

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES (Pages 1-19)

09 April 2024

Held at the Town Hall

Present

Cllr V Alcock	Cllr R Harding
Cllr I Fradgley	Cllr T Lee
Cllr J Fradgley	Cllr L MacDonald

Planning Consultant: Mr Neil Pearce (Avon Planning Services)

Minutes Clerk: Margo Galvin

Not present: Cllr K Rolfe

Registered speakers: there were none.

The Chair noted that the following Planning Application had been deferred from the Chairman's Action Meeting on 03 April 2024:

23/03277/FUL: General Site, Bards Walk, Stratford-Upon-Avon, Warwickshire CV37 6EY - Creation of 19 dwellings through change of use at first and second floors and part of ground floor, to create 18 residential units, to include alterations and extensions to the existing building; construction of one further dwelling within existing service yard on Meer Street; internal changes to small elements of existing ground floor space to create central residential circulation core, as well as refuse/cycle store (with no changes to existing ground floor retail units); and provision of five parking spaces for residential use within existing service yard.

No applications had been deferred from the Additional Chairman's Action meeting held on 08 April 2024.

116. Apologies for Absence

Apologies were received from Cllr J Fojtik.

117. Appointment of Deputy Chair of the Planning Consultative Committee for the remainder of the municipal year.

Following the recent death of Cllr Bill Dowling, there was a requirement for a new Deputy Chair of the Planning Consultative Committee to be appointed. Cllr Alcock was

proposed for the role and a vote was taken. It was unanimously agreed that Cllr Alcock be appointed as Deputy Chair.

118. Declarations of interest on items on the agenda

There were none.

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

None were received.

120. To grant any requests for dispensation as appropriate.

None were received.

121. Consultation Presentation on Pre-Planning Applications.

There were none.

122. Public Participation of non-agenda items on matters under which the Council has control or is a consultative body.

No members of the public were present.

123. To approve the draft open minutes of the Planning Consultative Committee meeting held on 27 February 2024.

The minutes of the meeting held on 27 February 2024 were approved as a correct record.

124. List of planning applications deferred from the Chairman's Actions meeting on 03 April 2024 with any additional items deferred from the Additional Chairman's Actions meeting on 08 April 2024.

23/03277/FUL: General Site, Bards Walk, Stratford-Upon-Avon, Warwickshire CV37 6EY - Creation of 19 dwellings through change of use at first and second floors and part of ground floor, to create 18 residential units, to include alterations and extensions to the existing building; construction of one further dwelling within existing service yard on Meer Street; internal changes to small elements of existing ground floor space to create central residential circulation core, as well as refuse/cycle store (with no changes to existing ground floor retail units); and provision of five parking spaces for residential use within existing service yard.

(No applications had been deferred from the Additional Chairman's Action meeting.)

The Planning Consultative gave a presentation and the following points were noted:

Background:

History: 17/02921/FUL - Conversion of upper floor to create 7 apartments (reduced from initial proposal of 10) at first floor, including the removal of parts of the roof to provide outdoor private terrace areas – this application was approved on 30 August 2018.

At that time the Town Council supported the principle of this development which sought to utilise vacant first floor accommodation for residential uses. It was felt this would add to the viability and vitality of the Town Centre.

The proposed scheme

The following points were noted:

- Overall, the new application is not very different from the 2018 application, although the new application now includes extensions.
- The site touches on three roads: Meer Street, Wood Street and Henley Street (there is no current access to the site from Henley Street).
- The application includes an additional new dwelling in Meer Street, filling a current gap.
- Ground floor retail facilities are retained.
- The 19 dwellings will comprise 5 x 1-bedroom apartments, including 2 studios; 10 x 2-bedroom apartments and 4 x 3-bedroom duplex apartments over 2 levels.
- There is some outdoor communal space, but no private areas.
- There will be a bin store and 18 bike spaces with lockers – both under cover.
- A lift will be installed.

Planning issues

The Planning Consultant noted the following points for consideration:

- Some of the dwellings do not appear to meet minimum space standards.
- The proposed new dwelling facing onto Meer Street represents a significant change to the street scene.
- The service yard may not provide enough turning space for cars.
- Parking is likely to be an issue – only five spaces have been included on the plan for the 19 dwellings; it is not clear how parking would be managed e.g. would it be on a first-come first-serve basis? The applicant has stated that a parking survey had been conducted and it was felt that residents would be able to apply for street parking permits in zone S2.
- Given that this will be a town centre development, a robust, enforceable construction environmental management plan must be implemented.

Points of clarification

The following points were noted:

- Recognising Councillors' concerns about parking, the Town Council could submit that there should be no on-site car parking. The County Council rarely objects to planning applications when there is no parking included.
- The council might request that the designated parking area be kept clear as a service area, with vehicular access limited to delivery vehicles.
- There is some provision for solar panels on the areas of flat roofing.
- Given that this will be a town centre development, construction traffic is likely to cause considerable disruption in Meer Street; this will need to be managed properly.
- The site of the proposed new build on Meet Street would need archaeological investigation.

Councillors then went into debate and the following points were noted:

- It is unclear who will be entitled to a parking permit at the site if there will only be five spaces for the 19 dwellings.
- There were concerns that there would be a continuous flow of traffic into/out of the parking area when residents sought a parking space.
- Councillors felt that the parking survey conducted by the applicant was inadequate given that it was conducted at night and parking is mainly an issue during the day
- Parking zones S2 and S4 should be more tightly defined as it appears the applicant is unclear about the boundaries of the two zones.
- It was suggested that there should be no parking on site
- SDC should identify some way for people with cars who wish to live in the town to have access to sensible parking. It should not be assumed that residents should automatically have parking next door to their property.
- This application is larger than the first iteration presented in 2018.
- It is pleasing that pvs have been retained in this application.
- It was felt that the site is slightly over-developed. Can the 19 dwellings be reduced?
- There was concern that some of the dwellings do not meet minimum space requirements.
- One of the proposed dwellings sits on concrete stilts above the proposed parking area. It seems like an anomaly within the overall scheme and looks awkward.

- The additional new dwelling proposed on Meet Street is concerning because it is merely filling a gap; it also narrows the entrance to the service yard.
- Overall, Councillors liked the principle of the development but felt that the current proposal is not quite right. A meeting between the Town Council and the applicant would, therefore, be welcomed.

A vote was then taken.

It was PROPOSED, SECONDED AND AGREED unanimously to submit a HOLDING OBJECTION to the proposed scheme with the following comment:

While the principle of the development is generally supported by the Town Council, a holding objection is submitted for the following reasons: There is a real concern that having 5 parking spaces on the site would encourage car ownership on the site and people accessing the service yard speculatively to see if there is a space for them. Removing these spaces puts all residents on a level playing field and would prevent cars from using Meer Street and Henley Street unnecessarily. The service yard should be retained as a service yard for deliveries and emergency vehicles and not be cluttered by parked cars.

The new dwelling on stilts adds to the constraints of the service yard and, arguably, is out of context with the existing buildings in Meer Street. The Town Council does not support this new building.

The District Council must impose the Nationally Described Space Standards as it appears these are not being met in some of the units.

If planning permission is forthcoming there should be planning conditions dealing with CEMP, cycle charging points, additional town centre litter bins and archaeology.

The Town Council would be willing to meet the applicant and Planning Officer to discuss these issues.

125. To note action of the Town Clerk after consultation with the Chair (or their substitutes) and Avon Planning Services on 03 April 2024.

The actions were noted. The Chairman's Action meeting on 03 April 2024 was attended by Cllr I Fradgley and Cllr V Alcock. The Additional Chairman's Action meeting on 08 April 2024 was attended by Cllr I Fradgley and Cllr V Alcock. The following applications were discussed and the respective observations recorded:

Chairman's Actions meeting – 03 April 2024:

Application No	Address	Proposed Development	Observations
1	23/03277/FUL	General Site, Bards Walk, Stratford-Upon-	Creation of 19 dwellings total through change of use at first and
			Objection for the following reason:

	WELCOMBE	Avon, Warwickshire CV37 6EY	second floors and part of ground floor, to create 18 residential units, to include alterations and extensions to the existing building; construction of one further dwelling within existing service yard on Meer Street; internal changes to small elements of existing ground floor space to create central residential circulation core, as well as refuse/cycle store (with no changes to existing ground floor retail units); and provision of five parking spaces for residential use within existing service yard	This application will be considered at the PCC meeting on 9 April.
2	24/00610/FUL ORCHARD HILL	116 Loxley Road, Stratford-Upon-Avon, Warwickshire, CV37 7DS	Proposed two storey extension to front including extending the existing dropped curb, and extending the parking area with permeable resin/tarmac	No representation
3	24/00300/FUL AMENDMENT BISHOPTON	6 Trevelyan Close, Stratford-Upon-Avon, Warwickshire, CV37 9LJ	Proposed single storey side extension	No reps subject to a Construction Environmental Management Plan condition due to the existing problems associated with on street parking in the area and the potential clash of delivery and construction traffic.
4	24/00065/FUL WITHDRAWN TIDDINGTON	Fieldings, Alveston Lane, Alveston, Stratford-upon- Avon CV37 7QD	Removal of three storey detached dwelling, garage and outbuildings, and replacement with single two storey detached dwelling, together with associated external works and landscaping.	WITHDRAWN
5	24/00557/FUL BISHOPTON	The Pump House, Bishopton Lane, Bishopton, Warwickshire CV37 9QY	Conversion of an existing former coach house ancillary to the main house, internal alterations, installation of new windows and doors within the curtilage Listing	No representation
6	24/00558/LBC BISHOPTON	The Pump House, Bishopton Lane, Bishopton, Warwickshire CV37 9QY	Conversion of an existing former coach house ancillary to the main house, internal alterations, installation of new windows and doors within the curtilage Listing	No reps, subject to the Conservation Officer's approval.
7	24/00500/LBC GUILDHALL & BRIDGETOWN	1-1A Wood Street, Stratford-Upon-Avon, Warwickshire CV37 6JE	External alterations including new clock, new hanging sign and faux box hedge. Existing shop frontage to be redecorated with new sign panels and new security door in black (ral 9005). Alterations to ground floor including the addition of a new customer WC and 2no. offices and store to the rear of the	No reps, subject to Conservation Officer approval.

			retail area. Removal of staircase to first floor and infill floor area and addition of staff WC within the basement.	
8	24/00499/FUL GUILDHALL & BRIDGETOWN	1-1A, Wood Street, Stratford-Upon-Avon, Warwickshire CV37 6JE	External alterations including new clock, new hanging sign and faux box hedge. Existing shop frontage to be redecorated with new sign panels and new security door in black (ral 9005) together with internal alterations	No representation
9	24/00568/FUL GUILDHALL & BRIDGETOWN	School House, Broad Street, Stratford-Upon-Avon, Warwickshire CV37 6HN	Re-roofing of existing roof to existing rear extension	No representation
10	24/00429/FUL WELCOMBE	7 Shakespeare Street, Stratford-upon-Avon, CV37 6RN	Conversion of ground floor and amalgamation of first floor flat to create 1no. dwelling. Demolition of outdoor WC and lean to. Alterations to single storey rear extension to include alterations to roof and addition of uPVC patio door. Replacement of existing timber windows on rear elevation with uPVC windows. New external wall insulation.	No representation
11	24/00430/LBC WELCOMBE	7 Shakespeare Street, Stratford-upon-Avon, CV37 6RN	Conversion of ground floor and amalgamation of first floor flat to create 1no. dwelling. Demolition of outdoor WC and lean to. Alterations to single storey rear extension to include alterations to roof and addition of uPVC patio door. Replacement of existing timber windows on rear elevation with uPVC windows. New external wall insulation.	No reps, subject to Conservation Officer approval.
12	24/00192/FUL WITHDRAWN BISHOPTON	The Cedar House, 17 Sidelands Road, Stratford-Upon-Avon, Warwickshire CV37 9DS	Intend to install an air to water heat pump	WITHDRAWN
13	24/00693/FUL AVENUE	Beaudesert, The Avenue, Bishopton, Stratford-Upon-Avon Warwickshire	Erection of a rear gazebo 8m x 3.9m in footprint (31.2sqm), with an eave height of 2.32m and a ridge height of 3.58m, and associated works.	No representation
14	23/03127/FUL WELCOMBE	Shakespeare Centre, Henley Street, Stratford-Upon-Avon,	Repairs and refurbishment to the existing building to include new entrance doors to Henley Street and Guild Street, replacement of	No representation

		Warwickshire CV37 6QW	rooflights and roof finishes, new ventilation ducts/condenser units and removal of white paint back to natural brick face on part of Henley Street elevation.	
15	23/03128/LBC WELCOMBE	Shakespeare Centre, Henley Street, Stratford-Upon-Avon, Warwickshire CV37 6QW	Repairs and refurbishment to the existing building to include new entrance doors to Henley Street and Guild Street, replacement of rooflights and roof finishes, new ventilation ducts/condenser units and removal of white paint back to natural brick face on part of Henley Street elevation as well as internal repairs and refurbishment to include lighting/electricals, heating and internal alterations.	No reps, subject to Conservation Officer's approval.
16	24/00635/FUL TIDDINGTON	115 Loxley Road, Stratford-upon-Avon, CV37 7DS	Demolition of existing 3-bedroom detached house and construction of 4-bedroom detached Passivhaus.	No representation

Tree applications

1	24/00628/TREE WELCOMBE	22 Welcombe Road, Stratford-upon-Avon, CV37 6UJ	T1 - common lime - Reduce by 50% level with mistletoe.	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to
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				remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
2	24/00605/TREE GUILDHALL & BRIDGETOWN	58 Waterside, Stratford-Upon-Avon, Warwickshire, CV37 6BA	T1 - leylandii - Fell T2 - leylandii - Fell T3 - leylandii - Fell T4 - leylandii - Fell	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
3	24/00603/TREE GUILDHALL & BRIDGETOWN	Theatre Gardens, Waterside, Stratford- upon-Avon	T1 - crack willow - To remove 2 large partially failed limbs over the footpath, lifting of the limb directly over the footpath to 3.5m and thin out by 30%to reduce load on lower extended limb	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly

				<p>healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.</p>
4	<p>24/00604/TREE GUILDHALL & BRIDGETOWN</p>	<p>Avonbank Garden, Southern Lane, Stratford-upon-Avon</p>	<p>T1 - lime (<i>Tilia cordata</i>) - To pollard down by approximately 6m removing an upper died back crown leaving a stem for regrowth</p>	<p>The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.</p>
5	<p>24/00515/DDT WELCOMBE</p>	<p>Visitor Information Centre, Bridgefoot, Stratford-upon-Avon, CV37 6YY</p>	<p>-T1 rowan - Fell. (Dead. Replacement planting required). -T2 alder - ivy clad and excessively slender - Fell. (Replacement planting required).</p>	<p>FOR INFORMATION ONLY</p> <p>Notification has been received in relation to dead/dangerous tree/s at the above address. As the tree/s are dead/dangerous</p>

				<p>there is no requirement to go through the Conservation Area Notification for tree works (6-week process)/TPO application process.</p> <p>A Forestry and Landscape Officer has either visited the site or examined a report with photographic evidence and confirms that the works are necessary.</p>
6	24/00641/TREE TIDDINGTON	8 Ferry Lane, Alveston, Warwickshire, CV37 7QX	T1 - bamboo - Fell, T2 - lilac - Fell, T3 - apple - Fell, T4 - birch - Fell and T5 - robinia - Reduce/remove by 2m off height.	<p>The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.</p>
7	24/00653/TPO AVENUE	The Spinney, The Avenue, Bishopton, Stratford-Upon-Avon Warwickshire	- T1- oak - Reduce by roughly 2mtrs one lower branch back to bring back in line.	<p>The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works</p>

				<p>represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.</p>
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Additional Chairman's Action meeting 08 April 2024

Application No	Address	Proposed Development	Observations	
1	24/00588/FUL TIDDINGTON	75 Tiddington Road, Stratford-Upon-Avon, Warwickshire, CV37 7AF	Extensions to rear and internal alterations on ground and first floor along with modifications to the garage and gardens.	No representation
2	24/00716/FUL GUILDHALL & BRIDGETOWN	Parkfield Guest House, 3 Broad Walk, Stratford-Upon-Avon, Warwickshire CV37 6HS	Replacement single storey rear extension	No reps, subject to no adverse impact on neighbours.
3	24/00649/OUT SHOTTERY	Land Off, Cottage Lane, Shottery	Outline planning application seeking planning permission for two self-build/custom build dwellings.	The Town Council objects for the following reason: The Town Council is concerned about the type of application being used to secure permission. An outline application with all matters of detail being reserved does not demonstrate that the

				principle of the proposal for two houses on this site will not cause substantial or less than substantial harm on the setting of heritage assets, some of which are nationally important. A detailed application with a robust Heritage Assessment would be the appropriate route to take.
4	24/00677/FUL SHOTTERY	Land At, Garrick Way, Stratford-upon-Avon	Demolition of garages and the erection of 4no. maisonettes and associated development.	No representation
5	24/00527/FUL WELCOMBE	The Potting Shed Compound, The Hill, Warwick Road, Stratford-upon-Avon CV37 0NP	Erection of 5no. dwellings and associated development	In light of the extant planning permission (19/02395/FUL) the TC would submit no reps.

There were no additional tree applications.

126. Street Trading and Licensing Applications

126a. There were no street trading applications pertinent to the Town Council.

126b. The following licensing application was pertinent to the Town Council:

24/00357/LAPREM Stratford-on-Avon River Festival, The North Recreation, Swans Nest, Stratford-upon-Avon CV37 7PY.

Sale of alcohol, provision of regulated entertainment. Councillors raised no concerns.

127. Notices of Decision

The following decisions were noted:

	Site/Application No	STC Observations	SDC Decision
1	24/00233/TREE The Lea, Shottery Road, Stratford-Upon-Avon, Warwickshire, CV37 9QQ	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and	Consent with conditions

		ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	
2	24/00307/FUL 8 Gainsborough Road, Stratford-Upon-Avon, Warwickshire, CV37 9FA	No reps	Permission with conditions
3	24/00333/PVN Tappex, 108 Masons Road, Stratford-upon-Avon, CV37 9NT	Support the application for the following reasons: Pleased to see the roofs are being used for PV arrays	Prior approval not required
4	24/00118/VARY 7 Benson Road, Stratford-Upon-Avon, Warwickshire, CV37 6UU	No reps to changes providing there are no overlooking issues with neighbouring property.	Permission
5	23/03411/PVN Coventry And Warwickshire PCT, Stratford Healthcare, Arden Street, Stratford-upon-Avon CV37 6NQ	The TC supports the use of flat roofs on buildings within the Town for roof mounted PV arrays	Prior approval not required
6	23/02884/FUL 15 Flat 1, Alcester Road, Stratford-Upon-Avon, Warwickshire, CV37 6PH	No reps	Permission with conditions
7	24/00207/TREE The White House, Alveston Leys, Alveston, Stratford-Upon-Avon, Warwickshire	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands	Consent with conditions

		that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	
8	24/00291/TREE 74 Tiddington Road, Stratford-upon-Avon, CV37 7BA	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	Consent with conditions
9	23/02224/VARY King Edward VI School Sports Field And Pavilion, Manor Road, Stratford-upon-Avon	Holding objection is removed and replaced with no representation following confirmation that the proposal does not involve additional lighting.	Permission
10	23/03285/FUL Crowne Plaza, Bridgefoot, Stratford-Upon-Avon, Warwickshire, CV37 6YR	No reps	Refusal
11	24/00237/ADV Tesco, Birmingham Road, Stratford-Upon-Avon, Warwickshire CV37 0UA	No reps	Consent granted with Conditions

12	24/00170/FUL 88 Oakleigh Road, Stratford-Upon-Avon, Warwickshire, CV37 0DN	No reps	Permission with conditions
13	24/00354/TREE 9 Sequoia Mews, Shipston Road, Stratford-upon-Avon, CV37 7PZ	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	Consent with conditions
14	24/00245/TREE The Villare Hotel, 12 - 14 Warwick Road, Stratford-upon-Avon, CV37 6YW	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting	Consent with conditions

		new trees of a suitable native species in a suitable location for future generations to enjoy.	
15	24/00289/TREE 5 Ely Gardens, Stratford-upon-Avon, CV37 6FB	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	Consent with conditions
16	23/02714/FUL Quick Stop, 14 Greenhill Street, Stratford-upon-Avon, CV37 6LF	No reps	Refusal
17	24/00063/ADV Quick Stop, 14 Greenhill Street, Stratford-upon-Avon, CV37 6LF	No reps	Consent granted with conditions
18	23/03218/FUL Healthworks Fitness Centre, 15 Western Road, Stratford-upon-Avon, CV37 0AH	No reps	Permission with conditions
19	24/00349/TREE Stratford Lock Islands at Lucy's Mill and River Avon, Mill Lane, Stratford-upon-Avon.	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to	Consent with conditions

		maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	
20	23/01135/LBC Unit 1 And 2, 1A rear of 1Henley Street, Stratford-upon-Avon CV37 6PT	No reps to amended plans subject to Conservation Officer approval	Consent granted with conditions
21	23/03447/FUL 38 Main Street, Tiddington, Stratford-Upon-Avon, Warwickshire CV37 7AY	No reps	Permission with conditions
22	23/03448/LBC 38 Main Street, Tiddington, Stratford-Upon-Avon, Warwickshire CV37 7AY	No reps, subject to Conservation Officer approval	Consent granted with conditions
23	23/03448/LBC 7 Tiddington Road, Stratford-Upon-Avon, Warwickshire, CV37 7AE	No reps, subject to Conservation Officer approval	Permission
24	24/00254/LBC 12 Sheep Street, Stratford-Upon-Avon, Warwickshire, CV37 6EF	No reps, subject to Conservation Officer approval	Consent granted with conditions
25	24/00253/FUL 12 Sheep Street, Stratford-Upon-Avon, Warwickshire, CV37 6EF	No reps	Permission with conditions
26	24/00330/FUL 10 Marlowe Road, Stratford-Upon-Avon, Warwickshire, CV37 7LY	No reps	Permission with conditions

128. Any Other Business

There was none.

129. Chairman's Verbal Report

The Chair had nothing to report.

130. Requests for Alterations of Recommendation – for information (if any)

There were none.

131. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford District Council Planning meetings on 24th April 2024 at 6:00pm. The Chair noted that it is currently unclear if the planning application raised at this meeting would be raised at the next District Council Planning meeting. If it is, the Chair would need a substitute to attend on his behalf. Either Cllr Alcock or Lee should be able to attend.

132. To appoint substitutes for the next Chairman's Actions on 24 April 2024, if required.

Cllr Alcock will step in as Deputy Chair of the Planning Consultative Committee wherever possible. However, it was noted that, due to her workload, a further substitute may be required on occasions.

The meeting closed at 19.26.

Date of next meeting: Tuesday 30 April 2024, at 6:30pm

Signed:

Chair of Planning Committee