

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

22 JUNE, 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

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| 21/01600/FUL | 7 Benson Road (Welcombe) | Demolition of the existing building. Construction of 6No. apartments with associated parking and amenity space. Apartments to be 4 x 2 bed and 2 x 1 bed. |
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- 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 | 21/01872/LBC The Old Barn | The Old Barn, Cottage Lane (Hathaway) | Demolition of existing conservatory and proposed single storey extension and alterations to existing porch roof | Comments due 30.6.21 No reps subject to Conservation Officer's approval |
| 2 | 21/00932/FUL | 133 Loxley Road (Tiddington) | Garden room to rear of existing house and first floor conversion over existing double garage into gym room with external access including privacy screening. AMMENDED – amended design to the proposed external staircase – the staircase to be spiral and set back from the application site boundary and privacy screening is to be provided in order to prevent overlooking of the neighbouring property. AMENDED – amended design of the proposed garden room – long side | Comments due 22.6.21. No reps |

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| | | | reduced by 2m and pizza oven chimney removed. AMENDED – description of development to include the proposed privacy screening. | |
| 3 | 21/01190/FUL | 1 Poppy Close (Bridgetown) | Formation of a habitable room in roof space with front and rear dormers and raised ridge line. | Comments due 28.6.21 . No reps |
| 4 | 21/01414/FUL | 65 Sandringham Avenue (Avenue) | Insertion of enlarged first floor windows on the front elevation to serve open plan living area and bedroom. | Comments due 28.6.21 . No reps |
| 5 | 21/00742/FUL | 202 Loxley Road (Tiddington) | Two storey side extension, single storey rear extension and external material alteration. AMENDED – 2042 PO1A – roof design to match the existing house and reduction of canopy to front. | Comments: For information only. A consultation response is not being sought. |
| 6 | 21/01828/TPO | Trees located at the boundary of land adjoining the north-east of the Shottery Green Development (Shottery) | T1 to T6 – Sycamores – remove and grind out/treat stumps. T7 – Black Pine – prune branches back from dwelling to south of tree to provide 3m clearance from roof. Including pruning back of ends of approximately 4 secondary branches. | Comments due No reps subject to Tree Officer approval. The offer of new tree planting is welcomed |
| 7 | 21/01491/FUL | 61 Albany Road (Guildhall) | Demolition of existing outbuildings and construction of single rear extension and rear dormer window. | Comments due 24.6.21 No reps |
| 8 | 21/01765/FUL | 31 – 37 Timothy's Bridge Road (Hathaway) | Replace existing corner canopies with infill extensions, plus recladding of existing industrial unit | Comments due 30.6.21 No reps |
| 9 | 21/01600/FUL | 7 Benson Road (Welcombe) | Demolition of the existing building. Construction of 6No. apartments with associated parking and amenity space. Apartments to be 4 x 2 bed and 2 x 1 bed. | Comments due 24.6.21 Holding objection. This application will be considered at the next PCC meeting on 22 June |

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| 10 | 21/00268/FUL | The Elms, 32 Shottery (Shottery) | Proposed stable for private use. The description of development has been updated to remove the reference to the demolition of the stable as this has already happened and therefore the demolition isn't proposed, it is only the erection of the stable which is proposed. The proposed development has been reduced in size. Elevations, plans and site plan updated accordingly. | Comments due 1.6.21 No reps to amended plans |
| 11 | 21/01466/FUL | 189 Loxley Road (Tiddington) | Proposed two storey rear extension, two storey side extension. | Comments due 23.6.21 No reps subject to no adverse impact on neighbours |
| 12 | 21/01761/ADV | DCS Europe, 1 Timothys Bridge Road (Hathaway) | St Joseph branding signage | Comments due 23.6.21 No reps |
| 13 | 21/01760/FUL | DSC Europe, 1 Timothys Bridge Road (Hathaway) | Erection of 2.4m high timber hoarding for a temporary period of up to 4 years. | Comments due 23.6.21 No reps |
| 14 | 21/01376/FUL | 279 Alcester Road (Hathaway) | Dropped kerb for access to dwelling from Alcester Road | Comments due 23.6.21 No reps |
| 15 | 21/01813/TREE | 39 – 40 Ely Street (Guildhall) | T1 – cedar - Reduce by approx. 2metres. Also remove 2 roots that are growing up through the tarmac beneath the gate. T2 – Pine - Remove T3 – Willow – Remove 1 root that is growing underneath the path. | Comments due 23.6.21 No reps subject to Tree Officer approval |
| 16 | 21/01602/COUO | 13 John Street (Welcombe) | Change of use to one dwelling house. | Comments due 23.6.21 No reps |
| 17 | 21/01638/TREE | 47 Tiddington Road (Tiddington) | T1 – Beech -Reduce in height from 18metres to 13.5metres and cut out dead branches. | Comments due 22.6.21 No reps |

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| 18 | 21/01676/ADV | 8 – 9 Wood Street (Guildhall) | Existing signage to be replaced with new. | Comments due 1.7.21 No reps |
| 19 | 21/01921/TREE | 51A Rother Street (Guildhall) | C1 - Coniferous Tree - Reduce by approx. 1metre to clear property boundary fence of 15 Scholars Lane | Comments due 1.7.21 No reps |
| 20 | 21/01923/TREE | 57 Rother Street (Guildhall) | CH1 – Coniferous hedge – Reduce by approx. 1metre to clear property boundary fence of 15 Scholars Lane | Comments due: 1.7.21 No reps |
| 21 | 21/01924/TREE | 55 Rother Street | SB1 – Silver birch – Remove several small lower branches that overhang 15 Scholars Lane, pruning back to a suitable growth point. | Comments due 1.7.21 No reps subject to tree officer approval |

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 |
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| 1 | 21/00836/FUL - 55 Darlow Drive | No reps | Granted subject to conditions |
| 2 | 21/01189/TPO – Street Record, Bishopton Lane | No reps | Granted subject to conditions |
| 3 | 21/00975/FUL – 3 Garden Row, Scholars Lane | No reps | Granted subject to conditions |
| 4 | 21/01071/FUL – 16 Yeats Road | No reps | Granted subject to conditions |
| 5 | 21/00464/ADV – The Queens Head, 54 Ely Street | No reps | Granted subject to conditions |
| 6 | 21/00465/LBC – The Queens Head, 54 Ely Street | No reps | Granted subject to conditions |

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| 7 | 21/01038/FUL – 20 Hillside Road | No reps | Granted subject to conditions |
| 8 | 21/00842/FUL – 5 Broad Walk | No reps | Granted subject to conditions |
| 9 | 21/01311/FUL – Swan Gardens, Waterside | Support | Granted subject to conditions |
| 10 | 21/00993/FUL – 33 Dale Avenue | No reps | Granted subject to conditions |
| 11 | 21/01408/TREE – 8 Tiddington Road | No reps | Granted subject to conditions |
| 12 | 21/00136/FUL – Cadle Pool Farm, The Ridgeway | No reps | Granted subject to conditions |
| 13 | 21/01462/TREE – 77 Tiddington Road | No reps Like to see replacement tree | Granted subject to conditions |
| 14 | 21/01477/TREE – 2A Hathaway Lane | No reps | Granted subject to conditions |
| 15 | 21/01426/TREE – 64 Maidenhead Road | No reps Like to see another tree | Granted subject to conditions |
| 16 | 21/01448/TREE – 4 Avonfields Close, Alveston | Object/Objection Withdrawn | Granted subject to conditions |
| 17 | 20/03531/FUL – 7 Church Street | No reps | Withdrawn |
| 18 | 21/01859/FUL – Capricorn, Bishopton Lane, Bishopton | No reps | Withdrawn |
| 19 | 20/02891/FUL – 387 Birmingham Road | No reps | Granted subject to conditions |
| 20 | 21/01023/FUL -35 Meadow Close | No reps | Granted subject to conditions |
| 21 | 21/01524/TREE – 38 College Lane | No reps | Granted subject to conditions |
| 22 | SDC/21CC001 – 7 Manor Road | | Granted |
| 23 | 21/01592/TREE – 81 Maidenhead Road | No reps | Granted subject to conditions |
| 24 | 21/01523/HHPA – 74 Drayton Avenue | | Prior approval not required |
| 25 | 21/01139/FUL – 2 Monument Way | No reps | Granted subject to conditions |
| 26 | 21/009959/FUL – 11 Blackthorn Road | No reps | Refused |
| 27 | 21/00844/FUL – Flat C, 15 Lawson Avenue, Tiddington | No reps | Granted subject to conditions |
| 28 | 21/00758/FUL – 70 Loxley Road | Holding objection. The proposed extension needs to be amended to show a subservient design | Granted subject to conditions |