

STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

11 FEBRUARY, 2020

CHAIRMAN'S ACTIONS LIST OF PLANNING APPLICATIONS
WITH CHAIRMAN, VICE-CHAIRMAN (OR THEIR SUBSTITUTES)
& AVON PLANNING SERVICES

Application No	Site	Proposed Development	Observations	
1	19/03111/FUL	1 Mulberry Street (Welcombe)	Erection of glass veranda to rear elevation.	No reps.
2	19/03620/VARY	20 Shipston Road (Bridgetown)	Vary condition 6 of application 18/01779/FUL (date of decision 03/10/2018). Redesign of driveway due to turning and highway safety. Change of driveway surface to facilitate turning.	No reps.
3	19/03463/FUL	Silver Birches, 8A Rowley Crescent (Welcombe)	Demolition of existing building, construction of replacement dwelling with all ancillary works and alteration to vehicular access.	No reps.
4	19/02585/OUT	Land at Timothy's Bridge Road (Hathaway)	AMENDED – The scheme has been amended to reduce the building heights across the site including Building A (which is proposed in full) as well as further articulation to Building A. updated parameter plans, illustrative masterplan, Building A floorplans/elevations/sections, Phase 1 landscaping plans and highways layout plans have been received. The updated plans are: 139810-TOR-Z-PH1-DR-L-P200B Phase 1 General Arrangement 139810-TOR-Z-PH1-DR-L-P201C Phase 1 Tree Planting Plan 139810-TOR-Z-PH1-DR-L-P202C Phase 1 Ornamental Planting Sub-Area 1 139810-TOR-Z-PH1-DR-L-P203B Phase 1 Ornamental Planting Sub-Area 2 139810-TOR-Z-PH1-DR-L-P204B Phase 1 Ornamental Planting Sub-	Object for the following planning reasons: Stratford-upon-Avon Town Council notes and welcomes the reduction in height from 7 stories to 6 stories on the detailed application building and across the rest of the site indicatively. However, the overall quantum of development has not

			<p>Area 3 139810-TOR-Z-PH1-DR-L-P205C Phase 1 Hardworks 194720_A_11 Rev F Phase 1 Highways Layout for Determination P004_139810-TOR-IMP-ZZ-DR-A- P004 Rev A Outline Area: Parameter Plan Maximum Extent of Development P005_139810-TOR-IMP-ZZ-DR-A- P005 Rev A Outline Area: Parameter Plan Land Use P006_139810-TOR-IMP-ZZ-DR-A- P006 Rev A Outline Area: Parameter Plan Building Heights P007_139810-TOR-IMP-ZZ-DR-A- P007 Rev A Outline Area: Parameter Plan Access and Movement P008_139810-TOR-IMP-ZZ-DR-A- P008 Rev A Outline Area: Parameter Plan Open Space and Strategic Landscape P009_139810-TOR-IMP-ZZ-DR-A- P009 Rev A Outline Area: Illustrative Masterplan P102_139810-TOR-A-ZZ-DR-A- P102 Rev A Phase 1 Proposed Site Plan P103_139810-TOR-A-BF-DR-A- P103 Rev A Phase 1 Lower Ground Floor Plan in Context P104_139810-TOR-A-GF-DR-A- P104 Rev A Phase 1 Proposed Ground Floor Plan in Context P105_139810-TOR-A-BF-DR-A- P105 Rev A Phase 1 Proposed Lower Ground Floor P106_139810-TOR-A-GF-Dr-A- P106 Rev A Phase 1 Proposed Ground Floor Plan P107_139810-TOR-A-ZZ-DR-A- P107 Rev A Phase 1 Proposed First to Fourth Floor Plans P108_139810-TOR-A-ZZ-DR-A- P108 Rev A Phase 1 Detailed Area: Building a Proposed Fifth and Sixth Floor Plans P109_139810-TOR-A-RP-DR-A- P109 Rev A Phase 1 Detailed Area: Building A Proposed Roof Plan P110_139810-TOR-A-ZZ-DR-A- P110 Rev A Phase 1 Detailed Area: Building a Proposed West Elevation</p>	<p>changed. The description of the development must be amended to reduce the upper limit of units that would be acceptable/p ermissible on this site having regard to the need to make the most efficient and effective use of the land but at the same time creating a development that is of a high quality and appropriate density. The current level of units is totally disproportion ate for this site and for the town of Stratford- upon-Avon. The Town Council therefore maintains its strongest objection for the reason previously stated.</p>
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5a	19/01583/FUL	30 High Street (Guildhall)	AMENDED – Please see revised plans, which have been updated on the website. Showing alterations to front elevation and further details of remedial works.	No reps.
5b	19/01584/LBC	30 High Street (Guildhall)	AMENDED – Please see revised plans, which have been updated on the website on the website. Showing alterations to front elevation and further details of remedial works.	No reps. Subject to Conservation Officer approval.
7	20/00191/TREE	Swan Court, Banbury Road (Bridgetown)	<p>T1 – Lime – Reduce height from 7.5 metres by approx. 1 – 1.1 metres and spread by approx. 1 – 1.2 metres to shape.</p> <p>T2 – Pear – Reduce height from approx. 5 metres by 0.9 metres to previous growth points and spread by approx. 0.6 metres to balance.</p> <p>T3 – Pear – Reduce height from approx. 6.6 metres by 1.5 metres and spread by approx. 0.6 metres</p>	No reps.

			– 0.9 metres to balance. T4 – Crabapple – Reduce height from approx. 6 metres by 1.3 – 1.5 metres to previous growth points.	
8	19/02984/ADV	Unit 2, 26 Bridge Street (Clopton)	AMENDED – The illumination has been removed from the signage to protect the visual amenity of the area. The lettering is also individual letters applied to the shop frontage rather than a fascia board.	FOR INFO ONLY.
9	19/03591/ADV	12 – 14 Grosvenor Hotel, Warwick Road (Welcombe)	Main building sign to be removed and replaced with proposed design fixed to the existing building parapet wall. Two existing external signage on steel frame structures facing Warwick Road, structure to be retained and proposed signage to change from existing to reflect the occupier's business trade name. please refer to the attached drawings for more information.	No reps.
10	20/00048/ADV	13 Chapel Street (Guildhall)	1 x Fascia Sign 2 x Traditional Projecting Signs 2 X Black Name plate / opening hours plaques 2 x Temporary 'Your branch is being upgraded' signs displayed in the window. 1 x statutory FSCS vinyl.	No reps.
11	20/00199/TREE	35 Greenhill Street (Guildhall)	G1 – Lime x3 – 2 trees pollard to previous points and third reduce by further 1 metre to balance height line.	No reps.
12	20/00093/FUL	24 Banbury Road (Bridgetown)	Two storey side/rear extension, loft conversion and alterations including new porch and increased height of existing rear extension.	No reps. Pleased to see subservient design.
13	19/02613/FUL	Land Opposite 9, Tiddington Road (Tiddington)	AMENDED – The description of development has been revised to omit any works to re-profiling the bank. Plans and documentation have been updated to reflect this.	No reps. Amendments have been noted.
14	20/00119/TREE	68 Maidenhead Road (Welcombe)	Tree A – Sycamore – Reduce height by approx. 4.5 metres to 10 metres and laterally by up to 2 metres to shape, removal of south facing stem to reduce off neighbouring property.	No reps.

			<p>Tree B – Sycamore – Reduce height by approx. 4.5 metres to 10 metres and laterally by up to 2 metres to shape.</p> <p>Tree C – Sycamore – Fell and grind stump.</p> <p>Tree D – Sycamore – Fell and grind stump and replace with species to be confirmed.</p>	
15	19/03468/FUL	Haysel, Kissing Tree Way, Alveston (Tiddington)	Proposed new dwelling on the land adjacent to Hampton Leys (revised design of Haysel from previous consent ref: 17/01341/FUL).	No reps.
16	19/03589/FUL	Sibbasbridge Ltd, 175A Evesham Road (Shottery)	Demolition of all buildings and construction of two buildings, car parking and associated works, for B1, B8 and building contractors use.	No reps. Subject to Highways approval.
17	20/00094/FUL	Campden House, 3 Pine Close (Shottery)	Proposed single storey side/rear extension and part first floor extension to side.	No reps.
18	20/00159/FUL	20 West Street (Guildhall)	Demolition of existing conservatory and small rear lean-to. Construct single storey rear extension and alterations. Insertion of rooflights in roof to allow use of roof space for habitable purposes.	No reps.
19	20/00161/FUL	11 Whitfields Close, Tiddington (Tiddington)	Single storey side and rear extension.	No reps.
20	19/03601/FUL	Site Rear Of, 25 Arden Street (Clopton)	Demolition of garages and erection of new office development and ancillary space plus associated car parking.	Deferred to PCC 11.2.20.
21	20/00105/FUL	Naunton Lodge, 203 Banbury Road (Bridgetown)	Erection of car port.	No reps.
22	19/02812/FUL	1 and 2 Drayton Barn New Cottages, Alcester Road (Hathaway)	AMENDED – A Traffic Management Plan has been provided. Drawing nos. 201 and 202 have been superseded by revised drawings 201B, 202A which extend the tarmac 70m further north in place of the existing dilapidated concrete drive. Plan 600 is a new plan that shows the visibility splay.	No reps.

23	19/02317/FUL	Avonfield, Mill Lane (Guildhall)	AMENDED – Drawing nos. 220_001_C, 220_002_C, 320_001_E, 320_002_E and 320_003_E have been superseded. The plans have been replaced by 320_001_F, 320_002_F, 320_003_D, 220_001_D and 220_002_D which alter the fenestration to introduce green walls. The proposed pedestrian access has been altered with Mill Lane and more landscaping has been introduced.	No reps.
24	20/00001/FUL	Land Adjacent to Royal Shakespeare Company Workshops, 28 Timothy's Bridge Road, Stratford Enterprise Park (Hathaway)	Siting of 12 steel containers to create storage facility, cut into the slope of the site with a gabion wall and a levelled vehicular area, using the existing access to the adjacent building.	No reps. Subject to this being temporary permission (5 years).
25	19/03416/FUL	244 Drayton Avenue (Bishopton)	AMENDED – Job No:3364 Drawing Number 02 Issue B – Eaves within the Curtilage of the Dwelling.	FOR INFO ONLY.