

STRATFORD-UPON-AVON TOWN COUNCIL  
PLANNING CONSULTATIVE COMMITTEE

23 MARCH, 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

|           | <b>Application No</b> | <b>Site</b>  | <b>Proposed Development</b>  | <b>Observations</b>              |
|-----------|-----------------------|--|--|----------------------------------|
| <b>10</b> | 21/00456/FUL          | Recreation Ground Car Park, Swans Nest Lane (Bridgetown) | Installation and operation of an observation wheel with associated equipment for a period of six months in each calendar year. | Deferred to PCC meeting 23.3.21. |

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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>

| <b>Application No</b> | <b>Site</b>    | <b>Proposed Development</b>                      | <b>Observations</b>   |                |
|-----------------------|----------------|--|---|----------------|
| <b>1</b>              | 21/00426/FUL   | The Lench House, 51 Tiddington Road (Tiddington) | Demolition of existing detached dwelling and construction of replacement, detached dwelling with associated landscaping   | No reps.       |
| <b>2a</b>             | 20/03567/ADV   | 10 Bridge Street (Guildhall)                     | AMENDED – The artwork has been removed from the fascia board and reference to this has been removed from the description of development. Updated elevations have been provided to address the changes made to the proposed advert signage.  | FOR INFO ONLY. |
| <b>2b</b>             | 20/03573/FUL   | 10 Bridge Street (Guildhall)                     | AMENDED – The flue has been removed from this proposal. The proposed shop front design has been altered to alter the existing, plans updated accordingly. The proposed parking area to the rear will now serve the restaurant. The elements that no longer form part of the proposal have been removed from the plans and the description of development. | FOR INFO ONLY. |
| <b>2c</b>             | 20/03586/COU C | 10 Bridge Street (Guildhall)                     | Prior Approval for the change of use of the ground floor only from retail (A1) to restaurant and cafe (A3) part a and b of Schedule 2 Part 3 Class C of the GPDO.   | No reps.       |

|           |              |   |  |   |
|-----------|--------------|---|--|---|
| <b>3</b>  | 21/00681/TPO | Amberley House,<br>34 Avenue Road<br>(Welcombe)             | T1 – Lime Tree – Fell.   | No reps. Subject to the Tree Officer approval and a replacement tree being planted.   |
| <b>4</b>  | SDC/21CC001  | 7 Manor Road<br>(Tiddington)                                | Proposed change of use to a care home for children, to accommodate 4 residents, associated works, conversion of garage to a games room, provision of additional parking. | No reps.  |
| <b>5</b>  | 21/00443/FUL | 176 Alcester Road<br>(Hathaway)                             | Part two storey and part single storey side extension with single storey rear extension.   | Object to the application for the following planning reasons:<br>Holding objection. This extension appears dominant with a two-storey projection forward of the front building line. There is no street scene drawing showing the potential effect on the character and appearance of the area. Amendments should be requested. |
| <b>6</b>  | 21/00463/FUL | 3 Carters Lane,<br>Tiddington<br>(Tiddington)               | Demolish existing outbuilding and form single storey rear extension.   | No reps.  |
| <b>7</b>  | 21/00106/FUL | 10 Church Close,<br>Alveston<br>(Tiddington)                | Two storey extension to rear of property, comprising of additional lounge space on ground floor and an additional bedroom on first floor.                                | No reps.  |
| <b>8</b>  | 21/00481/ADV | Former Land Rover, Avenue Farm<br>(Avenue)                  | 1 Halo Lit Tesla letters fixed to cladding, 1 Tesla 'T' vinyl applied to existing board, 1 monument sign in location of existing monument sign.                          | No reps.  |
| <b>9</b>  | 20/03652/FUL | 29 Townsend Road<br>(Tiddington)                            | Proposed first floor side extension and extension of dropped kerb.   | No reps. Pleased to see subservient design.   |
| <b>10</b> | 21/00456/FUL | Recreation Ground Car Park, Swans Nest Lane<br>(Bridgetown) | Installation and operation of an observation wheel with associated equipment for a period of six months in each calendar year.   | Deferred to PCC meeting 23.3.21.  |

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|------------|---------------|-------------------------------------|--|--|
| <b>11</b>  | 21/00731/TREE | 16 Avenue Road<br>(Welcombe)        | T1 – Silver Birch – Fell.  | No reps - would like to see a replacement tree planted.  |
| <b>12</b>  | 21/00046/FUL  | 3 Chesterton Drive<br>(Bridgetown)  | Single storey rear extension and two storey side extension plus Change of Use of open amenity land to residential curtilage.   | No reps.   |
| <b>13</b>  | 21/00470/FUL  | 41 Broad Street<br>(Guildhall)      | Proposed garage conversion and change of use to be used in conjunction with Nursery.   | No reps.   |
| <b>14a</b> | 21/00531/VARY | 35 – 36 Sheep Street<br>(Guildhall) | Variation of conditions 2 (approved plans), 4 (landscaping), 6 (refuse/bin storage) and 8 (obscure glazed windows) of 19/02414/FUL (Refurbishment and adaptation of existing retail units and proposed change of use and conversion of rear ground floor and upper floor areas to 3 no. apartments and associated internal and external alterations).                          | No reps.   |
| <b>14b</b> | 21/00532/VLBC | 35 – 36 Sheep Street<br>(Guildhall) | Variation of conditions 2 (approved plans) and removal of conditions 4 (material sample details) and 5 (submission of large-scale drawings) of 19/02415/LBC (Refurbishment and adaptation of existing retail units and proposed change of use and conversion of rear ground floor and upper floor areas to 3 no. apartments and associated internal and external alterations.) | No reps.   |
| <b>15</b>  | 20/03505/FUL  | 25 Banbury Road<br>(Bridgetown)     | AMENDED – Alterations to the porch design, reduction in size of new two storey front gable and set down/set back of proposed side extension.   | No reps. STC is pleased to see the design has been amended to ensure proposed extension is subservient to the main house. STC therefore withdraws its holding objection. |
| <b>16</b>  | 21/00645/LBC  | 57 Ely Street<br>(Guildhall)        | Internal alterations.  | No reps. Subject to Conservation Officer approval.   |

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|------------|--------------|---|--|--|
| <b>17</b>  | 21/00199/FUL | 14 Verney Drive (Clopton)   | AMENDED - Reduced ridge height and increased set back.   | No reps. STC would prefer to see more subservience with greater setbacks but perhaps on balance this is acceptable.  |
| <b>18</b>  | 21/00435/FUL | 6 Halford Road (Shottery)   | Two storey side, front, and rear extension. Single storey rear extension, and loft conversion.   | Object to the application for the following planning reasons: The principle of a two storey side extensions is fine. However, going from a hip to a dominant gable on a pair of symmetrical semi-detached properties in a cul-de-sac of similar style properties will have a detrimental effect on the character and appearance of the street scene. The extension should be redesigned to look like the one on the neighbouring property (no. 5). |
| <b>19a</b> | 21/00521/FUL | D C S Europe PLC Car Park, Timothys Bridge Road, Stratford Enterprise Park (Hathaway) | Erection of 2.4m high timber hoarding for a temporary period of up to 4 years.   | No reps.   |
| <b>19b</b> | 21/00522/ADV | D C S Europe PLC Car Park, Timothys Bridge Road, Stratford Enterprise Park (Hathaway) | Erection of hoarding displaying St Joseph branding.  | No reps.   |
| <b>20</b>  | 21/00462/FUL | 51 Loxley Road (Tiddington)   | Single storey rear extension, new rooflights to the front and rear roofs, new windows, and external door to the side elevation.  | No reps.   |
| <b>21a</b> | 21/00464/ADV | The Queens Head, 54 Ely Street (Guildhall)  | Sign A - 1 x New set of sign-written house name letters direct to building. New trough light to illuminate.<br>Sign B - 1 x New double sided pictorial sign with secondary | No reps.   |

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|------------|--------------|--|---|---|
|            |              |  | <p>panel with new bracket. New linotiles to illuminate.</p> <p>Sign C - 2 x New landscape amenity/directional signs.</p> <p>Sign D - 1 x New sign-written logo to front elevation.</p> <p>Sign E - 1 x New planter box with sign-written face and artificial topiary.</p> <p>Sign F - 2 x New 1/2 lanterns.</p> <p>Sign G - 1 x New A3 illuminated menu case.</p> <p>Sign H - 5 x New amenity boards.</p> <p>Sign I - 2 x New frosted window vinyls.</p> <p>Sign J - 2 x New sets of sign-written amenity lettering to bay windows.</p> <p>Sign K - Omitted</p> <p>Sign L - 2 x New 30w floodlights.</p> <p>Sign M - 1 x New 10w floodlight.</p> <p>Sign N - 2 x New globe lanterns to rear garden area</p> <p>Sign O - New set of festoon lighting (approx. 30m total length) to rear garden.</p> <p>Sign P - 1 x Sign-written pictorial logo to side elevation.</p> |   |
| <b>21b</b> | 21/00465/LBC | The Queens Head, 54 Ely Street (Guildhall) | Erection of illuminated and non-illuminated sign to the exterior of the building.   | No reps.  |
| <b>22</b>  | 21/00513/FUL | Gable End, 7 Cherry Orchard (Shottery)     | <p>Single storey front extension. New pitched roof to existing flat roofed extension.</p> <p>New rendering to front and side elevation walls.</p>   | Support the application for the following planning reasons: Pleased to see the two-storey flat roof extension will be gone. |
| <b>23</b>  | 21/00515/FUL | 6 Evenlode Close (Tiddington)              | Single storey conservatory to rear and modification of vestibule.   | No reps.  |
| <b>24</b>  | 20/03643/FUL | 107 Evesham Road (Shottery)                | AMENDED – Design of the proposed porch amended.   | No reps.  |
| <b>25a</b> | 20/03541/FUL | The Owl House, Shottery (Shottery)         | AMENDED – Further details of the proposed works submitted to enable for a full assessment.  | No reps.  |
|            |              |  |   |   |

|            |               |   |   |                |
|------------|---------------|---|---|----------------|
| <b>25b</b> | 20/03542/LBC  | The Owl House, Shottery (Shottery)                          | AMENDED – Further details of the proposed works submitted to enable for a full assessment.  | No reps.       |
| <b>26</b>  | 21/00647/FUL  | Avonlea, 47 Shipston Road (Bridgetown)                      | Change of use from guest house and residential to residential only.   | No reps.       |
| <b>27</b>  | 20/03679/FUL  | Hemmingford House, Wellesbourne Road, Alveston (Tiddington) | Proposed addition of new (fourth) camping pod with associated landscaping and new wc/shower unit.   | No reps.       |
| <b>28</b>  | 21/00268/FUL  | The Elms, 32 Shottery (Shottery)                            | Proposed stable to replace existing.  | No reps.       |
| <b>29</b>  | 21/00099/FUL  | Wellingtonia House, Tiddington Road (Tiddington)            | Provision of 2no projecting bay windows to ground floor kitchen and drawing room on front elevation.  | No reps.       |
| <b>30</b>  | 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 28th March 1974 for the development of land for formation of a marina). | No reps.       |
| <b>31</b>  | 20/03197/FUL  | Unit 4, Drayton Manor Farm, Alcester Road (Hathaway)        | AMENDED - 7192-Y-301 Proposed Floor Plans and Elevations A3(3)(1) has been updated to include stairs at first floor level and the dormer profile on the side elevations.  | FOR INFO ONLY. |

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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> |
|-----------------|--|--|-------------|
| The Phoenix     | Guild Street,<br>Stratford-upon-Avon, CV37 6QY | <p>The application seeks to allow the following:</p> <p>Sale of alcohol.</p> <ul style="list-style-type: none"><li>• Hours premises open to the public – Monday to Sunday 10:00am – 12:30am;</li><li>• Provision of Live Music – Monday to Sunday 10:00am– 11:00pm;</li><li>• Provision of Recorded Music – Monday to Sunday 10.00am – 12:00am;</li><li>• Sale of alcohol for consumption on and off the Premises – Monday to Sunday 10:00am – 12:00am.</li></ul> <p>For representations to be accepted they must be relevant to at least one of the four licensing objectives:</p> <ul style="list-style-type: none"><li>• Prevention of crime and disorder;</li><li>• Prevention of public nuisance;</li><li>• Protection of children from harm;</li><li>• Public safety.</li></ul> <p>The last day for receiving representations, for or against the application will be 29th March 2021.</p> | 29.3.21     |



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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>Site/Application No</b>  | <b>STC Observations</b> | <b>SDC Decision</b>             |
|----|---|-------------------------|---------------------------------|
| 1  | 20/03046/LBC - 21 Henley Street                                     | No reps.                | Granted Subject to Conditions.  |
| 2  | 21/00166/TREE - 22 Welcombe Road                                    | No reps.                | Granted Subject to Conditions.  |
| 3  | 20/02374/FUL - Garages, Mansell Street                              | No reps.                | Granted Subject to Conditions.  |
| 4  | 21/00149/HHPA - 19 Ash Grove  | N/A.                    | Prior Approval Not Required.    |
| 5  | 20/03538/FUL - 21 Verney Drive                                      | No reps.                | Granted Subject to Conditions.  |
| 6  | 21/00049/LBC - 18 - 19 Rother Street                                | No reps.                | Granted Subject to Conditions.  |
| 7  | 21/00051/LBC - 21 High Street                                       | No reps.                | Granted Subject to Conditions.  |
| 8  | 21/00245/TREE - 7 Old Town  | No reps.                | Granted Subject to Conditions.  |
| 9  | 20/01176/VARY - Riverside Caravan Park, Tiddington Road, Tiddington | No reps.                | WITHDRAWN.                      |
| 10 | 20/03194/FUL - 34 Townsend Road                                     | No reps.                | Granted Subject to Conditions.  |
| 11 | 20/03533/FUL - 157 Evesham Road                                     | No reps.                | Granted Subject to Conditions.  |
| 12 | 21/00144/TREE - 23 Avenue Road                                      | No reps.                | Granted Subject to Conditions.  |
| 13 | 21/00013/TPO - 6 The Elms, Maidenhead Road                          | No reps.                | Consent for Aboricultural Work. |
| 14 | 20/02802/FUL - 10 Kerns Terrace                                     | No reps.                | Granted Subject to Conditions.  |
| 15 | 21/00202/TREE - Newbold Terrace, 16 Elgin Gardens                   | No reps.                | Granted Subject to Conditions.  |
| 16 | 20/03567/ADV - 10 Bridge Street                                     | No reps.                | Granted Subject to Conditions.  |
| 17 | 21/00077/TPO - 165 Clopton Road                                     | No reps.                | Consent for Aboricultural Work. |
| 18 | 20/03545/FUL - 145 Evesham Road                                     | No reps.                | Granted Subject to Conditions.  |
| 19 | 21/00214/TREE - 3 Shottery Green, Shottery                          | No reps.                | Granted Subject to Conditions.  |
| 20 | 21/00332/TREE - Pound House, 23 Shottery, Shottery                  | No reps.                | Granted Subject to Conditions.  |

|           |   |          |                                |
|-----------|---|----------|--------------------------------|
| <b>21</b> | 21/00360/TREE - Foray House, Avenue Road                      | No reps. | Granted Subject to Conditions. |
| <b>22</b> | 21/00362/TREE - 57 Maidenhead Road                            | No reps. | Granted Subject to Conditions. |
| <b>23</b> | 21/00382/TREE - STREET RECORD, St James Mews                  | No reps. | Granted Subject to Conditions. |
| <b>24</b> | 21/00407/TREE - 59 Tiddington Road                            | No reps. | Granted Subject to Conditions. |
| <b>25</b> | 20/02455/FUL - 16 Yeats Road                                  | No reps. | WITHDRAWN.                     |
| <b>26</b> | 20/03320/FUL - 18 Fordham Avenue                              | No reps. | Granted Subject to Conditions. |
| <b>27</b> | 21/00183/TREE - Correndon, Alveston Leys, Alveston            | No reps. | Granted Subject to Conditions. |
| <b>28</b> | 21/00357/TREE - 13 St Gregory's Road                          | No reps. | Granted Subject to Conditions. |
| <b>29</b> | 20/03216/FUL - Stratford-upon-Avon College, The Willows North | No reps. | Granted Subject to Conditions. |
| <b>30</b> | 20/03663/FUL - Shakespeare's Birthplace, Henley Street        | No reps. | Granted Subject to Conditions. |
| <b>31</b> | 20/03664/LBC - Shakespeare's Birthplace, Henley Street        | No reps. | Granted Subject to Conditions. |
| <b>32</b> | 21/00372/TREE - The Paddocks, Alveston Leys, Alveston         | No reps. | Granted Subject to Conditions. |
| <b>33</b> | 21/00406/TREE - Swans Nest Hotel, Swans Nest Lane             | No reps. | Granted Subject to Conditions. |
| <b>34</b> | 20/03351/FUL - 25 West Street                                 | No reps. | Granted Subject to Conditions. |

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5) Any other business

5a. PCC Response to 21/00395/FUL – 5 – 7 Wood Street

- **To reconsider the PCC's response to application 20/00395/FUL – 5 – 7 Wood Street based on the Highway Authority and Conservation Officer's comments**

At the PCC meeting held on 2 March, members chose to submit a holding objection to the proposed installation of 19 PAS 68 hostile vehicle mitigation bollards to the frontage of 5 – 7 Wood Street and associated extension to footway, until Highway Authority and Conservation Officer's comments had been received.

These responses have now been received and are attached as **Appendix 'A'** and **'B'**.

Members are asked to consider these comments and decide whether they have any impact on their original decision.