

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE PRE-DECISION CONSULTATION

13 JULY, 2021

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- actioned under delegated authority by the Town Clerk

No items were deferred.

- 2) Chairman's Actions list of planning applications with Chairman, Vice-Chairman (or their substitutes) & Avon Planning Services – actioned under delegated authority by the Town Clerk

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	21/01798/FUL	10 Bridge Street (Guildhall)	First and second floor change of use from E(a) retail to residential apartment use Class C3.	Support this application for the following planning reasons: This proposal is in line with Policy TC7 of the Neighbourhood Development Plan.
2	21/01815/LBC	Wills Kitchen, 43 Henley Street (Clopton)	Change of external front door colour from Dark Blue to Dark Green - Change of Current Tenants external signage for the new Tenant's signage - separate advertisement application made.	No reps.
3	21/01814/ADV	Wills Kitchen, 43 Henley Street (Clopton)	Replacement of existing Wills Kitchen external signage with new owners branded signs comprising: New none illuminated projecting hanging sign, on existing metal wall bracket. New none illuminated raised letter wall sign.	No reps.

			New none illuminated 2xA4 (A3) menu box.	
4	21/01832/FUL	38 West Street (Guildhall)	Single storey extensions to the rear of existing dwelling. Redecoration of front elevation, new railings, and other alterations.	No reps.
5	21/01830/FUL	149 Drayton Avenue (Bishopton)	Single storey rear extension.	No reps.
6	21/01878/FUL	22 Percy Street (Welcombe)	Erection of a two and a single storey rear extension, and a larger replacement first floor dormer to the front elevation.	No reps.
7	21/01827/FUL	17 Rushbrook Road (Bridgetown)	Demolition of single storey rear conservatory and construction of flat roof single storey extension to the same area.	No reps.
8	21/01658/FUL	18 Wetherby Way (Shottery)	Proposed summer house.	No reps.
9	21/01853/FUL	5 Kipling Road (Bridgetown)	Single storey front extension.	No reps.
10	21/00384/FUL	1 West Green Drive (Hathaway)	Erection of a 2m high brick wall and fence around the side garden.	No reps to additional information.
11	21/01761/ADV	DCS Europe 1 Timothys Bridge Road Stratford (Hathaway)	Amended advert application.	No reps.
12	20/03640/FUL	Hillside, Alveston Lane, Alveston (Tiddington)	AMENDED – An updated Flood Risk Assessment, Tree Survey have been provided. Landscaping has been enhanced and details of the proposed roof/boundary treatment have been added to the plans. The Climate Change Checklist has been updated. Details of the proposed bat enclosure have been provided.	No reps for additional information.

			An archaeology statement has been provided. Details of fire access have been provided.	
13	21/01489/LBC	Lavender House, 18 Tavern Lane (Shottery)	Installation of a 25m ² stand-alone garden office with timber subframe of contrasting design to the house, to be located at the rear right hand-side of the garden.	No reps.
14	21/01488/FUL	Lavender House, 18 Tavern Lane (Shottery)	Installation of a 25m ² stand-alone garden office with timber subframe of contrasting design to the house, to be located at the rear right hand-side of the garden.	No reps.
15	20/03286/FUL	201, Loxley Road (Tiddington)	Construction of 7no. dwellings and associated works.	No objection.
16	21/01895/ADV	Land Adjacent to the Rosebird Centre, Shipston Road (Bridgetown)	1x height barrier; 2x key seller sign; 1x triple menu sign; 1x banner frame; 1x 10m pole sign; 1 x waiting bay sign; 1 x parking sign; 1 x no entry sign; 1 x "Drive Carefully" sign; 1 x pick me up letters; 1 x "Great Coffee Starts Here" letters on bin store; and 3 x building signs.	No reps.
17	21/01916/LBC	4 Guild Street (Welcombe)	Removal of dilapidated timber garage building, relocation of vehicular entrance gates, and conversion of existing brick-built outbuilding to ancillary accommodation.	No reps.
18	21/01915/FUL	4 Guild Street (Welcombe)	Removal of dilapidated timber garage building, relocation of vehicular entrance gates, and conversion of existing brick-built outbuilding to ancillary accommodation.	No reps.
19	21/01662/FUL	6 Avenue Road (Welcombe)	Proposed timber clad garden room.	No reps.

20	21/01143/FUL	156 Evesham Road (Shottery)	AMENDED – Existing Plans drawn to scale.	FOR INFO ONLY.
21	21/01880/FUL	24 Marigold Road (Bridgetown)	Proposed single storey rear extension and new driveway gates.	No reps.
22	21/01865/FUL	6 Main Street (Tiddington)	Proposed dropped kerb and vehicular cross over.	No reps subject to highway authority approval.
23	21/00805/FUL	193 Clopton Road (Clopton)	AMENDED – Amended side elevation displays proposed side facing rooflights in the extension.	No reps.
24	21/01935/FUL	40 Orchard Way (Guildhall)	Alterations and extensions to an existing dwelling.	No reps.
25	21/01848/FUL	The Great Gardens of New Place, Chapel Lane (Guildhall)	Repair, re-build and improve an existing boundary wall which has collapsed.	No reps.
26	21/01849/LBC	The Great Gardens of New Place, Chapel Lane (Guildhall)	Repair, re-build and improve an existing boundary wall which has collapsed.	No reps.
27	21/02130/TREE	Alveston Manor Hotel, Banbury Road (Tiddington)	T1 – Cedar – Crown lift to 1 metre above ground level; T2 – Beech - Reduce canopy to clear buildings; T3 – Holly – Reduce by a third.	No reps.
28	21/02134/TPO	Land at The Avenue (Bishopton)	T1 (T77) – Lime – Reduce crown by 2 metres to clear property.	No reps.
29	21/02131/TREE	8 Ely Gardens (Guildhall)	T31 – Holly – Remove epicormic growths; T44 – Holly – Prune back to provide approx. 0.5 metre clearance of building; T45 – Hawthorn – Prune back to provide approx. 0.5 metre clearance of building.	No reps.
30	21/01896/FUL	Mulberry Croft, Birmingham Road, Bishopton (Avenue)	Replacement single storey rear extension. Erection of new single storey side extensions. Raise existing	Awaiting response.

			shallow pitched roof with new pitched roof increasing ridge height by approximately 1.5 metres and creating new dormer windows to front and rear.	
31	21/02118/TPO	The Lawn Place, Alveston Leys, Alveston (Tiddington)	T1 - holm oak - Reduce overhanging canopy of trees back by c. 5m to previous pruning points or another suitable point. T2 - holm oak - Raise canopy over driveway to c. 6m & Reduce back canopy overhanging driveway by c. 3m.	No reps.
32	20/02932/VARY	Cross Othe Hill Farm Clifford Road (Bridgetown)	Variation of conditions 2, 4, 5 and 10 to provide replacement plans and landscaping details in relation to the proposed building known as 'Laundry/showers/admin/boat hire/sales building', reconfiguration of the car parking area and new refuse storage area, of planning permission 12/01527/VARY granted 28/09/2012 (Variation of conditions 1, 4, 6, 8, 10, 12, 23 and 24 of planning permission 72/3/17 granted on 28 March 1974 for the development of land for formation of a marina.	No reps. The Town Council is aware that this is a Section 73 application to vary conditions on an extant planning permission. Our comments are therefore restricted to those matters raised in the variation of the relevant planning conditions only. The Town Council makes 'no representations' to the proposed changes pursuant to the variation of the conditions.
33	21/00533/FUL	124 Evesham Road (Shottery)	AMENDED – Minor corrections to the scales and measurements.	FOR INFO ONLY.
34	21/01697/FUL	Hylands House, Warwick Road (Welcombe)	Proposed second floor extension to create 5no. bedrooms all with ensembles.	No reps, subject to no adverse impact on neighbours.
35	21/01544/LBC	12 John Street (Welcombe)	Subdivide bathroom to create bathroom and ensuite. Create door opening in wall between ensuite and bedroom.	No reps.

36	21/01891/FUL	6 Venus Way (Bridgetown)	Proposed rear orangery.	No reps.
37	21/00617/ADV	10 Henley Street (Clopton)	Non illuminated advertisement to replace existing.	WITHDRAWN.
38	21/01456/LBC	10 Henley Street (Clopton)	We are proposing to remove the existing awning to the store and replace the current flat panel sign with a painted timber panel with painted timber lettering attached to the fascia.	WITHDRAWN.
39	21/01968/FUL	15 Shakespeare Street (Welcombe)	The erection of a single storey timber clad detached garden room/outbuilding.	No reps.
40	21/02010/FUL	1 West Green Drive (Hathaway)	Change of use from open amenity land to residential (C3) and erection of a wall and fence, following removal of existing side boundary wall.	No reps.

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

There are currently no licencing applications pertinent to the Town Council.

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>

	Site/Application No	STC Observations	SDC Decision
1	21/01256/FUL – 5 Old Town	No reps.	Granted subject to conditions.
2	21/01141/FUL – Alveston Farmhouse, Alveston Hill, Alveston	No reps.	Granted subject to conditions.
3	21/00747/FUL – 2 & 3 Guild Court, Guild Street	No reps.	Refused.

4	20/02859/FUL – 183 Loxley Road	No reps.	Approved for the proposed non-material changes.
5	TPO/201/004, (Stratford No.9) - 15A Holbrook Road	No reps.	Granted subject to conditions.
6	21/00373/FUL – 20 Newmarket Close	No reps.	Granted subject to conditions.
7	21/01597/TREE – 52 Tiddington Road	No reps.	Granted subject to conditions.
8	20/03610/FUL – 2 Ferry Lane, Alveston	No reps.	Granted subject to conditions.
9	21/01717/TREE – Timber Top, Tavern Lane, Shottery	No reps.	Granted subject to conditions.
10	21/01669/TREE – 80 Tiddington Road	No reps.	Granted subject to conditions.
11	21/01638/TREE – 47 Tiddington Road	No reps.	Granted subject to conditions.
12	21/01359/FUL – 10 Halford Road	No reps.	Granted subject to conditions.
13	21/00932/FUL – 133 Loxley Road	No reps subject to adverse overlooking of neighbours from the external stairs.	Granted subject to conditions.
14	21/00782/FUL – 12 Broad Walk	No reps.	Refused.
15	21/00742/FUL – 202 Loxley Road	No reps Pleased to see subservient design.	Granted subject to conditions.
16	21/01055/FUL – 9 Grange Park	No reps.	Granted subject to conditions.
17	21/00533/FUL – 124 Evesham Road	No reps.	Granted subject to conditions.
18	21/00706/FUL – 8 Avenue Road	No reps subject to no adverse impact on neighbours by way of overlooking.	Granted subject to conditions.
19	21/01602/COUO – 13 John Street	No reps.	Prior approval granted.
20	21/01561/TPO – Street Record, Campbell Close, Shottery	No reps subject to the Tree Officer's approval.	Consent for arboricultural work.
21	21/00268/FUL – The Elms, 32 Shottery, Shottery	No reps.	Granted subject to conditions.
22	21/00741/FUL – Land Adjacent Bishopton House, The Avenue, Bishopton	STC placed a holding objection.	Granted subject to conditions.
23	20/02155/FUL – Burnside Hotel, Church Lane, Shottery	No reps.	Granted subject to conditions.

24	21/01317/FUL – 194 Loxley Road	No reps.	Granted subject to conditions.
25	20/03542/LBC – The Owl House, Shottery, Shottery	No reps subject to the Conservation Officer's agreement.	Granted subject to conditions.
26	20/03541/FUL – The Owl House, Shottery, Shottery	No reps subject to the Conservation Officer's agreement.	Granted subject to conditions.
27	21/00469/FUL – 28 Jolyffe Park Road	Holding objection.	Withdrawn.
28	21/01143/FUL – 156 Evesham Road	No reps.	Granted subject to conditions