

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

3 AUGUST, 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

No items were deferred.

- 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	21/02069/FUL	Stratford Marina, Bridgefoot (Welcombe)	Construction of a single storey extension to the restaurant.	Support the application for the following planning reasons: STC supports this proposal and the visual improvements it will bring to this prominent location and the economic benefits it will bring to this local business and the town.
2	21/01848/FUL	The Great Gardens of New Place, Chapel Lane (Guildhall)	AMENDED – Drawing no. 17640 12 A containing structural engineers' details for the proposed rebuilding of the existing boundary wall to New Place have been received.	No reps.
3	21/02248/FUL	19 Manor Green (Tiddington)	Two small scale extensions either side of the property, which is a uniquely designed upside-down house. The first extension is a single storey small side extension. The	No reps.

			second side extension will be a two-storey extension, that connects the basement floor to the main living space via a gallery staircase.	
4a	21/02056/ADV	18 – 19, Rother Street (Guildhall)	Installation of matt black aluminium letters to replace the previous 'Lloyds Pharmacy' signage with the new tenant signage 'Lola's Waffles & Crepes'. Circular hanging sign to be mounted using the existing decorative bracket.	No reps.
4b	21/02070/LBC	18 – 19, Rother Street (Guildhall)	Installation of matt black aluminium letters to replace the previous 'Lloyds Pharmacy' signage with the new tenant signage 'Lola's Waffles & Crepes'. Circular hanging sign to be mounted using the existing decorative bracket.	No reps.
5	21/02094/FUL	6 Evans Close (Shottery)	Proposed entrance door remodelling and first floor extensions.	No reps.
6	21/02098/FUL	8 Worcester Close (Tiddington)	Proposed single storey rear extension.	No reps.
7	21/02115/FUL	45 Clopton Road (Clopton)	Single storey rear extension and alterations to an existing conservatory to side elevation.	No reps.
8	21/02117/FUL	12 Halford Road (Shottery)	Erection of a two-storey side and rear extension, single storey front extension for garage and porch.	No reps. Subject to adverse impact on neighbours.
9	21/02126/FUL	11 Blackthorn Road (Welcombe)	Single storey rear extension and new roof to existing garage.	No reps.
10	21/02151/FUL	7 Church Street (Guildhall)	Demolition of rear wing at ground floor to allow for a single storey rear extension and internal alterations.	No reps.
11	21/01247/FUL	10 Maple Grove (Clopton)	AMENDED – Single storey extension set back from the side boundary with no. 9.	No reps.

12	21/02268/TREE	The Lawn Place, Alveston Leys, Alveston (Tiddington)	T1 – Holm Oak – Reduce canopy of trees overhanging driveway back to boundary (c. 3m); T2 – Yew – Reduce canopy by up to 2m over building; T3 – Holm Oak – Raise lower canopy to c. 4.5m from ground level on south-west side.	No reps. Subject to Tree Officer approval.
13	21/02160/FUL	6 Trinity Place, Bull Street (Guildhall)	Removal of dilapidated brick outbuildings and plastic roof conservatory. Erection of single storey extension to rear of existing dwelling.	No reps.
14a	21/01629/FUL	The Old Rectory, Clifford Chambers (Welford-on-Avon)	Erection of dwelling and associated development.	No reps.
14b	21/01630/LBC	The Old Rectory, Clifford Chambers (Welford-on-Avon)	Erection of dwelling and associated development.	No reps.
15	21/01857/FUL	42 Orchard Way (Guildhall)	Alteration to previously approved scheme (20/00323/FUL) to increase length of side extension and introduce dormer to front elevation.	No reps.
16	21/02195/FUL	9 Albany Road (Guildhall)	Replacement roof, new roof windows and bifold doors.	No reps.
17a	21/02205/LBC	10 Henley Street (Clopton)	Installation of new traditionally manufactured fascia and projecting sign.	No reps.
17b	21/02203/ADV	10 Henley Street (Clopton)	Non-Illuminated traditional fascia sign.	No reps.
18	21/02201/FUL	49 Bull Street (Guildhall)	Demolition of existing lean-to and erection of single storey side extension.	No reps.
19	21/02352/DDT	Woodland Area Adjacent to Ferry Lodge, Ferry Lane, Alveston (Tiddington)	T1 – Oak – prune off fractured limb over public right of way.	No reps.
20	21/02221/FUL	11 Toll Gate Close (Bishopton)	Construction of a single storey rear extension.	No reps.

			Extension to create an open plan kitchen, dining, and family room. All external materials to match the existing dwelling.	
21	21/02353/DDT	The Priory, Welcombe Road (Welcombe)	T1 – Ash – Fell (Dead and decaying at base. No replacement tree planting, as insufficient space to establish a tree).	FOR INFO ONLY.
22	21/01952/ADV	The Toll House, Bridgefoot (Guildhall)	Installation of small sign on front and rear door and use of two flag poles to use for advertisements for the business.	No reps.
23	21/02190/LBC	4-5, High Street (Guildhall)	Repair of roof and replacement of roof tiles.	No reps.
24	21/02239/FUL	16 Bull Street (Guildhall)	Proposed works comprise of a single storey ground floor extension and a part double storey extension at first floor in addition to some internal alterations to the existing property. This includes the demolition of an existing single storey conservatory and some demolition of an existing 2 storey extension.	No reps.
25	21/01811/FUL	Gospel Oak House, Gospel Oak Lane, Pathlow (Avenue)	Demolition of redundant barns and building new dwelling house and garage on the site.	Object to the application for the following planning reasons: STC objects to the principle of this proposal. This site is in open countryside. New dwellings in the open countryside are restricted to a handful of exceptions. The demolition of existing buildings and the erection of a new dwelling is not one of those exceptions.

26	21/02247/VARY	Land West of Stratford Land South of Alcester Road North of Evesham Road (Hathaway)	Variation of Condition 1 of planning approval 15/03764/REM (Shottery North Phase 1) to allow the replacement of 'Cottage' house-types with 'Classics' house-types across all plots (207 Dwellings). Submission includes those amendments/additions already approved through planning approvals 19/02831/REM, 20/03691/VARY and 21/01784/AMD.	Object to the application for the following planning reasons: STC lodges a holding objection. STC would like to know how these amended house types fall within the new NPPF requirement to create "high quality, beautiful and sustainable buildings and places".
27	21/02197/FUL	20 Mulberry Street (Welcombe)	Installation of posts and rails with horizontal wire infill, to form safety barrier and support structure for climbing plants around existing small flat roof which, has been utilised for growing plants since early 2010.	No reps.

3) Street Trading and Licencing Applications

3a. Street Trading Applications

Premises	Activity	Date
Stratford-upon-Avon Town Centre	<p>Stratford Town Food Festival</p> <p>Please find attached an application form (Appendix 'A') and location map (Appendix 'B') for the Stratford Town Food Festival event on 18 & 19 September, 2021.</p> <p>The market is to be held on Bridge Street, High Street and Henley Street with over 100 stalls.</p>	Should you have any further questions, or should you wish to object to the application, please give details by reply before 5pm on Wednesday 11 August, 2021.

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
1	21/01143/FUL - 156 Evesham Road	No reps.	Granted Subject to Conditions.
2	21/01529/LBC -The Corner House, 38 Guild Street	No reps.	Granted Subject to Conditions.
3	21/01760/FUL - DCS Europe, 1 Timothys Bridge Road, Stratford Enterprise Park	No reps.	Granted Subject to Conditions.
4	21/01761/ADV - DCS Europe, 1 Timothys Bridge Road, Stratford Enterprise Park	No reps.	Granted Subject to Conditions.
5	21/00670/FUL - 124 Loxley Road	No reps.	Granted Subject to Conditions.
6	21/01813/TREE - 39 - 40 Ely Street	No reps.	Granted Subject to Conditions.
7	21/02118/TREE - The Lawn Place, Alveston Leys, Alveston	No reps.	WITHDRAWN.
8	21/00854/FUL - 7 Mayfield Avenue	No reps.	Granted Subject to Conditions.
9	21/01135/FUL - 22A Heron Lane	No reps.	REFUSED.
10	21/01765/FUL - 31 - 37 Timothys Bridge Road	No reps.	Granted Subject to Conditions.
11	21/01975/TREE - 29 College Street	No reps.	Granted Subject to Conditions.
12	21/01967/TREE - The Thatched House, 16 Tavern Lane, Shottery	No reps.	Granted Subject to Conditions.
13	21/01734/FUL - 3 Old Town Square	No reps.	Granted Subject to Conditions.
14	21/00808/FUL - The Old Barn, Cottage Lane, Shottery	No reps.	Granted Subject to Conditions.
15	21/01491/FUL - 61 Albany Road	No reps.	Granted Subject to Conditions.
16	21/01872/LBC - The Old Barn, Cottage Lane, Shottery	No reps.	Granted Subject to Conditions.
17	21/01828/TPO - The Trees Are Located At The Boundary Of Land Adjoining The North-east Of The Shottery Green Development.	No reps.	Consent for Aboricultural Work.
18	21/01776/FUL - 32 Maidenhead Road	No reps.	WITHDRAWN.
19	21/01247/FUL - 10 Maple Grove	No reps.	Granted Subject to Conditions.
20	21/01218/ADV - Arden Garages, Masons Road	No reps.	Granted Subject to Conditions.
21	21/01921/TREE - 57A Rother Street	No reps.	Granted Subject to Conditions.
22	21/01923/TREE - Park View, 57 Rother Street	No reps.	Granted Subject to Conditions.

23	21/01924/TREE - 55 Rother Street	No reps.	Granted Subject to Conditions.
24	21/00566/FUL - 350 Birmingham Road	No reps.	Granted Subject to Conditions.
25	20/02516/FUL - Forge Farm, The Hayloft , Clifford Road, Clifford Chambers	No reps.	Granted Subject to Conditions.
26	20/03679/FUL - Hemingford House, Wellesbourne Road, Alveston	No reps.	Granted Subject to Conditions.
27	21/01817/FUL - 36 Blackthorn Road	No reps.	Granted Subject to Conditions.
28	21/00336/FUL - 39 St Andrews Crescent	No reps.	Granted Subject to Conditions.
29	21/01414/FUL - 65 Sandringham Avenue	No reps.	Granted Subject to Conditions.
30	21/01935/FUL - 40 Orchard Way	No reps.	WITHDRAWN.
31	21/00917/FUL - 5 Foxtail Close	No reps.	Granted Subject to Conditions.
32	21/01376/FUL - 279 Alcester Road	No reps.	REFUSED.
33	21/00736/OUT - 4 Dale Avenue	Object.	REFUSED.
34	21/01273/FUL - 12 Rushbrook Road	No reps.	Granted Subject to Conditions.
35	21/01209/FUL - 9 Dale Avenue	No reps.	Granted Subject to Conditions.
36	21/02003/ADV - D C S Europe PLC Car Park, Timothys Bridge Road, Stratford Enterprise Park	No reps.	Granted Subject to Conditions.

5) Any Other Business

5a. Street Naming and Numbering

- **Request for Road Name – Development at Territorial Army Centre, New Broad Street, Stratford-upon-Avon**

On 16 July, 2020 STC received an email from SDC regarding a request for one street name for the development at Territorial Army Centre, New Broad Street, Stratford-upon-Avon.

The email from SDC is outlined below:

*I enclose for your information a copy of a site layout plan (**Appendix 'C'**) which I have recently received from the Applicant for the above site. The Applicant has requested that postal addresses be allocated.*

*As you will see from the attachment (**Appendix 'D'**) it is recommended that 1 new street name is required as highlighted and shown on the attached plan.*

The Applicant has expressed a wish to name the streets as he is permitted to do so by the street naming

legislation. Could you therefore please consider the following names in-conjunction with the District Council's Street Naming Guidance that can be found on our website namely 'Obtaining Street name addresses and postcodes for a new development'. Point 1 of Steps 3 and 4 and Appendix One of the guidance are the relevant provisions for you to consider.

Link:-

<https://www.stratford.gov.uk/templates/server/document-relay.cfm?doc=174973&name=Practical%20guide%20to%20obtaining%20street%20name%20addresses%20and%20postcodes%20for%20a%20new%20development%20Final%20.pdf>

Please note that where the Applicant wishes to name the street(s), the relevant town/parish council cannot substitute the Applicant's Street(s) name with their own name (as that is contrary to the Legislation), therefore you should only consider the name(s) in accordance with APPENDIX ONE of the guidance giving valid reasons for any objection.

The name put forward is as follows: -

'Yeomanry Mews'

Note from Applicant: This name is in honour of the historical connection to the military that have been present on the site since the early 1900s.

5b. Street Naming and Numbering

- **Request for Road Name – Garages, Mansell Street, Stratford-upon-Avon**

On 19 July, 2020 STC received an email from SDC regarding a request for one street name for the development at Garages, Mansell Street, Stratford-upon-Avon.

The email from SDC is outlined below:

*I enclose for your information a copy of a site layout plan (**Appendix 'E'**) which I have recently received from the Applicant for the above site. The Applicant has requested that postal addresses be allocated.*

*As you will see from the attachment (**Appendix 'F'**) it is recommended that 1 new street name is required as shown on the attached plan.*

The Applicant has expressed a wish to name the streets as he is permitted to do so by the street naming legislation. Could you therefore please consider the following names in-conjunction with the District Council's Street Naming Guidance that can be found on our website namely 'Obtaining Street name addresses and postcodes for a new development'. Point 1 of Steps 3 and 4 and Appendix One of the guidance are the relevant provisions for you to consider.

Link: -

<https://www.stratford.gov.uk/templates/server/document-relay.cfm?doc=174973&name=Practical%20guide%20to%20obtaining%20street%20name%20addresses%20and%20postcodes%20for%20a%20new%20development%20Final%20.pdf>

Please note that where the Applicant wishes to name the street(s), the relevant town/parish council cannot substitute the Applicant's Street(s) name with their own name (as that is contrary to the Legislation), therefore you should only consider the name(s) in accordance with APPENDIX ONE of the guidance giving valid reasons for any objection.

In this instance, the applicant has advised that they welcome alternative name ideas from Stratford-upon-Avon Town Council and Councillor Fojtik on the new street proposed. Any alternatives suggestions should be advised in an email response to this consultation and will be put to the applicant for their comments to agree on a name collectively.

The applicant has suggested several names as ideas which are as follows: -

*'Poets Close'
'Poets Mews'
'Midsummer Close'
'Merchants Drive'.*

Admin Officer – 28.7.2021