

STRATFORD-UPON-AVON TOWN COUNCIL  
PLANNING CONSULTATIVE COMMITTEE

14 APRIL 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              | 20/00543/LDE<br>7 Heron Lane<br>(Bishopton)                                       | An existing conservatory was re-furnished to make the space more usable in the summer and winter months. The roof was changes to a flat roof with a lantern, front windows changed to bi-fold doors.                | No reps.     |
| 2              | 20/00518/FUL<br>Maybrook Industrial Estate, Unit 1,<br>Maybrook Road<br>(Clopton) | Change of use and external alterations of the vacant unit to create an autocentre within Use Class B2 for the carrying out of the business of vehicle repair, MOT testing, servicing and associated operations.     | No reps.     |
| 3              | 20/00824/REM<br>34 Manor Road<br>(Clopton)  | Submission of reserved matters (Landscaping) pursuant to outline application 17/02691/OUT for the removal of existing precast concrete garage and erection of new dwelling together with associated external works. | No reps.     |
| 4              | 20/00798/FUL<br>3 Grange Park<br>(Welcombe)                                       | Two storey rear extension.  | No reps.     |
| 5              | 20/00804/FUL<br>7 Justins Avenue<br>(Clopton)                                     | Front porch & single storey rear extension.   | No reps.     |
| 6              | 19/03122/LBC<br>5 Old Town<br>(Guildhall)   | AMENDED - The proposals have been amended to retain the inner brick lining in the cellar and underpin the brick lining  | No reps.     |

|          |              |  |   |  |
|----------|--------------|--|---|--|
|          |              |  | rather than the cellar outer walls.   |  |
| <b>7</b> | 20/00753/FUL | Land Rear Of 3, Broad Walk (Guildhall) | Erection of one dwelling and all associated works.  | Object for the following planning reasons – The proposal represents an overdevelopment of this small site which fails to conserve or enhance the Conservation Area. The mass and bulk of the dwelling in particular the roof shape and design would create a dominant building out of character and context with the local vernacular and conservation area. The proposal would therefore conflict with policies BE1, BE2, BE5 and BE8 of the Neighbourhood Plan. Notwithstanding the floor plans this is effectively a 3-bedroom house. One parking space would fail to accord with the Councils adopted parking standards and would add significant pressure to the already narrow and congested part of Old Town. |
| <b>8</b> | 20/00850/FUL | 22 Elm Road (Clopton)                  | Proposed creation of 2 No 1 bed flats from one single dwelling house, comprising 1 disabled unit at ground floor level together with single storey extension to rear and extension to front to give access to first floor flat. Proposed dropped kerb and new tarmac drive to | No reps.   |

|           |               |   |   |  |
|-----------|---------------|---|---|--|
|           |               |   | front.  |  |
| <b>9</b>  | 20/00480/FUL  | STREET RECORD, Birmingham Road (Avenue)   | Installation of CCTV Camera on to lighting column no.14 proposed to be installed 8m above ground level.   | No reps.   |
| <b>10</b> | 20/00481/FUL  | STREET RECORD, Shipston Road, Alveston (Bridgetown)   | Installation of CCTV Camera on to lighting column no.9 proposed to be installed 8m above ground level.  | No reps.   |
| <b>11</b> | 20/00482/FUL  | STREET RECORD, Seven Meadows Road (Shottery)  | Installation of CCTV Camera on to lighting column proposed to be installed 8m above ground level.   | No reps.   |
| <b>12</b> | 20/00001/FUL  | Land Adjacent To Royal Shakespeare Company Workshops, 28 Timothys Bridge Road, Stratford Enterprise Park (Hathaway) | AMENDED - Amended plans and additional information has been submitted to provide justification for the proposed development as well as additional landscaping details.                                    | No reps.   |
| <b>13</b> | 19/03487/FUL  | Masons Court, Rother Street (Guildhall)   | AMENDED - Please see amended plans and Design and Access Statement which show:<br>1. Evergreen maure pleached tree screening to police station<br>2. Inclusion of bin store<br>3. Height reduced by 500mm | Maintain objection to proposal as previously stated. |
| <b>14</b> | 20/00775/FUL  | The Quarterdeck On The Water, Bancroft Basin, Waterside (Guildhall)   | Proposed outside seating area ancillary to the Barge and Quarterdeck.   | No reps.   |
| <b>15</b> | 20/00751/FUL  | 5 Alcester Road (Guildhall)   | Proposed alterations and extensions to create 4 new flats.  | No reps.   |
| <b>16</b> | 20/00613/VARY | The Plant Centre, Tavern Lane, Shottery (Shottery)  | AMENDED - Revised description of development: 7250-100_C10 Proposed Drainage Layout-A0. Additional plans and elevations.  | No reps.   |
| <b>17</b> | 20/00906/TPO  | Land Off, Birmingham Road (Avenue)  | T1 and T2 - Lime - Reduce crowns by 4 metres and remove deadwood.   | No reps subject to Tree Officer approval.            |

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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> |
|-----------------|---|--|-------------|
| 2, Masons Court | 2, Mason Court,<br>Rother Street<br>Stratford-upon-Avon<br>CV37 6ND | This application seeks to allow:<br><br>Sale of alcohol.<br><br>The Supply of alcohol on an 'Off Premises' basis via the internet and not from the address itself. | 30/04/2020  |

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**14 APRIL 2020**

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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>

|           | <b><u>Site/Application No</u></b>   | <b><u>STC Observations</u></b> | <b><u>SDC Decision</u></b>                         |
|-----------|---|--------------------------------|--|
| <b>1</b>  | 20/00284/TPO - Street Record, Clopton Road                                    | No reps.                       | Consent for Aboricultural Work.                    |
| <b>2</b>  | 19/03004/FUL - Stratford Marina, Bridgefoot                                   | No reps.                       | WITHDRAWN.   |
| <b>3</b>  | 20/00152/FUL - Claydons Farm, Banbury Road                                    | N/A.                           | Information Not Provided - Case Closed.            |
| <b>4</b>  | 20/00281/TPO - Street Record, Verney Drive and Clopton Road                   | No reps.                       | Consent for Aboricultural Work.                    |
| <b>5</b>  | 20/00231/FUL - Shakespeare's Birthplace, Henley Street                        | No reps.                       | WITHDRAWN.   |
| <b>6</b>  | 20/00232/LBC - Shakespeare's Birthplace, Henley Street                        | No reps.                       | WITHDRAWN.   |
| <b>7</b>  | 19/03081/FUL - Land Adjacent River Avon, Swans Nest Lane                      | No reps.                       | WITHDRAWN.   |
| <b>8</b>  | 19/03595/FUL - 49 Orchard Way   | No reps.                       | Certificate of Lawful Proposed Use or Development. |
| <b>9</b>  | 19/02395/FUL - The Potting Shed Compound, The Hill, Warwick Road              | Object.                        | Granted Subject to Conditions.                     |
| <b>10</b> | 19/02799/FUL - Arden Quarter, Brunel Way                                      | No reps.                       | Granted Subject to Conditions.                     |
| <b>11</b> | 20/00370/FUL - 108 Shottery Road  | No reps.                       | Granted Subject to Conditions.                     |
| <b>12</b> | 20/00018/FUL - Reading Court, Tiddington Court                                | No reps.                       | Granted Subject to Conditions.                     |
| <b>13</b> | 20/00194/VARY - Royal Shakespeare Theatre, Waterside                          | No reps.                       | Granted Subject to Conditions.                     |
| <b>14</b> | 20/00579/AGNOT - Park Farm, Kings Lane  | No reps.                       | Granted Subject to Conditions.                     |
| <b>15</b> | 20/00348/TPO - Greensleeves, Dark Lane, Tiddington                            | No reps.                       | Consent for Aboricultural Work.                    |
| <b>16</b> | 19/02769/LDE - Stratford-upon-Avon Business and Technology Park, Banbury Road | No reps.                       | WITHDRAWN.   |
| <b>17</b> | 20/00314/TPO - 149 Clopton Road   | No reps.                       | Consent for Aboricultural Work.                    |

|           |   |          |                                |
|-----------|---|----------|--------------------------------|
| <b>18</b> | 20/00437/FUL - 62 Loxley Road                             | No reps. | Granted Subject to Conditions. |
| <b>19</b> | 19/01798/ADV - 36A Wood Street                            | No reps. | Granted Subject to Conditions. |
| <b>20</b> | 19/01797/FUL - 36A Wood Street                            | No reps. | Granted Subject to Conditions. |
| <b>21</b> | 20/00262/FUL - Westavon, West Street                      | No reps. | Granted Subject to Conditions. |
| <b>22</b> | 19/03041/FUL - 22 Bardswell Court                         | No reps. | Granted Subject to Conditions. |
| <b>23</b> | 16/00737/REM - Land SW of Alcester Road                   | Object.  | Granted Subject to Conditions. |
| <b>24</b> | 20/00501/FUL - 36 Eton Road                               | No reps. | Granted Subject to Conditions. |
| <b>25</b> | 20/00415/COUQ - Church Farm, Seven Meadows Road           | No reps. | Prior Approval Granted.        |
| <b>26</b> | 20/00051/LBC - 1 High Street                              | No reps. | Granted Subject to Conditions. |
| <b>27</b> | 20/00462/ADV - McDonalds Restaurant Limited, Western Road | No reps. | Granted Subject to Conditions. |
| <b>28</b> | 20/00466/FUL - 51A Tiddington Road                        | No reps. | Granted Subject to Conditions. |
| <b>29</b> | 20/00430/FUL - The Limes, The Avenue, Bishopton           | No reps. | Granted Subject to Conditions. |

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5) Any other business

5a. To reconsider a holding objection;

- 19/03415/FUL - Land adjacent to Bridgetown House
- On 8 April, 2020 STC received an email from Jonathan Thompson, Director of Jonathan Thompson Land & Consultancy Limited regarding application 19/03415/FUL - Land adjacent to Bridgetown House. The email is outlined below:

*I note at present that The Stratford Town Council has a holding objection to the application, on the basis of awaiting the outcome of the formal response from Warwickshire County Council in relation to the impact on highways. Dave Pilcher has now responded on behalf of Warwickshire CC confirming no objection to the application. I will send you a copy of this shortly (**Appendix 'A'**).*

*I would also like to confirm that a meeting has taken place at the end of February between myself, The Applicants and Councillors Ian Fradgley and Kate Rolfe. The purpose of the meeting was to discuss a number of points that had been raised by The Residents of Dickens Close and both Councillors. The applicants also arranged to meet with The Residents of Dickens Close.*

*Following that meeting a number of options were considered, and these options were put forward to the planning officer. Further changes have then been made by the applicants in discussion with the planning officer.*

*On the basis of the above, I would be grateful if Stratford Town Council can now consider their holding objection to the application.*