

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE
21 JANUARY 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

From Additional Chairman's Actions 17.12.19

6a	19/03317/FUL	3 – 4 Wood Street (Guildhall)	Sub-division of ground floor to create 2no. retail units (Use Class A1); change of use, partial demolition and conversion of the upper floors to 10no. residential units; and associated external alterations.	
6b	19/03318/LBC	3 – 4 Wood Street (Guildhall)	Sub-division of ground floor to create 2no. retail units (Use Class A1); partial demolition and conversion of the upper floors to 10no. residential units; and associated external alterations.	
7a	19/03319/FUL	33 – 35 High Street (Guildhall)	Demolition and construction of 6no. retail units (Use Class A1/A3 and an 80-bed hotel (Use Class C1).	
7b	19/03320/LBC	33 – 35 High Street (Guildhall)	Demolition and construction of 6no. retail units (Use Class A1/A3) and an 80-bed hotel (Use Class C1).	

From Chairman's Actions 15.1.20

10	19/03415/FUL	Land Adjacent Bridgetown House, Bridgetown	Erection of no.6 dwelling houses together with access drive, sewers and associated external works.	
18a	19/03504/FUL	Fred Winter Ltd, 41 Guild Street (Clopton)	Change of use of 41 Guild Street from and A1 retail unit to a mixed-use scheme encompassing a food bank, community hub/café, flexible office/meeting space, specialised accommodation for persons at risk of homelessness and associated facilities and communal space. Alterations to external appearance to insert new windows, roof lights and canopy to Guild Street elevation and new windows and skylights to other	

			elevations.	
18b	19/03547/LBC	41 Guild Street (Clopton)	Change of use of 41 Guild Street from an A1 retail unit to a mixed-use scheme encompassing a food bank, community hub/café, flexible office/meeting space, specialised accommodation for persons at risk of homelessness and associated communal space. Alterations to the external appearance to insert new windows, roof lights and a canopy to Guild Street elevation and new windows and skylights to the other elevations and internal alterations not affecting the fabric of the Listed Building.	

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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	19/02947/FUL	Beaconwood, Bordon Hill	Erection of new dwelling.	Whilst design is an entirely subjective matter, the bar/standard is set very high for dwellings to be permitted in the open countryside locations such as this under the provisions of paragraph 79 of the NPPF and Policy H1 of the NDP. Being a contemporary design does not automatically mean that the standard has been met. There are insufficient details and evidence to clearly demonstrate how/why this dwelling is "truly outstanding or innovative" in design. Whilst the scheme to some extent uses the topography of the site, this is not innovative or outstanding and has been done many times before. The 'contemporary' approach to the choice of flat roofs, materials and green technologies is also

				<p>not an innovative approach in planning but moreover is becoming quite commonplace. This should not take away from the overall high-quality design or use of green technologies which are welcomed. Overall, STC would raise the same objection as previously submitted for application i.e. the principle of the development is contrary to Policy H1 of the NDP. There are also still concerns about the increase in vehicles using the access which is considered to be dangerous by those who know and use the road regularly.</p>
2	19/03291/FUL	179 Loxley Road	Single detached two storey replacement dwelling.	<p>STC notes the changes to the mass and bulk of the proposed new dwelling, in particular, its movement away from the neighbour and the removal of the large projecting single storey rear extension. However, the design still appears to be larger than the original house – so the precise impact on both adjoining neighbours needed to be very carefully considered and so STC’s objection should be considered as a holding objection until there is an assessment of this impact available for consideration.</p>
3	19/03508/DDT	<i>Theatre Gardens,</i>	T1 Scots Pine – Fell. (Dead.	FOR INFO ONLY.

		<i>Waterside</i>	Replacement planting required.	
4	19/03528/TREE	The Meads, 79 Tiddington Road	56 – White Mulberry – Pollard at 3.5 metres 57 – Black Mulberry – Raise crown by removing 5 lowest branches G7 – Western Red Cedar – Remove 2, old tag 1290 104b – Sycamore – Remove 116 – Common Yew – Remove 117 – Norway Maple – Remove 131 – Purple plum - Remove	No reps. Subject to Tree Officer approval. Replacement trees elsewhere would be appreciated.
5	19/02764/FUL	23 Bull Street	Installation of conservatory to the rear of the property.	No reps.
6	19/03452/FUL	Rith Cottage, Hathaway Lane	Proposed loft conversion comprising 2No. hipped roof dormers to rear roof plane and 2No. Velux rooflights to front roof plane.	No reps.
7	19/03460/FUL	9 Mount Crescent	Replace garage and conservatory with a double storey side extension.	No reps.
8	19/03261/FUL	181 Banbury Road	Construction of 2 nd floor extension to provide 5 th bedroom.	No reps.
9a	19/03496/VARY	38 – 39 Waterside	Variation of condition no.2 (approved plans) of planning permission 17/01729/FUL dated 21.11.2017 to introduce new steelwork to the 'Hub' to support the structure of the retained historic building, plus associated amendment to internal timber cladding; raised section of roof in a linking section between the Hub and the approved new buildings to the rear; and amended abutment between the roofs of the main Scene Dock building and the new building to the rear. Original description of development: Renovation and partial redevelopment of	No reps. Subject to Conservation Officer approval.

			the Royal Shakespeare Company's costume workshop to provide improved workshops and offices including partial demolition of existing buildings, construction of 1 and 2 storey extensions and glazed, green roofed link to existing Chapel Lane offices plus a new pedestrian access to Chapel Lane.	
9b	19/03535/VLBC	38 – 39 Waterside	Variation of condition no.2 (approved plans) of listed building consent 17/01730/LBC dated 21.11.2017 to introduce new steelwork to the 'Hub' to support the structure of the retained historic building, plus associated amendment to internal timber cladding; raised section of roof in a linking section between the Hub and the approved new building to the rear. Original description of development: Renovation and partial redevelopment of the Royal Shakespeare Company's costume workshop to provide improved workshops and offices, including partial demolition of existing buildings, construction of 1 and 2 storey extensions and a glazed, green roofed link to the existing Chapel Lane offices plus a new pedestrian access to Chapel Lane.	No reps. Subject to Conservation Officer approval.
10	19/03415/FUL	Land Adjacent Bridgetown House, Bridgetown	Erection of no.6 dwelling houses together with access drive, sewers and associated external works.	Deferred to PCC 21.1.20
11	19/03484/LBC	The Four Teas, 24 Sheep Street	Proposed formation of two new openings in the kitchen.	No reps.
12	19/03516/FUL	261 Alcester Road	Proposed demolition of existing garage, storage and workshop and erection of a two-storey side extension.	No reps.

13	19/03403/FUL	Alveston Hill Farm, Alveston	Small chimney to be rebuilt to match existing.	No reps.
14	19/03564/TEL2 8	Masts Land At, Bordon Hill	Alteration to existing TEF installation on greenfield.	FOR INFO ONLY.
15	19/03553/FUL	25 East Green Drive	Proposed single storey rear extension and porch.	No reps.
16	19/03527/FUL	27 Bordon Place	Erection of a Dutch roof style log cabin garden office.	No reps.
17	19/03343/FUL	Bishopton House, The Avenue, Bishopton (Avenue)	Erection of dwelling and detached garage building, and associated works.	No reps.
18a	19/03504/FUL	Fred Winter Ltd, 41 Guild Street (Clopton)	Change of use of 41 Guild Street from and A1 retail unit to a mixed-use scheme encompassing a food bank, community hub/café, flexible office/meeting space, specialised accommodation for persons at risk of homelessness and associated facilities and communal space. Alterations to external appearance to insert new windows, roof lights and canopy to Guild Street elevation and new windows and skylights to other elevations.	Deferred to PCC 21.1.20
18b	19/03547/LBC	41 Guild Street (Clopton)	Change of use of 41 Guild Street from an A1 retail unit to a mixed-use scheme encompassing a food bank, community hub/café, flexible office/meeting space, specialised accommodation for persons at risk of homelessness and associated communal space. Alterations to the external appearance to insert new windows, roof lights and a canopy to Guild Street elevation and new windows and skylights to the other elevations and internal alterations not affecting the fabric of the Listed Building.	Deferred to PCC 21.1.20

19	20/00010/TREE	Winterbourne House, 2 St Gregory's Road (Welcombe)	T1 – Fruit Apple – Fell T2 – Fruit Apple – Fell T3 – Fruit Apple – Fell T4 – Leylandi – Fell T5 – Holly – Fell T6 – Fruit Apple – Fell T7 – Fruit Cherry - Fell	No reps.
20	19/02514/FUL	Kissing Tree Lodge, Kissing Tree Way, Alveston (Tiddington)	External alterations to windows and door.	No reps.
21	19/02557/FUL	12 Warwick Mews, Warwick Road (Welcombe)	Replace existing timber windows and doors with PVC windows and timber doors.	No reps.
22	19/02613/FUL	Land Opposite 9, Tiddington Road (Tiddington)	Alterations to existing access to include dropped kerb, replacement boundary treatment with access gates and the terracing of land levels to serve boat mooring to include extension to existing landing stage.	No reps.
23	20/00022/TREE	48 Tiddington Road (Tiddington)	T1 – Cherry – Fell.	No reps.
24	19/03037/LBC	Harvard House, 26 High Street (Guildhall)	Internal and external repairs.	No reps. Subject to Conservation Officer approval.
25	19/02801/LBC	Alveston Hill Farm, Alveston (Tiddington)	AMENDED – Red line updated in line with Planning Application Ref. 19/03403/FUL.	No reps.
26	19/03595/FUL	49 Orchard Way (Guildhall)	Proposed single storey side extension and basement.	No reps.
27	20/00038/TREE	Wilmcote House, 1 Elgin Gardens (Tiddington)	T1, T2 and T3 – Lawson – Fell T4 – Robinia – Fell T5 – Prunus - Fell	No reps.
28	19/03190/ADV	Unit 18, Bell Court (Guildhall)	New illuminated fascia and projecting sign to be installed at unit 18.	No reps.
29a	19/03545/FUL	Unit 22, Bell Court (Guildhall)	Proposed change of use from A3 to mixed A1/A3 or A3 use. New shop front. Installation of new extraction equipment.	No reps.

29b	19/03546/ADV	Unit 22, Bell Court (Guildhall)	1x fascia sign 1x hanging sign (non-illuminated).	No reps.
30	20/00002/FUL	23 Quineys Road, Shottery (Shottery)	Demolition of detached garage, replacement with two storey side extension. Single storey rear extension. Addition of pitched roof over attached garage and new pitched canopy and porch to front elevation.	On balance, No Reps due to the fact that the proposal creates a feature out the house.
31	19/03573/FUL	7 Hathaway Lane (Shottery)	New double garage with studio/games room.	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

Premises	Address	Activity	Date
Unit 18 (Name of Restaurant to be decided)	Unit 18, Bell Court Shopping Centre Stratford on Avon CV37 6JP	This application seeks to allow: Recorded Music (Indoors only) background music for diners Mon - Sunday 11:00 - 23:00 hrs Sale of Alcohol on the premises only Mon - Sunday 11:00 - 23:00 hrs	21/1/20

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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>

1	19/02482/FUL - Cedar Lawns, Alveston Leys, Alveston	No reps.	Granted Subject to Conditions.
2	19/03127/FUL - 8 Wootton Close	No reps.	Granted Subject to Conditions.
3	19/03153/LBC - Keys and Kitchen, 6 Ely Street	No reps.	Granted Subject to Conditions.
4	19/03128/FUL - Midsummer, 29 Shipston Road	No reps.	Granted Subject to Conditions.
5	19/03202/FUL - 31 Hathaway Green Lane	No reps.	Granted Subject to Conditions.
6	19/03152/ADV - Keys and Kitchen, 6 Ely Street	No reps.	Granted Subject to Conditions.
7	19/01402/OUT - Land South of the A46 West of the proposed Western Relief Road, Alcester Road	Object.	Outline Permission.
8	19/02875/FUL - 7 Hathaway Lane	No reps.	Granted Subject to Conditions.
9	19/02934/FUL - 24 - 26 Bridge Street	No reps.	Granted Subject to Conditions.
10	19/02023/VARY - Garage Blocks, Knights Lane, Tiddington	No reps.	Granted Subject to Conditions.
11	19/02866/REM - 34 Manor Road	No reps.	WITHDRAWN.
12	19/02539/FUL - Beynac, St Gregory's Road	No reps.	WITHDRAWN.
13	19/03068/TREE - Morton Court, 10 St Gregory's Road	No reps.	Granted Subject to Conditions.
14	19/02195/ADV - 57 Ely Street	No reps.	Granted Subject to Conditions.
15	19/03053/LDP - 6 Buttercup Way	N/A	Certificate of Lawful Proposed Use or Development.
16	19/02626/LBC - 57 Ely Street	Holding Objection.	Granted Subject to Conditions.
17	19/03178/FUL - 27 Buckingham Way	No reps.	Granted Subject to Conditions.
18	19/02122/LBC - Hotel Indigo, Chapel Street	No reps.	Granted Subject to Conditions.
19	19/02125/VARY - Hotel Indigo, Chapel Street	No reps.	Granted Subject to Conditions.
20	19/03052/FUL - 31 Redlands Crescent	No reps.	Granted Subject to Conditions.
21	19/03145/FUL - 1 Church Lane, Shottery	No reps.	Granted Subject to Conditions.

22	19/03179/FUL - 19 Buckingham Way	No reps.	Granted Subject to Conditions.
23	19/03238/TREE - 10A Rowley Crescent	No reps.	Granted Subject to Conditions.
24	19/03303/LDP - 4 Dale Avenue	N/A	Certificate of Lawful Proposed Use or Development.
25	19/02956/FUL - 63 Bordon Place	No reps.	Granted Subject to Conditions.
26	19/03018/FUL - 5 Hathaway Green Lane	No reps.	Granted Subject to Conditions.
27	19/03065/FUL - 27 West Street	No reps.	Granted Subject to Conditions.
28	19/02041/FUL - Garage Blocks, Knights Lane, Tiddington	No reps.	Granted Subject to Conditions.
29	19/03166/FUL - 1 Quineys Road	No reps.	Granted Subject to Conditions.
30	19/03564/TEL28 - Bordon Hill, Evesham Road	N/A	Permitted Development.
31	19/02911/FUL - 1B Hillside Road	Object.	WITHDRAWN.
32	19/03407/TREE - 12 Sheep Street	No reps.	Granted Subject to Conditions.
33	19/01516/FUL - Langley Farm, Birmingham Road, Bishopton	No reps.	REFUSED.
34	19/03211/VARY - 35 St Marys Road	No reps.	Granted Subject to Conditions.
35	19/03417/FUL - 33 Townsend Road, Tiddington	No reps.	Granted Subject to Conditions.
36	19/03274/FUL - 127 Banbury Road	No reps.	Granted Subject to Conditions.
37	19/03349/VARY - River Reach, Ferry Lane, Alveston	No reps.	Granted Subject to Conditions.
38	19/03197/FUL - Maybird Retail Park, Unit J, Birmingham Road	No reps.	Granted Subject to Conditions.
39	19/03240/ADV - Heron House, Timothy's Bridge Road, Stratford Enterprise Park	No reps.	Granted Subject to Conditions.
40	19/02749/FUL - Bell Inn, Shottery	No reps.	Granted Subject to Conditions.
41	19/03337/TREE - 5 Chestnut Walk	No reps.	Granted Subject to Conditions.
42	19/03306/TREE - The Lodge, Stratford Court, Avenue Road	No reps.	Granted Subject to Conditions.
43	19/02034/FUL - 15 Limes Avenue	No reps.	Granted Subject to Conditions.
44	19/02039/LBC - BHS, Bridge Street	No reps.	Granted Subject to Conditions.
45	19/02039/LBC/B - BHS, Bridge Street	No reps.	Granted Subject to Conditions.
46	19/02038/FUL - BHS, Bridge Street	No reps.	Granted Subject to Conditions.
47	19/03279/FUL - 66 South Green Drive	No reps.	Granted Subject to Conditions.
48	19/03361/FUL - 24 Oak Road, Tiddington	No reps.	Granted Subject to Conditions.

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5) Any other business

No business to report.