store, utility, kitchen, dining & snug. First floor alterations to reduce bedrooms to three bedrooms and loft

			conversion to create two further bedrooms and bathroom.
27	22/00018/LBC	Town Hall, Sheep Street	Conservation of Shakespeare Statue on Sheep Street elevation.
28	22/00039/FUL	Pennyford, The Avenue, Bishopton	Single storey rear extension.
29	21/03975/VARY	387 Birmingham Road	Variation of condition 2 of application reference 20/02891/FUL, Date of Decision: 09/06/2021 to create more living area and more natural light in the property. Original description of development: Construction of a 2-storey, 4-bedroom dwelling and associated landscaping.

1	22/00222/LDE	198 Evesham Road, Stratford- upon-Avon, CV37 9AS	Certificate of lawfulness for existing single storey outbuilding
2	22/00184/FUL	Maybird Retail Park, Unit O, Birmingham Road, Stratford- Upon-Avon, CV37 0HZ	Proposed siting of extraction equipment, shopfront alterations and advertisement consent for new signage
3	22/00185/ADV	Maybird Retail Park, Unit O, Birmingham Road, Stratford- Upon-Avon	Fascia sign x 1
4	21/04026/FUL	8 Moreton Close, Stratford-upon- Avon, CV37 7HB	Retrospective planning permission for single storey rear and front extensions that have been built not in accordance with planning permission ref. 19/02487/FUL. Changes to the original scheme include amended roof design from parapet to fascia and soffit; position of the window and patio doors in the rear extension; external finishes from approved render to cladding and painted brickwork.



5	22/00226/TREE	30 College Lane, Stratford-upon-Avon, CV37 6BS	-T1: Silver Birch: Re pollard to approx. 3m in height and shorten branch on east side by 0.5m to the next suitable growth point -T2: Laurel Bush: reduce in height by 0.5m.
6	22/00179/FUL	Rookery House, The Rookery, Alveston, CV37 7QP	The works proposed include: - raising the height of the garage by some 570mm to align gutters, soffits and fascias with the adjacent main house - amending the roof pitch and materials (slate will replace clay tiles) to match the main house - incorporating two dormer windows and a new door, all facing the road. This will help harmonise with the main house design, add interest and enhance the street scene compared with the large expanse of featureless wall and roof associated with the existing garage - adding a small window to one gable wall and substitute another window on the other gable wall for the window currently there. This new window would be provided in the style of the main house windows- Georgian rather than small pane leaded lights - re-positioning and re-sizing two Velux windows to the rear of the garage, invisible to all but the owners - painting the brickwork an off- white pastel shade consistent with the local vernacular of adjacent buildings - incorporating detailed design features from the main house such as soldier bricks above windows and doors. The re-design would use the existing foundations, service provision and brickwork but build upon this to achieve the re-design consistent with the main house. This approach, which builds upon what is there already, is deemed the most sustainable and has no adverse environmental impacts on surrounding area, either above or below ground.
7	22/00286/TEL28	Ferry Inn, Ferry Lane, Alveston, Stratford-upon-Avon CV37 7QX	BT intends to install fixed line broadband electronic communications apparatus at WP1: new 9m light pole at The Ferry.
8	22/00264/FUL	11 Rushbrook Road, Stratford-	Proposed single storey rear lean-to extension and two roof lights to master bedroom

		Upon-Avon, CV37 7JW	
<b>9</b>	22/00265/FUL	1 Avon Crescent, Stratford- Upon-Avon, CV37 7EU	Erection of a ground floor extension to create an open plan kitchen/dining area in the rear, a utility room, wet room and playroom in the side extension. First floor to create an extra bedroom and in the loft creates an en-suite. All materials to match existing materials present in current building
<b>10</b>	21/04023/FUL	The Four Teas, 24 Sheep Street, Stratford- Upon-Avon, CV37 6EF	The proposal seeks to add a small, glazed link extension between 24 & 25 Sheep Street. There is also a change of use requirement to 25 Sheep Street from shop to restaurant.

#### 134. Street Trading and Licensing Applications

134a. There were no street trading applications pertinent to the Town Council.

134b. The following licensing applications are pertinent to the Town Council:

- i. Application for sale of alcohol at The Dough House, 9 Ely Street, Stratford-upon-Avon, CV37 6LW.
- ii. Application for sale of alcohol at Yorks Café, Unit 17 Bell Court, Stratford-upon-Avon, CV37 6EX
- iii. Application for sale of alcohol at Shottery Memorial Hall, Hathaway Lane, Shottery, Stratford-upon-Avon, CV37 9BL
- iv. Application for sale of alcohol at Warwickshire Golf Sim, King Lear House, Stratford Technology Park, Innovation Way, CV37 7GZ

No objections to these applications were raised.

#### 135. Notices of decision

These were noted. The Chair commented that there had been 21 decisions and that the Town Council had responded No Reps in all cases. All 21 were agreed, indicating that the Town Council's decisions continue to be in line with those of the District Council.

#### 136. Any Other Business

136a. Street naming and numbering consultation – 114 Shipston Road, Stratford-upon-Avon, CV37 7LR.

This relates to a planning application for three houses on this site, previously noted by the Planning Consultative Committee. The proposed name is 'Bothwell Gate' in memory of the previous landowner. There were no objections to the proposed name and it was noted that the Town Council appreciated the applicant putting their suggestion forward to them for consideration.

137. Chairman's Verbal Report

The Chair advised that a large street naming exercise will be coming forward for the Bloor Homes development on Alcester Road. It is expected that there will be at least 10 roads to be named and the developers would like to talk to the Committee about potential themes.

The Chair proposed that this should be discussed at the next Planning Consultative Committee on 01 March. Councillors were asked to come forward with potential themes.

**Action:** Cllr T Lee to send to circulate the list of existing and suggested street names/themes before the next meeting.

138. Requests for Alterations of Recommendation

None were received.

139. To register, when necessary, a representative from the Planning Consultative Committee to virtually attend the Stratford District Council Planning Meeting on Wednesday 16 February 2022 and/or Wednesday 02 March 2022, if required.

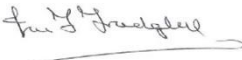
It was noted that none of the items on the agenda for 16 February are relevant to Stratford. No agenda for 02 March has been published yet.

140. To appoint substitutes for the next Chairman's Actions on Wednesday 23 February, if required.

Both Cllr Ian Fradgley and Cllr W Dowling (Vice Chair) confirmed that they would be able to attend, and that Cllr Taylor would act as substitute if needed.

*The meeting closed at 19.10.*

*Date of next meeting: Tuesday 01 March 2022 at 6pm if on Zoom (to be advised) or at 6.30pm at the Town Hall.*

Signed: 

Chairman of Planning Committee