

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

31 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

	Application No	Site	Proposed Development	Observations
5	21/02176/FUL	Crown Buildings, Alcester Road (Hathaway)	Demolition of existing buildings and erection of 57 1- and 2-bedroom retirement living accommodation apartments (Class C3) to include associated amenity space, landscaping, drainage, parking and access and all other associated works.	
24	21/02279/FUL	24 – 26 Bridge Street (Clopton)	Conversion of the rear of the retail unit and upper parts, to create 9 no residential apartments.	

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	21/02256/FUL 34 Holbrook Road (Bishopton)	Single storey rear extension.	No reps.
2	21/02064/LBC 19 – 20 Henley Street (Clopton)	The proposal is to reduce the height of the parapet wall (Retrospectively due to safety concerns), provide structural support and re-build it as it was existing.	No reps.
3	21/02396/FUL 6A Rowley Crescent (Welcombe)	Refurbishment and internal alterations to two storey dwelling. Demolition of existing garage and utility room area to be replaced with garage front extension and first floor side extension. Proposed single storey rear extension and portico to front door. New conservation rooflights to rear side of existing pitched roof. Replacement of glass house and timber shed.	No reps.
4	21/02347/VARY Langley Farm, Birmingham Road, Bishopton (Avenue)	Application Reference Number: 13/00030/FUL. Date of Decision: 05/04/2013 Condition Number(s): Revision to condition 2 Conditions(s) Removal: The building was set out in accordance with the drawings using the adjacent property as a datum. However, this is not in the location shown on the site Plan, putting the foundations in the wrong place on the site. To revise the consent to match the foundations.	No reps.
5	21/02176/FUL Crown Buildings, Alcester Road (Hathaway)	Demolition of existing buildings and erection of 57 1- and 2-bedroom retirement living accommodation apartments (Class C3) to include associated	Object to the application for the following planning reasons:

			amenity space, landscaping, drainage, parking and access and all other associated works.	Holding objection. This application will be considered at the next PCC meeting on 31 August.
6	21/02392/FUL	37 Blue Cap Road (Welcombe)	Demolition of garage and single storey side extension to no 37 Blue Cap Road and the erection of a detached dwelling.	No reps.
7	21/02444/FUL	King Edward VI School, Chapel Lane (Guildhall)	Replacement of existing ribbon windows and tile hanging with full height double-glazed windows to the north facing dormer of the sixth form common room building and replacement of the existing roof glazing system with new patent glazing, all associated with works to form an upgraded conference and teaching room.	No reps.
8	21/02380/VARY	Land Off Seymour Road (Shottery)	Vary Condition 4 of application 20/02343/FUL, date of decision: 18/12/2020. (Original description of development: Erection of dwelling and all associated works) Variation to approved boundary treatment.	No reps.
9	21/01271/FUL	Unit 25, Bell Court (Guildhall)	AMENDED – A plant noise report 29087/PNA1 by Hann Tucker Associates has been received.	No reps.
10	21/02409/FUL	47 Evesham Road (Shottery)	Conversion of a garage and workshop into an annexe / home office. The asbestos roof has been replaced with a new tiled trussed roof to match the main house, the walls have been dry lined, and the floor and vaulted ceiling insulated. The garage door has been bricked up and a small window put in its place. The side door to the garage has been bricked up and the side door to the workshop replaced with new. The building remains the same size and all materials match existing.	No reps.
11	21/02503/FUL	73 St Mary's Road (Welcombe)	Single storey side extensions.	No reps.

12	21/02427/FUL	11 Halford Road (Shottery)	Two storey rear and side extensions, single storey rear extension and porch.	No reps, subject to no adverse effect on neighbour.
13	21/02430/FUL	13 Wellesbourne Grove (Guildhall)	Demolition of single storey rear extensions. Erection of single storey rear extension.	No reps.
14	21/02431/FUL	The Close, Flat 9, Saffron Meadow (Guildhall)	Single storey access link to side elevation.	No reps.
15	21/02584/TPO	1 Jupiter Road (Bridgetown)	T1 – Beech – Crown reduction 1 – 2 metres.	No reps.
16	21/02458/FUL	Lowlands, 3 Alveston Lane, Alveston (Tiddington)	Proposed alterations and extension.	No reps, subject to no adverse effect on neighbours.
17	21/02461/FUL	58 Shottery (Shottery)	Front elevation alterations to include new red cedar cladding and living wall including red cedar louvres porch. Replacement windows and doors to the property. New single storey full-width extension to the rear comprising a sedum roof. New brick pier gabion cage wall to the front boundary.	No reps.
18	21/02530/FUL	Windsor Place, Windsor Street (Clopton)	Proposed resurfacing of vacant site to provide temporary (12 months) car parking facility and associated boundary wall/level works.	No reps.
19	21/02300/FUL	2 West Green Drive (Hathaway)	Single storey rear extension, single storey front extension to lounge. Loft conversion to include rear dormer and rooflights to the front.	No reps.
20	21/02470/FUL	33 New Street (Tiddington)	Single storey rear extension.	No reps.
21	21/02471/FUL	50 Slingsgate Road (Welcombe)	Erection of rear extension (resubmission of application Ref: 20/01858/FUL).	No reps.
22	21/00986/FUL	37 Greenhill Street (Guildhall)	AMENDED – Amended proposed plans including inclusion of	Maintain support of this

			alterations to rear dormer roof extensions, an additional second floor rear extension, changes to flat sizes, car parking and bin store.	application for the reuse of underused accommodation in the town centre for residential in accordance with Policy TC7 of the Neighbourhood Plan.
23	21/02460/FUL	Church Farm Barn, Seven Meadows Road (Shottery)	Change of use of barn to single dwelling and associated development.	No reps, subject to meeting NPPF para 80 criterion c).
24	21/02279/FUL	24 – 26 Bridge Street (Clopton)	Conversion of the rear of the retail unit and upper parts, to create 9 no residential apartments.	Object to the application for the following planning reasons: Holding objection. This item will be deferred to the PCC meeting on 31 August.
25	21/02492/FUL	19 Scholars Lane (Guildhall)	Formation of habitable room in roof space with rear dormer.	No reps.
26	21/02600/FUL	88 Banbury Road (Bridgetown)	First floor extension over kitchen to form bathrooms.	No reps.
27	21/01697/FUL	Hylands House Warwick Road (Welcombe)	Proposed second floor extension to create 5no. bedrooms all with ensembles.	No reps, subject to no adverse impact on neighbours.
28	21/02521/ADV	Unit 9B Avenue Farm (Avenue)	<ol style="list-style-type: none"> 1. Illuminated Triumph pylon sign 2. Triumph brand fascia panel with illuminated text 3. Triumph badge wall mounted with illuminated text 4. Triumph dealer fascia panel with illuminated text 5. Illuminated Honda brand logo 6. Honda word mark fascia with illuminated text 7. Illuminated wall mounted Honda brand logo 	No reps.

			8. Illuminated dealer fascia panels 9. Honda welcome pylon (non illuminated) 10. Illuminated free standing Honda totem sign	
29	21/02490/FUL	33 The Willows (Guildhall)	Single storey side and rear extension and internal alterations	No reps.
30	21/02342/FUL	78 Shipston Road (Bridgetown)	Proposed single storey rear extension	No reps.
31	21/02203/ADV	10 Henley Street (Clopton)	Proposed Non-Illuminated traditional fascia sign Amended design submitted	Maintain no reps.
32	21/02205/LBC	10 Henley Street (Clopton)	Installation of new traditionally manufactured fascia and projecting sign Amended design of the signage	Maintain no reps.
33	21/02485/COUC	27 Greenhill Street (Guildhall)	Prior notification of change of use of existing hair salon (Class A1) to restaurant (Class A3) and installation of associated works	No reps.
34	21/02661/TREE	Willow Bank, Tiddington Road (Tiddington)	T1 oak: Crown lift by 2-3metres, where extending over highway, pruning off laterals, as identified in submitted photographs. Remove deadwood	No reps.
35	21/02645/TEL28	Cemetery, Evesham Road (Shottery)	Proposed installation comprises the removal and replacement of 1 no equipment cabinet together with the removal and replacement of development ancillary thereto	No submission. (STC site)
36	21/02661/TREE	Willow Bank, Tiddington Road (Tiddington)	T1 oak: Crown lift by 2-3metres, where extending over highway, pruning off laterals, as identified in submitted photographs. Remove deadwood.	Duplicate of item 34
37	21/02682/TREE	1 - 8 Tanworth Court, 26 Elgin Gardens (Tiddington)	T1:Silver Birch-Crown reduction by 25% approx. 1-1.5metre to give more light and prevent future damage to property -T2:Lime-Crown reduction by 25% approx. 1-1.5metre to give more light and prevent future damage to property	No reps.

			-T3:Lime-Crown reduction by 25% approx. 1-1.5metre to give more light and prevent future damage to property	
38	21/01190/FUL	1 Poppy Close (Bridgetown)	Formation of habitable room in roof space with front and rear dormers and raised ridge line. The application site area extended to include 3rd off road car parking space within the red line area	No reps.
39	21/01916/LBC	4 Guild Street (Welcombe)	Demolition of timber garage Building and replacement of Vehicular entrance gates Amendment: Conversion of outbuilding Removed from proposed development and plans	No reps.
40	21/01915/FUL	4 Guild Street (Welcombe)	Demolition of timber garage building and replacement of vehicular entrance gates Amendment: Conversion of outbuilding removed from proposed development and plans.	No reps.
41	21/02555/FUL	27 Campbell Close (Shottery)	Erection of a single storey extension to the rear of the property, replacement brick garden walls and replacement shed	No reps.
42	21/02503/FUL	73 St Mary's Road (Welcombe)	Single storey side extensions, render to property and grey windows Amendment: Description of development changed - addition of render to entire property and grey windows	No reps.
43	21/02247/VARY	Land South of Alcester Road and North of Evesham Road, Shottery	Response from Bloor Homes following holding objection (also see Appendix 'A'): The immediate context to the Phase 1 site is mainly one of post-war, mid to late 20 th century	No reps. The TC thanks the applicant for the explanation on

		<p>modern development, and some very recent new estate housing, which characterises this part of Shottery on the periphery of Stratford Upon Avon.</p> <p>In terms of architectural style the houses we are proposing to build on the site are a deliberate evolution of the traditional English 'Arts and Crafts' style, comprising simple and honest buildings using good harmonious materials without unnecessary or superficial ornamentation. There are references to the 'Arts and Crafts' style in the designs and detailing of earlier 20th century properties nearby, eg. in Alcester Road and Hathaway Green Lane. We consider that the architectural style of our houses is appropriate to the site's context as described above, mindful also that there is no specific architectural preference for the site in the approved Design Code.</p> <p>The consistency of the architectural style across the house-type range is key to ensuring high quality development. The houses embody traditional building forms, reflecting the building typologies set out in the approved Design Code. The attached street scenes drawing shows a mix of housing characterised by a variety of building forms, materials and detailing which will be complemented by landscaping including street tree planting along the main spine road through the development.</p> <p>The external materials proposed include a range of brick types, some render and Tudor boarding, as well as brown and grey roof tiles of different profiles; all of which will contribute to variety and interest in the street scene. We confidently say that our proposals constitute - and will deliver - high quality, visually attractive</p>	<p>the amended designs.</p>
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			<p>development. Needless to say that commercially it is not in Bloor's interests to build anything other than attractive, sustainable places where people want to live.</p> <p>The context to the site is also shaped by the approved Phase 2 development for 391 dwellings which will be built to the same architectural style. Furthermore, 77 plots on Phase 1 are already approved in the same ('Classics') architectural style.</p> <p>The new NPPF is clear that design expectations (in terms of high quality, beautiful and sustainable places and buildings) should be rooted in Design Guides and Design Codes; these being recognised mechanisms for delivering those design objectives. This is a very important point - the house-types we are proposing in application no. 21/02247/VARY have already been approved by the District Council across Phase 2 and on 77 plots on Phase 1, all under the umbrella of the agreed Design Code for this site</p>	
44	21/01103/FUL	14 Burford Road	<p>Two storey rear and side extensions, single storey rear extension and new porch</p> <p>Amendment: The rear extension at first floor level has been reduced in size and the design has been altered. Annotations have also been added to the proposed elevations to confirm the proposed materials.</p> <p>The development description has been amended to reflect the addition of a porch</p>	No reps. Pleased to see subservient design.

3) Street Trading and Licencing Applications

3a. Street Trading Applications

There are currently no licencing 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
1	21/00805/FUL - 193 Clopton Road	No reps.	Granted Subject to Conditions.
2	21/01992/HHPA - 40 Bordon Place	N/A	Prior Approval Not Required.
3	21/01814/ADV - Wills Kitchen, 43 Henley Street	No reps.	Granted Subject to Conditions.
4	21/01815/LBC - Wills Kitchen, 43 Henley Street	No reps.	Granted Subject to Conditions.
5	21/01764/FUL - 12 Hunts Road	No reps.	Granted Subject to Conditions.
6	21/01853/FUL - 5 Kipling Road	No reps.	Granted Subject to Conditions.
7	21/02019/HHPA - 24 Shottery Road	N/A	Prior Approval Not Required.
8	21/01321/FUL - 30 Hunts Road	No reps.	Granted Subject to Conditions.
9	21/01865/FUL - 6 Main Street, Tiddington	No reps.	REFUSED.
10	20/03640/FUL - Hillside, Alveston Lane, Alveston	No reps.	Granted Subject to Conditions.
11	21/01305/FUL - 29 Manor Road	No reps.	Granted Subject to Conditions.
12	21/02130/TREE - Alveston Manor Hotel, Banbury Road	No reps.	Granted Subject to Conditions.
13	21/02131/TREE - 8 Ely Gardens	No reps.	Granted Subject to Conditions.
14	20/03585/OUT - Lock Up Garages, Hodgson Road	Support.	REFUSED.
15	21/01827/FUL - 17 Rushbrook Road	No reps.	Granted Subject to Conditions.
16	21/02182/TREE - 24 Payton Street	No reps.	Granted Subject to Conditions.
17	21/00015/FUL -13 Waterloo Drive	No reps.	Granted Subject to Conditions.
18	21/01466/FUL - 189 Loxley Road	No reps.	Granted Subject to Conditions.

19	21/02010/FUL - 1 West Green Drive	No reps.	Granted Subject to Conditions.
20	21/01878/FUL - 22 Percy Street	No reps.	Granted Subject to Conditions.
21	21/01676/ADV - 8-9 Wood Street	No reps.	Granted Subject to Conditions.
22	21/01658/FUL - 18 Wetherby Way	No reps.	Granted Subject to Conditions.
23	21/01880/FUL - 24 Marigold Road	No reps.	Granted Subject to Conditions.
24	21/00872/FUL - Land Adjacent To 1, Church Lane	Objection.	REFUSED.
25	19/03415/FUL - Land Adjacent To Bridgetown House	No reps, on the proviso that a Construction Environmental Management Plan is imposed which includes a requirement for construction traffic to use an access point other than via Dickens Close.	Granted Subject to Conditions.
26	21/01103/FUL - 14 Burford Road	No reps. Pleased to see subservient design.	Granted Subject to Conditions.
27	21/01849/LBC - The Great Gardens of New Place	No reps.	Granted Subject to Conditions.
28	21/01848/FUL - The Great Gardens of New Place	No reps.	Granted Subject to Conditions.
29	21/01544/LBC - 12 John Street	No reps.	Granted Subject to Conditions.
30	21/02098/FUL - 8 Worcester Close	No reps.	Granted Subject to Conditions.
31	21/02126/FUL - 11 Blackthorn Road	No reps.	Granted Subject to Conditions.
32	21/01488/FUL - Lavender House, 18 Tavern Lane	No reps.	Granted Subject to Conditions.
33	21/01857/FUL - 42 Orchard Way	No reps.	Granted Subject to Conditions.
34	21/02115/FUL - 45 Clopton Road	No reps.	Granted Subject to Conditions.
35	21/02268/TREE - The Lawn Place, Alveston Leys	No reps. Subject to Tree Officer approval.	Granted Subject to Conditions.
36	21/01891/FUL - 6 Venus Way	No reps.	Granted Subject to Conditions.
37	21/02248/FUL - 19 Manor Green	No reps.	Granted Subject to Conditions.

5) Street Naming and Numbering

**Street Naming and Numbering – Request for Road Name
Development of Land adjacent to 201 Loxley Road, Stratford-upon-Avon**

On 6 August, 2021 STC received an email from SDC regarding a request for one street name for the development of land as detailed above.

The email from SDC is outlined below:

I enclose for your information a copy of a site layout plan (**Appendix 'B' and '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 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.

The name put forward is as follows:

'Mackenzie Close'

To keep within the provisions of the street naming legislation, you must notify the District Council **within one month** of receipt of this email, **EITHER** your comments with regard to the street name(s) put forward by the Applicant **OR** request that the District Council forwards a holding objection to the Applicant to enable the names to be discussed further. If you request the latter, you must forward a response within the time period as directed by the District Council, as the Applicant has a right of appeal, by way of an application to the Magistrates Court, within 21 days of receipt of a holding objection.

As the District Council ward member, Councillor Rolfe was also consulted and made enquires with the local community regarding the proposed name 'Mackenzie Close'.

The community deemed the name unacceptable in accordance with **APPENDIX ONE** – 'Where unofficial marketing titles are used by developers in the sale of new properties', as the developer is Mackenzie Miller.

Following the consultation with the neighbouring community, Councillor Rolfe has proposed the following names for consideration:

- Meadow Lane
- The Hoot
- Meadow Walk
- Meadow Way
- Poppy Lane
- Poppy Meadow
- Drayton Way
- Drayton Lane

The District Council officer has subsequently responded as follows:

Based on the proposed alternative names put forward I comment as follows in respect of suitability:-

- *The Hoot – Acceptable.*
- *Meadow Lane/Walk/Way – Not acceptable due to existing street(s) in Stratford-upon-Avon being too similar.*
- *Poppy Lane/Meadow – Not acceptable due to existing street(s) in Stratford-upon-Avon being too similar.*
- *Drayton Way/Lane – Not acceptable due to existing street(s) in Stratford-upon-Avon being too similar.*

As the new street is a cul-de-sac the suffixes usually chosen are 'Close' or 'Court' but others can be used such as 'Place', 'Grove' etc depending on the layout.

From the above please advise if you wish for me to proceed in advising the applicant of the objection to the proposed name and suggestion of 'The Hoot' or a variation of this instead?

Town Clerk – 31.8.21