

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

8 FEBRUARY, 2022

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	21/00109/FUL	Land To the Side and Rear Of 2 – 14 (evens), Brownlow Drive (Shottery)	AMENDED – Amended fencing plan received in response to officer concerns.	Maintain previous objection.
2	21/04014/FUL	Hillside, Warwick Road (Welcombe)	Retrospective planning consent for the erection of a detached carport.	No reps.
3	21/04025/FUL	5 Welcombe Road (Welcombe)	Alteration and refurbishment including raising of existing gables and new fenestration.	No reps subject to no adverse impact on the neighbours.
4	21/04036/FUL	5 Pine Close (Shottery)	First floor extension to the north to create a new bedroom including internal alterations. Insertion of bi-folding doors to breakfast area and replace all existing hardwood windows with UPVC double glazed windows.	No reps.
5	21/04045/ADV	Unit 9B, Avenue Farm (Avenue)	Illuminated free standing Triumph pylon sign Illuminated free standing Honda totem sign.	No reps.

6	21/04072/FUL	68 Tiddington Road (Tiddington)	Proposed rear and side extensions, external and internal alterations.	No reps.
7	21/04077/FUL	49 Orchard Way (Guildhall)	Erect a single storey extension and first floor extension at the side.	Holding objection. The proposed extension must be redesigned to ensure it is subservient to the host dwelling.
8a	21/03905/FUL	The Old Slaughterhouse, Sheep Street (Guildhall)	<p>The proposed development aims to create a more flexible and usable space for the charity and help them to widen their offering and diversify their income streams. This development is key to supporting Escape Arts as they recover from the pandemic and for them to offer more services to the community.</p> <p>The current building has a lack of private space and can only realistically support one group at a time. The proposal creates a flexible environment that has strong links with the outside area yet can offer covid secure space that can easily be subdivided.</p> <p>All works will be to the contemporary part of the building, with only the front wall to the existing building altered. The curtain walling to the 2014 extension will be removed and the entrance moved forward. Bi-fold glazing will be added to the front and side of the structure to allow the space to be completely opened up, but also used as a separate space when needed. All materials will be as existing.</p>	No reps.
8b	21/03906/LBC	The Old Slaughterhouse, Sheep Street (Guildhall)	The proposed development aims to create a more flexible and usable space for the charity and help them to widen	No reps.

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9	22/00108/TREE	68 Tiddington Road (Tiddington)	G1 – Leylandii x9 – Remove.	No reps.
10	22/00117/TREE	33 Sheep Street (Guildhall)	T1 – Cherry – Fell; T2, T3, T4, T5 – 4x Conifers – Fell.	No reps.
11	22/00034/FUL	189 Loxley Road (Tiddington)	Single storey rear extension, front porch. First floor extension to bedrooms.	No reps.
12	22/00045/ADV	The Maybird Centre, Unit F1, Birmingham Road (Clopton)	New Flex face fascia sign.	No reps.
13	22/00062/FUL	164 Evesham Road (Shottery)	Construction of front porch and single storey rear extension.	No reps.
14	22/00119/TREE	Shottery St Andrews CE Primary School,	08U1 – Betula Pendula 'tristis' – Formative prune;	No reps subject to Tree Officer approval.

		Hathaway Lane (Shottery)	<p>0R6P – Malus Domestica – Formative prune;</p> <p>0R6Q – Malus Domestica – Formative prune;</p> <p>0R6R – Malus Domestica – Formative prune;</p> <p>0R6S – Abies Alba – Fell;</p> <p>0R6V – Malus Domestica – Formative prune;</p> <p>0R70 – Corylus Avellana – Coppice remaining Hazel;</p> <p>0R71 – Betula Pendula – Fell;</p> <p>0R73 – Betula Pendula – Prune/tip back 1 metres from building;</p> <p>0R74 – Betula Pendula – Remove deadwood;</p> <p>0R75 – Betula Pendula – Remove deadwood;</p> <p>0R77 – Prunus Avium – Urban prune.</p>	
15	22/00118/TPO	The Willows CE Primary School, The Willows North (Guildhall)	<p>T1 – Golden Weeping Willow (0QCK) – Crown lift to 4m all round; deadwood removal, major only;</p> <p>T2 – Ash (0R6C) – Deadwood removal, major only;</p> <p>T3 – Ash (0QDB) – Deadwood removal, major only;</p> <p>T4 – Ash (0QDA) – Deadwood removal, major only;</p> <p>Routine maintenance works following tree safety inspection.</p>	No reps subject to Tree Officer approval.
16	22/00091/FUL	Baraset House, Wellesbourne Road, Alveston (Tiddington)	Erection of detached garage building.	No reps.
17	22/00095/FUL	30 Hunts Road (Bridgetown)	Proposed rear single storey extension and side first floor extension over part garage.	No reps.
18	21/03730/FUL	2 Martin Close (Clopton)	Change of use from amenity land to residential garden land and re-siting and replacement of boundary fence.	Holding Objection - The TC is supportive of the principle of the enlarging of the rear/side garden but a minimum of 2m should be left outside of the formal garden of

				the house between the back of the footpath and the new fence line and new planting/shrubs should be planted in front of the new fence to soften its visual impact. It is not clear from the plan if this distance is shown all the way around the plot.
19	22/00176/TREE	47A Tiddington Road (Tiddington)	T1 – Lime – Crown reduction of 30% reducing height from approx. 18 metres to approx. 12 metres.	No reps.
20	21/04024/LBC	The Four Teas, 24 Sheep Street (Guildhall)	The proposal seeks to add a small, glazed link extension between 24 & 25 Sheep Street. There is also a change of use requirement to 25 Sheep Street from shop to restaurant.	No reps.
21	22/00089/FUL	20 Main Street, Tiddington (Tiddington)	Replacement of existing single detached timber garage with detached brick and block-built garage in the same location.	No reps.
22a	21/03685/FUL	Stratford-upon-Avon Library, 12 Henley Street (Clopton)	Replacement of 13No softwood framed single glazed windows with double glazed aluminium framed windows.	No reps subject to Conservation Officer approval.
22b	21/03543/LBC	Stratford-upon-Avon Library, 12 Henley Street (Clopton)	To remove and dispose of existing timber windows 1 to 13 on drawings 123098/1 to 3, replace with new polyester powder coated aluminium double-glazed windows to meet current Building Regulations; insulation values to Part L, glazing to Part N, and trickle ventilation to Part F.	No reps subject to Conservation Officer approval.
23	22/00159/FUL	6 Masefield Road (Bridgetown)	Proposed rear single storey extension and alterations.	No reps.

24	22/00171/FUL	24 Hathaway Green Lane (Hathaway)	Proposed single storey rear and side extensions with internal alterations.	No reps.
25	22/00124/FUL	17 Bordon Place (Shottery)	Proposed ground floor extension to the rear of the property removing the existing extension.	No reps.
26	21/04049/FUL	Grove House, 9 Eton Road (Tiddington)	New front porch with internal alterations to enlarge lobby, create cloaks & remodel WC. Erection of a single storey side and rear extensions to form store, utility, kitchen, dining & snug. First floor alterations to reduce bedrooms to three bedrooms and loft conversion to create two further bedrooms and bathroom.	No reps.
27	22/00018/LBC	Town Hall, Sheep Street (Guildhall)	Conservation of Shakespeare Statue on Sheep Street elevation.	No reps. This is a Town Council application.
28	22/00039/FUL	Pennyford, The Avenue, Bishopton (Avenue)	Single storey rear extension.	No reps.
29	21/03975/VARY	387 Birmingham Road	Variation of condition 2 of application reference 20/02891/FUL, Date of Decision: 09/06/2021 to create more living area and more natural light in the property. Original description of development: Construction of a 2-storey, 4-bedroom dwelling and associated landscaping.	No reps.

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	Activity	Date
The Dough House, 9 Ely Street, Stratford-upon-Avon, CV37 6LW.	This is notice that the Licencing Department have received a Licencing Act 2003 application for a new Premises Licence in relation to:	The last date for receiving representations, for or against, the application will be 25 February, 2022.

	<p>The Dough House, 9 Ely Street, Stratford-upon-Avon.</p> <p>The application seeks to allow the following licensable activities:</p> <p>Sale of alcohol (On the premises only) Every day 10:00 – 23:00 hrs.</p>	
<p>Yorks Café, Unit 17 Bell Court, Stratford-upon-Avon, CV37 6EX</p>	<p>This is notice that the Licensing Department have received a Licensing Act 2003 application for a new Premises Licence in relation to:</p> <p>Yorks Café, Unit 17 Bell Court, Stratford-upon-Avon</p> <p>The application seeks to allow the following licensable activities:</p> <p>Sale of Alcohol for Consumption On and Off the Premises: Sunday to Wednesday 8:00am – 11:30pm Thursday to Saturday 8:00am – 1:00am</p> <p>Provision of Late-Night Refreshment: Sunday to Wednesday 11:00pm – 11:30pm Thursday to Saturday 11:00pm – 1:00am</p> <p>(On Bank Holidays, licensable activities will be extended by 1 hour)</p> <p>When making representations please quote the following relevant reference number:</p> <p>Application Ref: 22/00046/LAPREM</p> <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"> • Prevention of Crime and Disorder; • Prevention of Public Nuisance • Protection of Children from Harm; • Public Safety. 	<p>The last date for receiving representations, for or against, the application will be 18 February, 2022.</p>

<p>Shottery Memorial Hall, Hathaway Lane, Shottery, Stratford-upon-Avon, CV37 9BL</p>	<p>This is notice that the Licensing Department have received a Licensing Act 2003 application to vary the Premises Licence in relation to:</p> <p>Shottery Memorial Hall, Hathaway Lane, Shottery, CV37 9BL</p> <p>The application seeks to alter the plan associated to the Premises Licence and also add the following licensable activity:</p> <p>Provision of Boxing or Wrestling Entertainment: Monday to Saturday 10:00am – 11:45pm; Sunday 12:00am – 11:45pm;</p> <p>When making representations please quote the following relevant reference number:</p> <p>Application Ref: 22/00047/LAVAR</p> <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"> • Prevention of Crime and Disorder; • Prevention of Public Nuisance • Protection of Children from Harm; • Public Safety. 	<p>The last date for receiving representations, for or against, the application will be 15 February 2022.</p>
<p>Warwickshire Golf Sim, King Lear House, Stratford Technology Park, Innovation Way, CV37 7GZ</p>	<p>The application seeks to allow the sale of alcohol from 9:30am to 9:30pm hours from Monday to Sunday.</p>	<p>The last date for receiving representations, for or against, the application will be 8 February 2022.</p>

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	21/03047/FUL - 36 Oak Road, Tiddington	No reps.	Granted Subject to Conditions.

2	21/02451/FUL - 30 Meer Street	No reps.	Granted Subject to Conditions.
3	21/03425/FUL - 159 Banbury Road	No reps.	Granted Subject to Conditions.
4	21/03895/TREE - Stratford Junior School Playing Field, Chestnut Walk	No reps.	Granted Subject to Conditions.
5	21/03177/FUL - 2 Broad Walk	No reps.	Granted Subject to Conditions.
6	21/01528/FUL - The Corner House, 38 Guild Street	No reps.	Granted Subject to Conditions.
7	21/03223/ADV - 13 Bridge Street	No reps.	Granted Subject to Conditions.
8	21/03660/FUL - 61 Kendall Avenue	No reps.	Granted Subject to Conditions.
9	21/02372/FUL - Avonside, Flat 34, Mill Lane	No reps.	Granted Subject to Conditions.
10	21/03306/FUL - 29 Addison Drive	No reps.	Granted Subject to Conditions.
11	21/03344/FUL - 1 Bell Lane, Shottery	No reps.	Granted Subject to Conditions.
12	21/02829/FUL - 52 Loxley Road	No reps.	Granted Subject to Conditions.
13	21/02190/LBC - 4 - 5 High Street	No reps.	Granted Subject to Conditions.
14	21/03305/FUL - 31 Townsend Road, Tiddington	No reps.	Granted Subject to Conditions.
15	21/03932/TREE - 2 Hathaway Lane	No reps.	Granted Subject to Conditions.
16	21/04037/TREE - 35 West Street	No reps.	Granted Subject to Conditions.
17	21/03809/COUMA - Union House, 7 - 9 Union Street	No reps.	Granted Subject to Conditions.
18	21/03939/FUL - 146 Loxley Road	No reps.	Granted Subject to Conditions.
19	21/03067/FUL - 13 Tennyson Road	No reps.	Granted Subject to Conditions.
20	21/03798/LBC - 32 Sheep Street	No reps.	Granted Subject to Conditions.
21	21/04100/TREE - Hedra House, 2 West Street	No reps.	Granted Subject to Conditions.

5) Any Other Business

5a. Street Naming and Numbering

- **To Request for Road Names for a development at 114 Shipston Road, CV37 7LR**

On 27 January, 2022, Stratford-upon-Avon Town Council received the following email from Stratford-on-Avon District Council:

I enclose for your information a copy of a site layout plan

(Appendix 'A') 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 **one** new street name is required as highlighted and marked **yellow** on the attached plan (**Appendix 'B'**).

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 name in-conjunction with the attached District Council's Street Naming Guidance (**Appendix 'C'**), 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.**

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

The names put forward are as follows: -

'BOTHWELL GATE'

The applicant has chosen to name in memory of the previous landowner. The applicant has got the approval from the family to use the name.

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 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.

Due to the strict timelines of street naming where the applicant wishes to name the street, the District Council will accept the names put forward by the applicant if you do not respond within any time period as highlighted in the above paragraph.

Admin Officer – 2.2.22