

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE

19 JANUARY, 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

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	20/03116/LDE 53 St Andrews Crescent (Guildhall)	Rear single storey extension and canopy, built 1987.	No reps.
2	20/03331/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. The principle of a dwelling on this site has been established. It is noted that the previously approved design was traditional, and the new design is now contemporary. However, STC does not have any strong views either way or any particular issues with a more modern design but would be guided by local views from residents and neighbours. It is understood that there may be recent permissions for contemporary dwellings in Alveston which may have set a precedent for this design approach.
3	20/03320/FUL 18 Fordham Avenue (Welcombe)	1st floor bedroom extension over existing garage. Front porch extension. Conversion of existing garage to provide a study and WC. Ground floor side utility extension.	No reps. On balance, given the set back from the road and the staggered building line and presence of large areas of flat roof, the

			Remodelling and improvement existing rear sunroom.	proposal, whilst quite dominant is acceptable, subject to no adverse impacts on neighbours.
4	20/03037/FUL	5 Old Town (Guildhall)	Construction of detached double garage with home office and WC	No reps.
5	20/03574/FUL	112 Tiddington Road (Tiddington)	Retrospective Permission for the creation of a detached outbuilding ancillary to the main dwelling.	No reps.
6	20/03247/FUL	35 Percy Street (Welcombe)	Erection of a two-storey forward extension, single storey side extension and single storey rear extension.	No reps.
7	20/03291/FUL	12 Heron Lane (Bishopton)	Single Storey Rear Extension, Garage Conversion & Front Porch Extension.	No reps.
8	20/03288/FUL	23 Brookvale Road (Guildhall)	Proposed rear single storey extension.	No reps.
9	20/03590/TREE	Rookery House, The Rookery, Alveston (Tiddington)	T1 – Sycamore – Remove and replant; T2 - Ash – Remove and replant.	No reps. Pleased to see the trees will be replanted.
10	20/03163/FUL	4 Warwick Crescent (Welcombe)	Proposed front extension, part two storey side extension and single storey rear extension.	No reps.
11	20/02889/FUL	Drayton Manor Farm, Alcester Road (Hathaway)	AMENDED – The description of development has been updated to reflect the mist up to date use class order. This doesn't impact the proposal as an Office is still proposed. An updated floor plan 7192-T-301-Rev-A has been provided to incorporate bike shed within the building and the site plan 7192-TA-200-Rev-B Existing and Proposed Block Plan (A3) has been updated to enlarge a parking space for disabled access.	FOR INFO ONLY.

12	20/03202/FUL	17 Main Street, Tiddington (Tiddington)	Proposed dropped kerb.	No reps. Subject to highway approval.
13a	20/03554/VARY	The Woodlands, The Rookery, Alveston (Tiddington)	Vary condition 2 of planning permission 19/02424/FUL (date of decision 6/12/2019). Change the location of rooflights on outbuilding. Alter the doorway on rear elevation and remove the small window. Demolish existing rear boundary wall and realign outbuilding to suit. Amend appearance of new windows to outbuilding ground floor.	No reps.
13b	20/03555/VLBC	The Woodlands, The Rookery, Alveston (Tiddington)	Vary condition 2 of planning permission 19/02425/LBC (date of decision 6/12/2019). Change the location of rooflights on outbuilding. Alter the doorway on rear elevation and remove the small window. Demolish existing rear boundary wall and realign outbuilding to suit. Replacement of rotten floorboards. Amend appearance of new windows to outbuilding ground floor.	No reps.
14	20/02070/FUL	5 Exhall Close (Tiddington)	AMENDED – Modification to the roof line and structure of the proposed extension.	FOR INFO ONLY.
15	20/03463/FUL	31 Eton Road (Tiddington)	Add upper floor to existing bungalow, render elevation, add pitched roof to retained single garage, relocate front door and modification to elevations.	No reps to this amended design.
16	20/03574/FUL	112 Tiddington Road (Tiddington)	Retrospective Permission for the creation of a detached outbuilding ancillary to the main dwelling.	No reps.s
17	20/02980/ADV	30 Henley Street (Clopton)	1no. fascia sign and raised lettering signage.	No reps.

18	20/02710/ADV	The Maybird Centre, Unit A, Birmingham Road (Clopton)	AMENDED – The internal illumination has been replaced by external illumination.	Maintain no reps to amended proposals.
19	20/03507/TREE	The Tryst House, Cottage Lane, Shottery (Hathaway)	P1 & P2 - Ornamental Cherry Trees – Prune back to previous pruning "knuckles" – reducing height from approx. 6 metres back to 4 metres.	No reps.
20	20/02472/TPO	Land Off, Birmingham Road (Avenue)	G1 – Lime x 13 – Reduce crowns of all trees by 35% approx. 9.5metres.	No reps subject to Tree Officer being satisfied that a 35% reduction in the crown will not be too much for the integrity of the trees.
21	20/03194/FUL	34 Townsend Road (Tiddington)	Proposed rear extension / part side extension – rear section of side extension glazed roof with flat roof. New open porch (under 3m ²) roof light to main roof on front elevation.	No reps.
22	20/03117/FUL	3 Shelley Road (Bridgetown)	AMENDED – Depth of the proposed porch reduced from 1.83m to 1.5m.	No reps.
23	20/03204/FUL	35 Edgehill Drive (Tiddington)	AMENDED – Part Retrospective added to description due to trellis not yet constructed.	FOR INFO ONLY.
24	20/03442/FUL	203 Clopton Road (Clopton)	Removal of the existing conservatory and single garage and replacement with single storey rear extension and two storey side extension, new 1.8m high fence and hedge to Verney Drive boundary.	Holding Objection on deign grounds. The Clopton Road elevation is poorly treated with a dominant extension lacking any fenestration. An active elevation with additional windows should be provided.
25	20/02845/FUL	Garage Blocks, Redlands Crescent (Hathaway)	AMENDED – Revised site layout plan and house type plans received in response to concerns raised by the Case Officer relating to the potential impact on neighbouring privacy.	Maintain no reps to revised drawings.

26	20/03533/FUL	157 Evesham Road (Shottery)	Proposed 2 storey extension and alterations to existing dwelling	No reps.
27	20/03621/TREE	The Tryst House, Cottage Lane, Shottery (Hathaway)	T1 – Horse Chestnut – Fell.	No reps subject to Tree Officer approval. The TC would like to see a replacement tree planted in a suitable location within the grounds of the house.
28	20/02388/FUL	Neville Court, 2 Avenue Road (Welcombe)	<p>AMENDED – The following updated plans and documents have been received: In short, a side facing window to serve flat 5 has been obscure glazed, the bin store has been relocated, plans have been updated to address errors and lightwell details have been provided.</p> <p>12-170-PA 200F FLOOR PLANS 12-170-PA 201F ELEVATIONS + SECTIONS D13E HARD LANDSCAPE SITE PLAN 1-100 D14C SOFT LANDSCAPE SITE PLAN 1-100 lightwell sketch D23A ELEVATION EXISTING Tree Survey</p>	FOR INFO ONLY.
29	20/03407/FUL	10 East Green Drive (Hathaway)	Single storey extension to rear of property.	No reps.
30	20/02682/FUL	Bancroft Gardens, Waterside (Guildhall)	Proposed partial change of use from public open space to mixed use of public open space, leisure, recreation, market stalls, the sale of crafts, goods, food, refreshments, public information, sale of tickets, advertising, charitable and local group activities and any other associated development.	No reps. STC has no objections to the principle of this application. However, there is a side issue which the TC is concerned about in respect of uncontrolled busking with amplification in this area. This needs to be addressed by the local authorities.

31	20/03656/TREE	12 Avonfields Close, Alveston (Tiddington)	T1(a) – Silver Birch – Approx. 15 metres in height. Crown reduce by 3 – 4 metres to previous points and reshape sides. T2(b) – Front garden Magnolia – Remove. T3 – Rear garden Conifer hedge – Remove. G1 – Fruit trees x7 – Remove.	No reps. No objection subject to Tree Officer approval. Where possible, STC would like to see some replacement tree planting.
32	20/02155/FUL	Burnside Hotel, Church Lane, Shottery (Hathaway)	AMENDED – Amended site plan 916B/103F has been received. This shows the two disability parking spaces - 9 and 26. A tree report and parking survey has been received.	Maintain objections as previously submitted.
33a	20/03541/FUL	The Owl House, Shottery (Shottery)	Remedial repairs and replacement render and replacement windows.	No objection subject to Conservation Officer agreement.
33b	20/03542/LBC	The Owl House, Shottery (Shottery)	Remedial repairs and replacement render and replacement windows.	No objection subject to Conservation Officer agreement.

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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

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

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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	20/02187/FUL - 1 Mount Crescent	No reps.	Granted Subject to Conditions.
2	20/02943/TPO - Langmans and Associates Dental Health Centre, Ely Place, 28 Ely Street	No reps.	Consent for Aboricultural Works.
3	20/01222/VARY - Beechcroft. Dark Lane, Tiddington	No reps.	Granted Subject to Conditions.
4	20/02681/VARY - Land Adjacent To Existing Garages, Avon Crescent	No reps.	Granted Subject to Conditions.
5	19/02880/REM - Land West Of Stratford Land South Of Alcester Road North Of, Evesham Road	No reps.	Granted Subject to Conditions.
6	20/03030/TREE - 5 St Gregory's Road	No reps.	Granted Subject to Conditions.
7	20/02712/FUL - 22 Great William Street	No reps.	WITHDRAWN.
8	20/02384/FUL - 11 Keats Road	No reps.	REFUSED.
9	19/02826/REM - Land West Of Stratford Land South Of Alcester Road North Of, Evesham Road	No reps.	Granted Subject to Conditions.
10	19/02831/REM - Land West Of Stratford Land South Of Alcester Road North Of, Evesham Road	No reps.	Granted Subject to Conditions.
11	20/03111/TREE - The Beeches, 11 Welcombe Road	No reps.	Granted Subject to Conditions.
12	20/03049/TPO - 24 Flower Road	No reps.	Consent for Aboricultural Works.
13	20/03077/TPO - 6 The Elms, Maidenhead Road	No reps.	WITHDRAWN.
14	20/01608/FUL - 68 Loxley Road	No reps.	Granted Subject to Conditions.
15	20/02343/FUL - Land Off, Seymour Road	No reps.	Granted Subject to Conditions.
16	20/02857/FUL - Drayton Gates, 325 Alcester Road	No reps.	Granted Subject to Conditions.
17	20/03251/TREE - 3 Wild Thyme Cottage, Tavern Lane, Shottery	No reps.	Granted Subject to Conditions.

18	20/02889/FUL - Drayton Manor Farm, Alcester Road	No reps.	Granted Subject to Conditions.
19	20/03265/TREE - Flat 1, Grasmere Court, 12 St Gregory's Road	No reps.	Granted Subject to Conditions.
20	20/03187/TREE - 24 Payton Street	No reps.	Granted Subject to Conditions.
21	20/03299/TREE - 13 Avonfields Close, Alveston	No reps.	Granted Subject to Conditions.
22	20/03295/TPO - 24 Payton Street	No reps.	Consent for Aboricultural Works.
23	20/03162/TREE - Swans Nest Hotel, Swans Nest Lane	No reps.	WITHDRAWN.
24	20/03372/TREE - Alveston House, Mill Lane, Alveston	No reps.	Granted Subject to Conditions.
25	20/03390/TREE - Whychwood, 15 Avonfields Close, Alveston	No reps.	Granted Subject to Conditions.
26	20/02710/ADV - The Maybird Centre, Unit A, Birmingham Road	No reps.	Granted Subject to Conditions.
27	20/02984/FUL - 81 South Green Drive	No reps.	Granted Subject to Conditions.
28	20/02859/FUL - 183 Loxley Road	No reps.	Granted Subject to Conditions.
29	20/03052/FUL - 11 Whitfield Close, Tiddington	No reps.	Granted Subject to Conditions.
30	20/03489/TREE - 11 - 12 Hathaway Hamlet, Shottery	No reps.	WITHDRAWN.
31	20/02934/FUL - 14 Buckingham Way	No reps.	Granted Subject to Conditions.
32	20/03159/FUL - 3 Chesteron Drive	No reps.	WITHDRAWN.

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5) Any other business

5a. Presentation by Colin Stewart, Chairman of the Stratford Town Transport Group (STTG)

- **To discuss where STTG fits in to the general framework of organisations in the town and their aims and ambitions**

Mr Stewart will attend the PCC meeting to discuss the above topic.

5b. Re-opening lines and new passenger services, Stratford-upon-Avon – Honeybourne – Worcester/Oxford

- **To consider whether Stratford-upon-Avon Town Council wishes to provide funding towards economic studies regarding re-opening lines and new passenger services, Stratford-upon-Avon – Honeybourne – Worcester/Oxford**

At the PCC meeting on 3 March, 2020 PCC members were asked by Cotswold Line Promotion Group, Shakespeare Line Promotion Group and Solihull & Leamington Spa Rail Users Association to consider supporting an application for funding for the possible reopening of the former railway between Stratford-upon-Avon and Honeybourne to enable through train services to run between Stratford-upon-Avon and both Oxford and Worcester.

It was emphasised that 'support' at this stage does not confer support for the re-opening the railway, and that STC would purely be supporting the application to secure government funding to assess the economic benefits that could arise from reopening the railway.

At this meeting it was Proposed, Seconded and

RESOLVED: That the Town Council would support the application to secure government funding to assess the economic benefits that could arise from reopening the railway.

On 8 December, the Town Clerk received the following correspondence from Stratford Rail Transport Group's John

Morgan:

Thank you for Stratford-upon-Avon Town Council's support for the Bid which was successful. We had the support of 10 MP's with Nigel Huddleston as the lead, 18 organisations including Warwickshire, Worcestershire and Gloucestershire County Councils and Andy Street WM Mayor. You may have heard the recent Government announcement in the National Spending Statement, that our bid was successful. The Ideas Fund is one strand of the Restoring your Railway Fund. In the Minister's letter, he has asked his officials to work with me as the single point of contact. There will also be a launch event in the coming weeks, to provide more details.

The Department for Transport will fund 75% of costs up to £50,000 of successful proposals to help fund transport and economic studies and create a business case.

I therefore wanted to ask in advance, if Stratford-upon-Avon Town Council would be able to provide any match funding towards the study.

The Town Clerk asked for clarification of the funding required to which Mr Morgan responded that the Department for Transport will fund 75% of costs up to £50,000 of successful proposals to help fund transport and economic studies and create a business case. He also confirmed that he is trying to identify match funding of approximately £20,000. The rail promotion groups have agreed to fund £5,000 and Gloucestershire County Council, another £5,000.

Members are asked to consider whether Stratford-upon-Avon Town Council would like to provide funding towards this project.

5c. Stratford Riverside Project

- **To review progress with the Riverside Project**

Cllr Lee has prepared some views on this project (**Appendix 'A'**), which will be presented at this PCC meeting. Members are asked to consider these points.

Members should carefully note the attached Warwickshire Wildlife Trust report (**Appendix 'B'**) when making any considerations.

5d. Draft Gypsy and Traveller and Travelling Showpeople Supplementary Planning Document (SPD)

- **To consider commenting on the Draft Gypsy and SPD**

Stratford-on-Avon District Council is running a public consultation on its proposed Gypsy and Traveller and Travelling Showpeople SPD. A notification of this has been sent to key consultees across the District and wider area.

The best way to view the consultation documents is online at www.stratford.gov.uk/gandt-spd. This webpage also includes a short video explaining in greater detail the content of the consultation draft.

Comments can be made via the SDC website and must be received by 5:00pm on Friday 19 February, 2021.