

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

MINUTES (Pages 1-10)

08 November 2022

Held at the Town Hall

Present

Cllr D Curtis	Cllr J Fradgley
Cllr W Dowling	Cllr R Harding
Cllr I Fradgley	Cllr T Lee

Minutes Clerk: Margo Galvin

Registered speakers

Mr Steve Bromley, representing Bromley Planning.

The Chair noted that no items had been deferred from the Chairman's Action meeting held on 02 November 2022 or the Additional Chairman's Actions meeting held on 04 November 2022.

081. Apologies for Absence

Apologies were received from Cllr K Taylor and Cllr T Jackson.

Not present: Cllr G Cleeve and Cllr J Fotjik

082. Declarations of interest on items on the agenda

Cllr Curtis advised that he has met with the Sibbasbridge developer to discuss options for this site (see item 085 below). He retains an open mind on the proposal.

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

None were received.

084. To grant any requests for dispensation as appropriate.

None were received.

085. Consultation Presentation on Pre-Planning Applications.

In attendance was Mr Steve Bromley representing Bromley Planning, who made a short presentation about the proposed redevelopment of the

Sibbasbridge building contractors site (off Evesham Road) for housing. (Sibbasbridge will relocate to a site more suitable to their needs.)

A previous application submitted in the summer had been withdrawn to allow the developer to address SDC's concerns, one of which was a perceived lack of marketing of the site for potential business use. Mr Bromley advised that the site has been marketed continuously since July 2022, but there has been no interest in developing it for commercial use.

A new application is therefore proposed, the key features of which are:

- demolition of all existing buildings on the site and erection of six dwellings (reduced from the previous seven to accommodate a passing bay). The design of the houses remains unchanged from the previous application; it was noted that the Planning Officer felt the design to be 'too suburban'.
- main vehicular access from Evesham Road, with secondary access at the rear linking the site to Seymour Road and Brownlow Road
- the redevelopment of an underused brownfield site for residential purposes with easy access to the town
- a significant improvement in the appearance of the site
- reduction in traffic accessing the site from Evesham Road, Brownlow Road and the track to the rear of the site
- other 'green' credentials including cycle storage facilities, compost bins and water butts provided at each property, bird nesting bricks and electric vehicle charging points.

Points of clarification

It was noted that, now the seventh dwelling has been removed from the proposal, there will be no obstruction of the view where the site's access road meets Evesham Road.

The housing mix comprises three-bedroomed properties of different sizes.

Each property will have its own waste collection bins. The bin lorries will stop on Evesham Road to collect.

Heat pumps and solar panels are not currently included in the proposal. Mr Bromley noted that the Town Council is keen to address issues of climate change and advised that this can be investigated as part of the proposal.

It was noted that local residents are concerned about the impact of the proposed development on Wheelbarrow Lane. Mr Bromley commented that this is a public right of access and therefore cannot be blocked off. However, it

seems unlikely that vehicles belonging to the new properties would want to use an unmade track when their main access to the site will be via Evesham Road.

It is expected that the revised application will be submitted to SDC within the next couple of weeks.

There being no further questions, the acting Chair thanked Mr Bromley who left the meeting.

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

There were none.

087. To approve the draft open minutes of the Planning Consultative Committee meeting held on 30 August 2022.

The minutes of the Planning Consultative Committee meeting held on 30 August 2022 were approved as a correct record.

088. List of planning applications deferred from the Chairman's Actions meeting on 02 November 2022 with any additional items deferred from the Additional Chairman's Actions meeting on 04 November 2022.

There were none.

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

The actions were noted. The Chairman's Action meeting on 02 November 2022 was attended by Cllr I Fradgley, Cllr W Dowling and the Planning Consultant, Mr N Pearce. The Additional Chairman's Action meeting on 04 November 2022 was attended by Cllr I Fradgley, Cllr W Dowling and Mr N Pearce.

	Application	Site	Proposed development
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
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
4	22/02861/FUL HATHAWAY	102 Alcester Road, Stratford upon Avon CV37 9DP	A two-storey extension proposal on the rear house
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)
6	22/02917/FUL TIDDINGTON	29 Townsend Road, Tiddington SV37 7DE	Proposed first floor side extension
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)
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)
9	22/02913/FUL TIDDINGTON	Mowbray House, 6A Tiddington Road, Stratford upon Avon CV37 7AE	Erection of gates
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.
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.
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 to the rear of the existing property as well as a conversion of external WC into a garden office space
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

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
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.
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.
18	22/03050/TREE GUILDHALL	3 Garden Row, Scholars Lane, Stratford-Upon-Avon, Warwickshire CV37 6HF	T1 - pine - Remove T2 - holly - Remove
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)).
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.
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
	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

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
22/02187/FUL WITHDRAWN	White Rose House, 13 College Street, Stratford-upon-Avon, CV37 6BN	Extension to the rear of the property.
22/02474/LBC WITHDRAWN	White Rose House, 13 College Street, Stratford-upon-Avon, CV37 6BN	Extension to the rear of the property.
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.
22/03024/FUL HATHAWAY	Drayton Manor Farm, Alcester Road, Stratford-upon-Avon, CV37 9RQ	Change of use of land from agriculture to outside storage.
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
22/03078/FUL BRIDGETOWN	163 Banbury Road, Stratford-upon-Avon, CV37 7HT	Single storey rear extension
22/03037/FUL BRIDGETOWN	192 Banbury Road, Stratford-Upon-Avon, Warwickshire, CV37 7HX	Proposed Single Storey Side & Rear Extensions with Two Storey Front Extension
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 northwest ground floor elevation.
	22/03167/TREE GUILDHALL	15-22 Scholars Lane, Stratford-upon-Avon, CV37 6HE	T1: Elderberry – Fell
	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
	22/02918/TPO WITHDRAWN	Cotswolde, 9 Sycamore Close, Stratford-upon-Avon, CV37 0DZ	T1 - lime – Fell

1	21/03559/FUL APPEAL GUILDHALL	1 - 7 Trinity Close, Stratford-upon-Avon, CV37 6BQ	Proposed alterations to the existing buildings to include one side extension to facilitate one additional new dwelling to create a total of 8 dwellings, enlargement of laundry/boiler room to link buildings, alterations to roof to include installation of new dormer windows and the installation of vehicular access off Old Town and associated parking area, landscaping and associated works
2	22/01912/FUL TIDDINGTON WITHDRAWN	The Flat, Frazier House, Main Street, Tiddington Stratford- upon-Avon	Conversion of ground floor studio and store to one bedroom flat
3			
	22/02691/FUL GUILDHALL WITHDRAWN	4 Brookvale Road, Stratford-Upon-Avon, Warwickshire, CV37 9QD	Formation of habitable room in roof space with rear door dormer and side gable build up
4			
	22/03016/FUL WELCOMBE	Boscote Cottage, 7 Mulberry Street, Stratford-Upon-Avon, Warwickshire CV37 6RS	Proposed New Lightwell to Basement, Two Storey Rear Extension and Loft Conversion
5	22/03066/LBC GUILDHALL	Chapel House, Mill Lane, Stratford-Upon-	Installation of Solar Panels on the roof

		Avon, Warwickshire CV37 6BJ	
6	22/03065/FUL GUILDHALL	Chapel House, Mill Lane, Stratford-Upon- Avon, Warwickshire CV37 6BJ	Installation of Solar Panels on the roof
7	22/02950/PVN WELCOMBE	Thomas Jolyffe School, Clopton Road, Stratford-upon-Avon, CV37 6TE	Proposed development 232 solar PV Systems
8	22/02779/LBC GUILDHALL	1 High Street, Stratford- Upon-Avon, Warwickshire, CV37 6AU	Internal and external drainage repairs and associated internal concrete floor reinstatement. External concrete plinth and below ground waterproofing repairs. Internal replacement partitions, doors, wall lining systems and floor coverings to basement area
9	22/03051/VARY TIDDINGTON	Riverside, Conifers, Tiddington Road, Stratford-Upon-Avon, Warwickshire CV37 7BD	Variation of condition 2 of planning permission 22/01118/VARY dated 5th July 2022 to allow for ground floor external facing materials to be changed from brick to natural stone, timber cladding changed from vertical light brown cladding to horizontal natural cladding, removal of 1no. rooflight on southwest elevation, removal of trellis screens to ground floor openings and fascias, soffits, stairs and pergola revised to natural timber. Planning permission 22/01118/VARY is an approved variation of 21/02294/FUL. Original description of development: Demolition of existing bungalow and garage. Construction of replacement dwelling.
10	22/03204/FUL GUILDHALL	Rose And Crown, 15 Sheep Street, Stratford- Upon-Avon, Warwickshire CV37 6EF	Replace existing asbestos roofing with bitumen roof sheeting to the outbuilding.
11	22/03205/LBC GUILDHALL	Rose And Crown, 15 Sheep Street, Stratford- Upon-Avon, Warwickshire CV37 6EF	Replace existing asbestos roofing with bitumen roof sheeting to the outbuilding.
12	22/03244/TPO Bridgetown	Land Adjacent To, 1 Saturn Way, Stratford- upon-Avon	-T1 (in cluster G3 of TPO 448) - Yew – Fell

13	22/01618/FUL AMENDED HATHAWAY	Chutneys, Bordon Hill, Stratford-upon-Avon, CV37 9RX	<p>An amendment/additional information has been received for the Public Service Infrastructure Development application shown above as follows:</p> <ul style="list-style-type: none"> O Planning Statement Addendum O Design and Access Statement prepared by Neil Boddison Architects O Landscape and Visual Impact Assessment prepared by FPCR O Revised Plans O Proposed Site Layout O Proposed Street Scenes O Proposed Hard Landscaping Plan O Oak 6b1 Proposed Layout and Elevations O Oak 6b2 Proposed Layout and Elevations O Oak 6b4 Proposed Layout and Elevations O Oak 6b5 Proposed Layout and Elevations O Cedar 5b1_Proposed Layout and Elevations O Cedar 5b2_Proposed Layout and Elevations O Cedar 5b4_Proposed Layout and Elevations O Pine 5b1_Proposed Layout & Elevations O Pine 5b2_Proposed Layout & Elevations O Private Levels O Drainage Layout O Swept Path Analysis O Arboricultural Impact Assessment prepared by B J Unwin Forestry O Biodiversity Statement prepared by FPCR O Biodiversity Impact Assessment prepared by FPCR O Drainage Response prepared by BSP O Ecological Survey Update provided by FPCR O Soft Landscape Details Plan O Tree Protection Plans <p>Please note this application is subject to a shorter consultation period and determination date.</p>
14	22/02451/FUL CLOPTON	Emperor Court, Arden Street, Stratford-upon- Avon	Three-storey rear extension to existing block of flats, to provide additional residential units (three self-contained flats)

090. Street Trading and Licensing Applications

060a. There were no street trading applications pertinent to the Town Council.

060b. The following licensing application was pertinent to the Town Council.

091. Notices of decision

The Chair noted that 11 permissions with conditions were granted by Stratford District Council and there were 8 decisions where consent was granted with conditions.

092. Any Other Business

There was none.

093. Chairman's Verbal Report – for information only

The Chair noted that the KES playing field application had been turned down by Stratford District Council. KES have indicated they will appeal.

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

There were none.

095. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford District Council Planning meeting on 23 November 2022 at 6:00pm.

The Chair advised that the agenda for the meeting on 23 November 2022 is not currently available.

096. To appoint substitutes for the next Chairman's Actions on 23 November 2022, if required.

Cllr W Dowling will be available to substitute on 23 November 2022, if required.

The meeting closed at 19.00.

Date of next meeting: Tuesday 29 November 2022 at 6:30pm

Signed:

Chairman of Planning Committee