

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE

9 FEBRUARY, 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

No items were deferred.

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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>

Application No	Site	Proposed Development	Observations	
1	20/03653/FUL	Stratford On Avon General Hospital, Arden Street (Clopton)	Proposed erection of single storey modular building for CT scanning and other associated uses	No reps.
2	20/03505/FUL	25 Banbury Road (Bridgetown)	Proposed extensions & alterations.	Object to the application for the following planning reasons: STC submits a holding objection on the basis that the design is inappropriate due to a lack of subservience. If the extension is amended to create a more subordinate extension then the holding objection will be removed, subject to no adverse impact on neighbours.
3	20/03691/VARY	Land West of Stratford Land South of Alcester Road North of Evesham Road (Hathaway)	Variation of Condition 1 of 15/03764/REM to allow the replacement of 'Cottage' house-types with 'Classics' house-types on 61 plots in Phase 1. The plots concerned are 1-57 and 60-63 (numbered as plots 61-64 on the amended Site Layout).	No reps to amended house types.
4	21/00042/TREE	30 West Street (Guildhall)	T1 – Leylandii hedge – Fell.	No reps.

5	20/02388/FUL	Neville Court, 2 Avenue Road (Welcombe)	AMENDED – Drawings have been updated. The following drawings have been provided: Existing elevations D23B, existing railings added. Proposed Elevations PA 201H – East & West rooflines matching, existing railings to external stair and carpark off Avenue Road. Proposed Floor Plan PA200G – floor plans revised to reflect proposed elevations.	No reps. STC maintains its previous position submitted on 21 October, 2020.
6	20/03617/FUL	195 Loxley Road (Tiddington)	Two storey side extension and single storey rear and side extension including site works.	Object to the application for the following planning reasons: STC submits a holding objection based on design. In an ideal world the whole extension should be subservient. However, given the design with the symmetrical double height bay on the front elevation subservience will likely complicate the design. However, the large cat slide roof on the side elevation appears incongruous and should be removed so that it is a subservient single storey side extension with a shallower pitched roof.
7	20/03216/FUL	Stratford Upon Avon College, The Willows North (Guildhall)	Erection of building to function as a construction teaching workshop.	No reps. Subject to a suitable external colour which is inconspicuous.
8	20/03533/FUL	157 Evesham Road (Shottery)	AMENDED – 20-0341-04A & 20-0341-05A - gable window to the front. Conservatory added to neighbours dwelling.	FOR INFO ONLY.
9	20/03600/FUL	54 St Andrews Crescent (Guildhall)	Two storey side, single storey rear extensions and front extension.	No reps. Pleased to see to subservient design.

10	21/00013/TPO	6 The Elms, Maidenhead Road (Welcombe)	T1 – Horse Chestnut – Reduce in height by approx. 1 – 2m from approx. 20m to 18m and thin by 10% reducing spread by 1.5m.	No reps. Subject to Tree Officer approval.
11	20/02516/FUL	Forge Farm, The Hayloft (Bridgetown)	Change of use of commercial kitchen at The Hayloft to residential and incorporation with existing flat above to create single dwelling.	No reps.
12	21/00144/TREE	23 Avenue Road (Welcombe)	T1 and T2 – Douglas Fir – Fell. T3 and T4 – Conifer – Fell. T5 and T6 – Lime – Reduce crowns by 5 metres, from 15 metres in height to 10 metres in height with a final crown spread of 4 metres. T7, T8 and T9 – Conifer – Reduce crowns by 8 metres, from 17 metres in height to 10 metres in height with a crown spread of 4 metres.	No reps.
13	20/02802/FUL	10 Kerns Terrace (Welcombe)	Resubmission first floor extension to rear.	No reps.
14	20/03214/FUL	Water's Edge, 7 Beeches Walk, Tiddington (Tiddington)	Construction of steel sheet retaining wall and replacement hedge.	Object to the application for the following planning reasons: STC strongly objects to this application. This goes against the whole ethos of living in a riverside property. The steel sheeting wall will look incongruous and out of character in the natural environment. The proposal will have the effect of sterilizing this section of the riverbank and would set a dangerous precedent for others to do the same thing. There would be an adverse effect on the Local Wildlife Site and should not be permitted. The proposal would be

				contrary to Policy NE2 of the Neighbourhood Plan. The proposal may have implications for reduction of the natural floodplain, but no FRA has been submitted.
15	20/02993/FUL	9 Dale Avenue (Tiddington)	AMENDED – Proposed Floor Plans and Elevations 20-038-02 Rev B - parking added to plan.	FOR INFO ONLY.
16	21/00077/TPO	165 Clopton Road (Clopton)	T1 – Lime – Remove deadwood. Crown lift to 5.5 metres over road and 4 metres all round to clear high vehicles and allow more light into property. Prune back from lighting column as requested by WCC.	No reps.
17	20/03595/ADV	The Maybird Centre, Unit C, Birmingham Road (Clopton)	New illuminated fascia sign to front of building to replace existing.	No reps.
18	20/03600/FUL	54 St Andrews Crescent (Guildhall)	AMENDED – Render and Grey added to Description of Development.	FOR INFO ONLY.
19	21/00166/TREE	22 Welcombe Road (Welcombe)	T1 – Yew – Crown lift to 3 metres and undertake an overall crown reduction of approximately 2.75 metres, pruning to strong growth points. T2 – Yew – Crown lift to 3 metres and undertake an overall crown reduction of approximately 2.75 metres, pruning to strong growth points. Red area – fell all trees and shrubs, apart from those marked in orange on the submitted plan.	No reps. Subject to Tree Officer approval.
20	21/00197/TREE	32 College Street	G1 – Conifers x7 – Remove with replacement planting.	No reps. Pleased to see replacements are proposed.
21	21/00101/TREE	Wellesbourne House, 12 Elgin	T1 – Pear – Reduce height by approx. 2.5 metres to approx. 8 metres and sides	No reps. Subject to Tree Officer approval.

		Gardens (Guildhall)	by up to 1 metre to leave a spread of 3 metres. T2 – Pine – Crown raise by 2 metres and reduce lower crown spread from 1.7 metres by up to 1 metre to shape.	
22	20/03331/FUL	Haysel, Kissing Tree Way, Alveston (Tiddington)	AMENDED – Amended design of dwelling to reflect Case Officer feedback. Revised Design and Access Statement. Submission of street scene visualisation.	FOR INFO ONLY.
23a	20/03663/FUL	Shakespeare's Birthplace, Henley Street (Clopton)	Alteration to the location of the Railings either side of Shakespeare's Birthplace.	No reps. Subject to Conservation Officer's approval.
23b	20/03664/LBC	Shakespeare's Birthplace, Henley Street (Clopton)	Alteration to the location of the Railings either side of Shakespeare's Birthplace.	No reps. Subject to Conservation Officer's approval.
24	21/00207/LDE	5 Alveston Pastures, Alveston (Tiddington)	The use of the site is garden land and domestic curtilage. The use of the outbuilding is as a domestic shed for domestic purposes ancillary to the domestic use of the residential dwelling.	No reps.
25	20/03673/FUL	24 Banbury Road (Bridgetown)	Two storey side/ rear extension, loft conversion and alterations including new porch and increased rear single storey extension. Resubmission of previously approved application ref: 20/00093/FUL to increase depth of rear single storey extension by an additional meter.	No reps. Subject to no adverse impact on neighbour.
26	21/00049/LBC	18 – 19, Rother Street (Guildhall)	Reinstatement of a dividing wall on the ground floor between no.18 and no.19, finished to match existing internal finishes to each unit.	No reps.
27	21/00051/LBC	21 High Street (Guildhall)	The proposed works include: - stripping and re-	No reps.

			covering the roofs; re-forming lead valley gutters; repairs and replacement of existing windows; repairs to the chimney; repairs to the timber frame; repairs / replacement of defective infill panels.	
28	20/03506/FUL	198 Evesham Road (Guildhall)	AMENDED – Proposed Elevations 104C - glazing to front elevation amended to mirror neighbours.	FOR INFO ONLY.
29	21/00245/TREE	7 Old Town (Guildhall)	<p>T1 – Chestnut – Remove epicormic growth up to crown break.</p> <p>T2 – Lime – Remove epicormic growth up to crown break. Reduce 2x SW lowest limbs by 1.5 metres and lowest NE limb by 2 metres back in to crown outline. Remove deadwood over footpath and shorten lowest westerly limb by 1.5 metres.</p> <p>T3 – Lime – Remove epicormic growth up to crown break, shorten southerly limb by 1.5 metres away from BT line and deadwood.</p> <p>T4 – Lime – Remove epicormic growth up to crown break, shorten southerly limb by 2 metres in to crown outline to give 3 metres clearance of neighbouring property.</p> <p>T5 – Lime – Crown raise easterly lowest branches to balance with branches removed from neighbours' side up to 5 metres.</p>	No reps. Subject to Tree Officer approval.
30	20/03545/FUL	145 Evesham Road (Shottery)	Single storey side and rear extension.	No reps.
31	20/02374/FUL	Garages, Mansell Street (Clopton)	AMENDED - Revised plans and elevation and the associated Design and Access Statement have been received which alters the design of the proposed development. The	No reps. STC did not object to the previous design and height. The amended elevations are a regression in design quality. This is now a

			description of development has been updated so it makes reference to the number of units proposed which was previously omitted from the description of development.	flat roof building where the flat roof is emphasised by a change in building material and shape. Fortunately, the location of this development is relatively inconspicuous otherwise the visual harm would be even greater. Why is there a two-storey flat roof on one side? This detracts even further from the overall appearance and quality of the scheme.
32	20/03204/FUL	35 Edgehill Drive (Tiddington)	AMENDED - 2019.15 101 Rev B - plans amended to reflect measurements of play area on site.	Maintain no reps.

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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

Premises	Address	Activity	Date
The Stratford Alehouse (Off Licence)	12B Greenhill Street Stratford on Avon Warwickshire CV37 6LF	<p>The application seeks to allow the following:</p> <p>Sale of alcohol. This premises already has a Premises Licence for on sales only it does not have 'off sales' as part of its existing licence. The applicant has decided they would like to use the premises in the same way as a traditional off licence shop whilst the COVID-19 Pandemic still exists and sell alcohol on a limited basis only (maximum of two people in the shop at one time only). The reason that they have applied for a separate licence to run a shop premises is so that under the current regulations they can continue to trade in a viable way.</p> <p>Monday to Friday 11:00am – 8:00pm Sunday 11:00am – 7:00pm</p> <p>Opening hours are the same are the same as the sale hours.</p>	23.2.21

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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>

	<u>Site/Application No</u>	<u>STC Observations</u>	<u>SDC Decision</u>
1	19/01334/LDE - Rayford Caravan Park, Tiddington Road	No reps.	Refusal of Certificate of Lawful Existing Use or Development.
2	20/03459/TREE - Ardencote, Tavern Lane, Shottery	No reps.	Granted Subject to Conditions.
3	20/03288/FUL - 23 Brookvale Road	No reps.	Granted Subject to Conditions.
4	20/03383/TPO - 343 Birmingham Road	No reps.	Consent for Aboricultural Work.
5	20/03205/FUL - 30 Albany Road	Support.	Granted Subject to Conditions.
6	20/03101/FUL - High Meadow, Wellesbourne Road, Alveston	No reps.	Granted Subject to Conditions.
7	20/03434/FUL - 31 Percy Street	No reps.	Granted Subject to Conditions.
8	20/03202/FUL - 17 Main Street, Tiddington	No reps.	WITHDRAWN.
9	20/03037/FUL - 5 Old Town	No reps.	WITHDRAWN.
10	20/02613/FUL - 73 Loxley Road	No reps.	Granted Subject to Conditions.
11	20/02665/FUL - Stratford-upon-Avon Business and Technology Park, Banbury Road	Object.	REFUSED.
12	20/02646/FUL - 15 Shelley Road	No reps.	WITHDRAWN.
13	20/03186/VARY - 179 Loxley Road	No reps.	Granted Subject to Conditions.
14	20/03590/TREE - Rookery House, The Rookery, Alveston	No reps.	Granted Subject to Conditions.
15	20/02938/FUL - The Well House, Clopton	No reps.	Granted Subject to Conditions.
16	20/03469/FUL - Welcombe Manor, Welcombe Park, Warwick Road	No reps.	Granted Subject to Conditions.
17	20/03621/TREE - The Tryst House, Cottage Lane, Shottery	No reps.	Granted Subject to Conditions.
18	20/02690/FUL - Drayton House, Alcester Road	No reps.	Granted Subject to Conditions.
19	20/02860/FUL - 18 Townsend Road, Tiddington	No reps.	Granted Subject to Conditions.

20	20/03407/FUL - 10 East Green Drive	No reps.	Granted Subject to Conditions.
21	20/03331/FUL - Haysel, Kissing Tree Lane, Alveston	No reps.	Granted Subject to Conditions.
22	20/03656/TREE - 12 Avonfields Close, Alveston	No reps.	Granted Subject to Conditions.

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5) Any other business

5a. Draft Gypsy and Traveller and Travelling Showpeople
Supplementary Planning Document (SPD)

• **To consider commenting on the Draft Gypsy and SPD**

Stratford-on-Avon District Council is running a public consultation on its proposed Gypsy and Traveller and Travelling Showpeople SPD. A notification of this has been sent to key consultees across the District and wider area.

At the PCC meeting on 19 January, 2021, the Chairman referred to the draft Gypsy and Traveller SPD which is available for consultation on the SDC website until Friday 19 February.

The consultation relates to planning for accommodation including where it may be suitable and what proposed sites should look like. PCC members agreed to consider the consultation as a group and discuss their response at this meeting.

The best way to view the consultation documents is online at www.stratford.gov.uk/gandt-spd. This webpage also includes a short video explaining in greater detail the content of the consultation draft.

The following documents are also attached as appendices:

- **Appendix 'A'** – Draft Gypsy and Traveller SPD;
- **Appendix 'B'** – Equality Impact Assessment Analysis;
- **Appendix 'C'** – Strategic Environmental Assessment and Habitats Regulations Assessment;
- **Appendix 'D'** – Consultation Comments Form.

Comments can be made via the SDC website and must be received by 5:00pm on Friday 19 February, 2021.

5b. Local Transport Plan (LTP) Consultation

- **To consider a response to the Local Transport Plan (LTP) Consultation**

Warwickshire County Council (WCC) is in the process of updating the current Local Transport Plan (LTP), which is a document that sets out the transport needs, challenges, priorities, and objectives for the county.

An LTP sets policies to shape future transport schemes and developments within the County. It allows us, as the County Council, to channel resources to deliver a transport network that gives people who live and work in Warwickshire access to the facilities they need to go about their daily lives.

The current LTP3 covers the period from 2011 to 2026, but it has become outdated and is hard to navigate. WCC are looking to update the LTP to meet the challenges and opportunities of the changing world we live in.

WCC are at the early stages of updating the LTP (known as LTP4) and although it will not be published until 2022, they would like input now to help them determine the priorities which the plan should address.

WCC will consider all the information from this consultation as they progress with developing LTP4. Once a draft LTP4 has been developed, there will be further opportunity for you to share views on this detailed document draft during another public consultation. It is anticipated that further details on progress and consultation will be published later in 2021.

This consultation is being conducted via an online survey which can be found here: <https://ask.warwickshire.gov.uk/insights-service/ltp-themes/consultation/subpage.2020-12-23.9996593235/>

Members are asked to consider their combined response which could be indicated within this survey.

5c. EV Provision in Stratford-upon-Avon

- **To consider the proposed locations for electric vehicle charging points in Stratford-upon-Avon**

Warwickshire County Council (WCC) Transport Planning are currently progressing with Phase 1 and 2 of the Electric Vehicle Charging Point roll-out across Warwickshire.

The following information has been provided by WCC:

Phase 1 is funded 75% by a grant from Office for Zero Emission Vehicles and 25% by our contractor. This phase of the scheme is located primarily in off-street car parks with some on-street parking and will deliver 55x twin-headed charging points. This will enable a total of 110 car parking spaces dedicated to Electric Vehicle Charging. The value of this phase of the scheme is £550,000. Phase 1 charging points will be located in Stratford District, Warwick District, Nuneaton and Bedworth Borough and North Warwickshire Borough.

Phase 2 is funded 75% by a grant from Coventry and Warwickshire Local Enterprise Partnership and 25% by our contractor. This phase of the scheme will be wholly located in on-street parking locations. The total number of charge points to be delivered by this phase of the scheme is yet to be confirmed, as the locations for these charging points have not yet been finalised. The electrical connection costs of the locations that are chosen will affect the number of charging points that can be installed. The value of this phase of the scheme is £380,000. Phase 2 charging points will be located in every District and Borough of Warwickshire, with approximately £76,000 allocated to each District and Borough.

Phase 1 - Confirmed Locations

Location	Number of charging points
Arden Street Car Park, Stratford-upon-Avon	4
Bulls Head Yard, Alcester	4
Wood Street, Southam	3
Pool Road, Studley	3

This totals 14 twin-headed charging points in Stratford District, enabling 28 Electric Vehicles to charge up simultaneously. These charging points are to be installed by the end of the 2020/21 financial year.

Phase 2 - Potential Locations

Location	Number of charging points	Cost
Chestnut Walk, Stratford-upon-Avon	4	£48,432.78
Rother Street, Stratford-upon-Avon	1	£26,529.14
Waterside, Stratford-upon-Avon	1	£28,018.15
High Street, Henley-in-Arden	4	£47,830.63
Sheep Street, Shipston-on-Stour	2	£33,125.89
High Street, Shipston-on-Stour	4	£49,456.17

There are a number of locations that are being considered for Phase 2 of the roll-out, and these are spread across Stratford District to ensure even coverage. Warwickshire County Council are in contact with Stratford-on-Avon District Council, County Councillors, Stratford-upon-Avon Town Council, Shipston-on-Stour Town Council and Henley-in-Arden Parish Council ensure that these charging points are installed in the most appropriate and cost-effective locations.

Unfortunately, not all of the locations in Table 2 will be able to be covered by Phase 2 funding, due to a funding constraint of £76,000 per District or Borough. However, any sites that are not able to be covered by Phase 2 funding can be included in future funding bids. If there are any other suggestions on appropriate locations, then WCC can request our contractor to source electrical connection costs ahead of a future bid to determine if those locations would be feasible.

The following documents are also attached as appendices:

- **Appendix 'E'** – Proposal for Rother Street;
- **Appendix 'F'** – Proposal for Waterside;
- **Appendix 'G'** – Proposal for Chestnut Walk;
- **Appendix 'H'** – Charging point specification;
- **Appendix 'I' & 'J'** – Specification for feeder pillars - which one is required varies depending on how many charging points are installed (likely to be CR6 for up to 2x and CR9 for up to x4).

It is thought that WCC will be utilising BP Chargemaster's local authority offer. This offer states that:

*If you have car parks that are open to the public, we could offer you rapid or fast charge points absolutely free, with installation and maintenance included**

**subject to location and power availability*

The following information was also supplied by Cllr Taylor:

In June 2018, BP purchased "Chargemaster" who are one of the UK's largest manufacturers of charging units and "GB Electrical" who provide the installation and maintenance.

Local companies Electric Zoo or Stratford Energy Solutions would not be able to compete with such an offer however for BP to recover their investment here this car park should have 10 of the proposed units in comparison to the four suggested.

The only expenditure to WCC is ensuring supply from the grid is sufficient and if it is not, installing it. It is thought that will be funded with the £28,000 which they have 75% funding for, and for which BP are funding the remainder.

As a resident or visitor, to get the best deal you need to have a monthly subscription with BP Chargemaster - if you do not have this you pay a higher rate by contactless payment.

Members are asked to consider their preferences out of the three locations for potential inclusion in Phase 2. As mentioned above, unfortunately not all can be included due to budget constraints. Members are also asked to consider if there are any additional locations that they or Stratford-upon-Avon residents would like to be included for consideration in future phases.