

STRATFORD-UPON-AVON TOWN COUNCIL  
PLANNING CONSULTATIVE COMMITTEE

1 SEPTEMBER 2020

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

**No items were deferred.**

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2) Chairman's Actions list of planning applications with Chairman, Vice-Chairman (or their substitutes) & Avon Planning Services

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>

Application No	Site	Proposed Development	Observations
1	20/01912/ADV 6 Chapel Street (Guildhall)	New signage to replace the existing signage/ letter height. No changes to current wording. New signage proposed: BARRY THE BUTCHER in brass letters fixed to back of navy timber panel.	No reps.
2	20/02075/TREE Land at 8, Warwick Road (Welcombe)	T1 – Yew - Crown lift to 3 – 4 metres. Crown thin 15 – 20%. Reduce off building 1.5 metres.	No reps.
3	20/01613/FUL 23 Hathaway Green Lane (Hathaway)	AMENDED - Amendments to application with the extension moved further from the boundary, the neighbour's property has been drawn to reflect plan on site, and the new dormer window has been reduced in size.	No reps.
4	20/01865/FUL 2 Percy Street (Welcombe)	Single storey, side and rear extension (re-submission of 20/00559/FUL).	No reps.
5	20/01608/FUL 68 Loxley Road (Tiddington)	Demolition of existing dormer bungalow and erection of 5-bedroom detached house.	No reps, subject to no adverse impact on adjoining neighbours.
6a	20/01987/FUL Linden House, The Avenue, Bishopton (Avenue)	Proposed rebuilding of a brick chimney.	No reps.
6b	20/01988/LBC Linden House, The Avenue, Bishopton	Proposed rebuilding of a brick chimney.	No reps.

		(Avenue)		
<b>7</b>	20/01906/VARY	Whychwood, 15 Avonfields Close, Alveston (Tiddington)	Variation of condition 3 of planning permission 20/00460/FUL dated 9 June 2020 to alter the external facing materials. Original description of development: Roof conversion including insertion dormer windows and roof lights, porch extension, two storey rear extension, single rear extension and alteration of external facing material.	No reps.
<b>8</b>	20/02069/TREE	100 Maidenhead Road (Welcombe)	T1 – Poplar – Remove.	No reps.
<b>9</b>	20/02011/FUL	15 Evesham Place (Guildhall)	Erection of an outbuilding (part retrospective).	No reps, subject to no adverse impact on neighbours.
<b>10</b>	20/01723/FUL	Land Adjacent To 1, Church Lane, Shottery (Shottery)	Proposed development of derelict garages to be demolished and to provide 3 new dwellings.	Object for the following Planning reasons: Whilst there is no objection in principle to this development, the size and location of the dwellings proposed makes the development appear overly cramped, slightly contrived and poorly related to the neighbouring development. Whilst garden sized may meet the minimum standard, the quality of these gardens is far from ideal. Large trees and orientation mean that the quality of the gardens will be poor. The houses are too large for the plots and the entrance and communal parking area will be devoid of landscaping and not sympathetic to the conservation status of the site.

				Two smaller dwellings with more usable amenity space would be a better approach.
<b>11</b>	20/00597/FUL	157 Evesham Road (Shottery)	AMENDED – Reduction of proposed two storey side extension to single storey side extension to reduce impact on neighbouring property.	No reps to amended plans which show a reduction in scale.
<b>12</b>	20/01930/COUO	The Old Granary, Windsor Court, Greenhill Street (Clopton)	Conversion of first floor office to residential flat.	No reps.
<b>13</b>	20/02072/TPO	Bishopton Park, The Avenue, Bishopton (Avenue)	T2 Holm Oak (Quercus Ilex) – Reduce crown by 3metres, remove deadwood. T3 – Lime (Tilia Platyphyllos) – Pollard to 8 metres. T5 – Lime (Tilia Platyphyllos) – Pollard to 8 metres. T8 – Lime (Tilia Platyphyllos) – Pollard to 8 metres. T10 – Lime (Tilia Platyphyllos) – Pollard to 9 metres. T13 – Lime (Tilia Platyphyllos) – Pollard to 8 metres.	No reps subject to Tree Officer approval.
<b>14</b>	20/02158/TREE	Bishopton House, The Avenue, Bishopton (Avenue)	T15 – Ash (Fraxinous) – Remove to ground level. T16 – Silver Birch (Betula Pendula) – Remove to ground level.	N/A - Tree Application Not Required.
<b>15</b>	20/01997/FUL	13 Wellesbourne Grove (Guildhall)	Demolition of single storey rear extensions. Erection of single storey rear extension.	No reps.
<b>16</b>	20/02047/FUL	20 Oakleigh Road (Clopton)	First Floor Extension over garage and kitchen, loft conversion and drive extension.	Support the application for the following Planning reasons: Pleased to see the subservient design.
<b>17</b>	20/01937/FUL	Moonlight, 144 Alcester Road (Hathaway)	Replacement side/rear extension for utility.	No reps.
<b>18</b>	20/02188/DDT	11 Campbell Close, Shottery (Shottery)	3no. Elm – Fell (dead). Replacement planting required.	FOR INFO ONLY.

<b>19</b>	20/01908/FUL	6 Chapel Street (Guildhall)	BARRY THE BUTCHER: 6 Chapel Street, Stratford-upon-Avon. Proposal to amend existing shop front of listed building by fixing timber panelling onto existing shop front & amend existing signage (replacement of existing letters)	Support the application for the following Planning reasons: STC fully supports the shop front improvements being made on this property.
<b>20</b>	20/02098/FUL	104 Tiddington Road (Tiddington)	Proposed replacement dwelling and associated re-landscaping.	No reps subject to no adverse impact on neighbours.
<b>21a</b>	20/02063/FUL	Linden House, The Avenue, Bishopton (Avenue)	Brick pier strengthening to existing boundary walls.	No reps.
<b>21b</b>	20/02064/LBC	Linden House, The Avenue, Bishopton (Avenue)	Brick pier strengthening to existing boundary walls.	No reps.
<b>22</b>	20/02035/LDE	Ambulatory Centre, Stratford On Avon General Hospital, Arden Street (Clopton)	NHS England as part of Covid-19 planning have provided South Warwickshire NHS Foundation Trust with a Modular CT Unit. It was delivered on Sunday 26th July 2020. It is planned to be on site for a minimum of 18 months. Depending on usage it may remain on site longer. The Unit consist of changing and consulting area, lobby, control room and scanning area. It was positioned on an existing concrete pad in an alcove of Building Two. The unit will improve the services available from the hospital to the community of Warwickshire.	Support.
<b>23</b>	20/02051/FUL	36A Loxley Road (Tiddington)	Single storey rear extension, removal of side extension, conversion of garage, new windows and render, new wider footway crossing.	No reps.
<b>24</b>	20/02262/TREE	Wellingtonia House, Tiddington Road (Tiddington)	T1 – Conifer – Fell; T2 – Conifer – Fell.	No reps.
<b>25</b>	20/01995/FUL	10 Wetherby Way (Shottery)	Existing conservatory to be removed and replaced with new	No reps.

			single-storey rear extension.	
<b>26</b>	20/01928/LBC	King Edward VI School Sports Field and Pavilion (Tiddington)	Alterations to existing ventilation hatches to enlarge into door openings, and internal alterations to provide individual shower cubicles, disabled toilet and convert store and plant rooms into two senior boys changing rooms.	No reps.
<b>27</b>	20/02219/ELEC	Garage Block, West Green Drive (Hathaway)	Proposed replacement Electricity substation.	No reps subject to a landscape condition requiring planting to screen the substation.
<b>28</b>	20/02045/ADV	Unit J1, Maybird Retail Park, Birmingham Road (Clopton)	Installation of new company branded signage to consist of the following: S1 – 1 no. internally illuminated flex faced sign box, fascia sign; S2 – LED pink Goal Post lighting, to the internal face of shopfront glazing; S3 – Standard vinyl manifestations dots, to the internal face of the shopfront glazing.	No reps.

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3) Street Trading and Licencing Applications

**3a. Street Trading Applications**

There are currently no street trading applications pertinent to the Town Council.

**3b. Licencing Applications**

<b>Premises</b>	<b>Address</b>	<b>Activity</b>	<b>Date</b>
Bobby's Café, Deli Wine	The Greenway Picnic Area, Seven Meadows Road, Stratford-upon- Avon, CV37 9LE	<p>Bobby's is an old train carriage turned Café, Deli &amp; Wine bar situated on The Greenway.</p> <p>They plan to offer coffees and pastries for the early morning dog walkers, before serving brunches and take-away lunches through the afternoon. At present they have some indoor. They intend to open later for evening cheese boards, cocktails and wine and they state that they will offer hot food in the style of tapas with small plates. They will have a Deli counter where they will offer a selection of our wines, cheeses and coffees for takeaway.</p> <p>Opening hours will be 7:00am until 11:00pm; Supply of Alcohol between 10:00am and 11:00pm; Recorded Music between 7:00am and 11:00pm.</p>	17.9.20

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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>

	<u>Site/Application No</u>	<u>STC Observations</u>	<u>SDC Decision</u>
1	20/00696/FUL - 38 - 39 Waterside	No reps.	Granted Subject to Conditions.
2	20/00697/LBC - 38 - 39 Waterside	No reps.	Granted Subject to Conditions.
3	20/01609/TREE - 1 Cedar Grange, 4 Welcombe Road	No reps.	Granted Subject to Conditions.
4	19/03318/LBC - 3 - 4 Wood Street	Support.	Granted Subject to Conditions.
5	19/03317/FUL - 3 - 4 Wood Street	Support.	Granted Subject to Conditions.
6	19/03601/FUL - Site Rear Of, 25 Arden Street	No reps.	Granted Subject to Conditions.
7	20/00754/FUL - 31 New Street, Tiddington	No reps.	REFUSED.
8	20/01495/FUL - River Cottage, Tiddington Road	No reps.	Granted Subject to Conditions.
9	20/01528/TREE - 6 Avenue Road	No reps.	Granted Subject to Conditions.
10	20/01678/TREE - 11 - 12 Hathaway Hamlet, Shottery	No reps.	Granted Subject to Conditions.
11	20/01833/TREE - 13 St Gregorys Road	No reps.	Granted Subject to Conditions.
12	20/01508/FUL - Claydons Farm, Banbury Road	No reps.	Granted Subject to Conditions.
13	20/01828/TREE - 54 West Street	No reps.	Granted Subject to Conditions.
14	20/00480/FUL - STREET RECORD, Birmingham Road	No reps.	Granted Subject to Conditions.
15	20/00481/FUL - STREET RECORD, Shipston Road, Alveston	No reps.	Granted Subject to Conditions.



16	20/00482/FUL - STREET RECORD, Seven Meadows Road	No reps.	Granted Subject to Conditions.
17	20/01783/TREE - 47A Tiddington Road	No reps.	Granted Subject to Conditions.
18	20/01726/TREE - 106 Maidenhead Road	No reps.	Granted Subject to Conditions.
19	20/01611/FUL - 23A Shottery Road	No reps.	Granted Subject to Conditions.
20	20/00594/FUL - Drayton Gates, 325 Alcester Road	No reps.	REFUSED.
21	20/01553/FUL - Garage Blocks, Drayton Close	No reps.	Granted Subject to Conditions.
22	20/01685/TPO - 14 Old Town Square	No reps.	WITHDRAWN.
23	20/00943/FUL - 66 Tiddington Road	No reps.	Granted Subject to Conditions.
24	20/01275/FUL - 10 Mallard Close	No reps.	Granted Subject to Conditions.
25	20/01657/FUL - 6 Chesterton Drive	No reps.	Granted Subject to Conditions.
26	20/01837/HHPA - 3 Evesham Drive	N/A.	Prior Approval Not Required.
27	20/01122/FUL - Land Rear of Shottery Road	Object.	REFUSED.
28	20/01431/LBC - 6 Chapel Street	Support.	Granted Subject to Conditions.
29	20/01536/FUL - 25 Broadmeadow Lane	No reps.	Granted Subject to Conditions.
30	20/01883/TREE - Orchard House, Kissing Tree Lane, Alveston	No reps.	Granted Subject to Conditions.
31	20/01529/TPO - 15A Holbrook Road	Object.	WITHDRAWN.
32	20/00414/FUL - Territorial Army Centre, New Broad Street	No reps.	Granted Subject to Conditions.
33	20/01544/LBC - Town Hall, Sheep Street	N/A.	Granted Subject to Conditions.
34	20/01721/TPO - Guild Cottages, Church Street	No reps.	Consent for Aboricultural Works.
35	20/01777/TREE - Avon House, 4 Elgin Gardens	No reps.	Granted Subject to Conditions.
36	20/01996/TREE - Ardencote, Tavern Lane, Shottery	No reps.	Granted Subject to Conditions.
37	20/01165/FUL - West of Shottery Relief Road, Anne Hathaways Access Roundabout	No reps.	Granted Subject to Conditions.
38	20/01432/FUL - 19 Feldon Way	No reps.	Granted Subject to Conditions.

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5) Any other business

5a. Street Naming and Numbering

• **Request for Road Name – Development at 33 New Street, Tiddington, Stratford-upon-Avon**

On 6 August, 2020 STC received an email from SDC regarding a request for one street name for the development at 33 New Street, Tiddington, Stratford-upon-Avon.

The email from SDC is outlined below:

*I enclose for your information a copy of a site layout plan (**Appendix 'A'**) which I have recently received from the Applicant for the above site. The Applicant has requested that postal addresses be allocated.*

*As you will see from the attachment it is recommended that one new street name is required as shown on the attached proposed site plan (**Appendix 'B'**).*

*The Applicant has expressed a wish to name the streets as he is permitted to do so by the street naming legislation. Could you therefore please consider the following names in-conjunction with the District Council's Street Naming Guidance that can be found on our website namely 'Obtaining street name addresses and postcodes for a new development'.*

*Please note that where the Applicant wishes to name the street(s), the relevant town/parish council cannot substitute the Applicant's street(s) name with their own name (as that is contrary to the Legislation).*

*The name put forward is as follows: -*

*'Richards Place'*

## 5b. CIL Funding

- **To consider submitting an infrastructure project for consideration for CIL funding**

On 13 August STC received the following email from SDC:

*Stratford-on-Avon District Council adopted its first Infrastructure Funding Statement (IFS) (**Appendix 'C'**) on 13 July 2020 which is a new legal requirement for all local authorities, further information is available to view on the government's national planning policy guidance website.*

*In addition to setting out a range of data relating to the receipt and spend of developer contributions (S106 and Community Infrastructure Levy (CIL) secured by the Council on new developments within the District, the IFS also sets out the infrastructure projects or types of infrastructure that the authority intends to fund, either wholly or partly, by CIL. The list in the existing IFS consists of 18 projects and was formed following an assessment of the 25 projects submitted by infrastructure providers against the set of criteria in Table 9 (page 22) of the IFS. The Council agreed its first round of CIL allocations at the Cabinet Meeting held on 27 July.*

*The IFS is required to be updated on an annual basis, as such the Council is now inviting Parish Councils and infrastructure providers to submit projects for consideration for inclusion on the next version of the IFS and I attach a form for the submission of any new projects. The updated IFS is scheduled to be adopted by the Council by December 2020, and then in Spring 2021 available CIL monies will be considered for funding, based on the set of 8 allocation criteria set out in Table 11 (page 27) of the IFS.*

*You may be aware that Parish Councils already receive CIL monies directly from developments that take place in their area (15% or 25% if there is a Neighbourhood Plan in place) to fund localised infrastructure needs. The intention for the District Council's CIL monies is to fund more strategic infrastructure that meet district-wide objectives or needs. For this reason, a project is required to satisfy all of the 6 criteria listed below and as set out in the IFS in order to be added to the list for potential CIL funding.*

1. *Is the infrastructure essential or important to support new development within the District?*
2. *Is the infrastructure of district-wide importance and/or deliver district-wide objectives?*
3. *Does the infrastructure contribute to climate change adaptation and/or mitigation?*
4. *Is the infrastructure project consistent with the delivery of the Development Plan?*
5. *Does the infrastructure align with other Council strategies and partner investment plans?*
6. *Are there any constraints to delivery of the infrastructure?*

*If you would like to submit an infrastructure project for consideration for CIL funding, please complete the attached 'Infrastructure Project Submission Form' (**Appendix 'D'**) and email it to [planning.policy@stratford-dc.gov.uk](mailto:planning.policy@stratford-dc.gov.uk) by Friday 11 September 2020. If you wish to submit multiple projects, please use a separate form for each project. All projects submitted will then be considered for inclusion within the IFS and all submitters will be notified of the outcomes of this process.*