STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE MEETING

MINUTES

Pages 1 - 5

17 April, 2018

Present  
Councillors:

Cllr Applin   
Cllr C Bates  
Cllr Brain  
Cllr B Dowling   
Cllr I Fradgley  
Cllr J Fradgley  
Cllr Jackson  
Cllr Short

Planning Consultant: Neil Pearce, Avon Planning Services

Minutes Clerk: Susan Gray

Public: There was two members of the public present

Press: No members of the press were present

192 Apologies for Absence

Apologies received from Cllr Alcock and Cllr Jefferson and accepted for the reasons given.

193 Declarations of interest on items on the Agenda

Cllr J Fradgley declared that she has had correspondence from the owner of the property next door in Brookvale Road.

Cllr I Fradgley declared that he had had a close working relationship for 30 years with the owner of the property next door in Brookvale Road.

194 To receive written requests for dispensation for disclosable pecuniary interests

None were received.

195 To grant any requests for dispensation as appropriate

None were received.

196 Public Participation

Mr Oliver Spicer spoke to Councillors regarding an application for 19 Avenue Road and the proposed amendments. He advised that a re-application would be made in due course.

Councillor I Fradgley thanked Mr Spicer.

197 Consultation Presentation on Pre-Planning Applications

**Avonfield, Mill Lane, Stratford-upon-Avon**

Mr Peter Jenkins, on behalf of Studio Spicer Architects presented a pre-application presentation on the property, proposing residential re-development of the site. He advised that a heritage appraisal of the site had been provided to the District Council to get feedback on the proposal. There had also been a consultation with SDC’s Conservation Officer. The proposal is for four dwellings along the frontage of the property and two in the back garden. There are plans to make a green space on the site more accessible to the public. Parking would be provided underground. Mr Jenkins advised that it would be a low density development in response to the sensitivity of the site.

Councillors suggested a consultation take place with residents as soon as possible as the development was now in the public domain. Councillors asked about vehicle access to the site and how this would be provided on the south side of the site. Councillors also asked how many people would be living in the properties and Mr Jenkins advised that there would be up to twenty people in four five bedroom properties on the north side. Councillors also asked about parking spaces and were advised that there would be five below ground and twelve above. Councillors commented that the two separate houses would be quite radical in design and Mr Jenkins advised that the design had been informed by the Conservation Officer.

Councillor I Fradgley thanked Mr Jenkins for his presentation.

198 Minutes

The Minutes of the Planning Consultative Committee meeting held on 27 March were approved and signed as a correct record.

199 Notices of Decision

Noted.

The Planning Clerk is to check if item 29 18/00212/FUL - 12 Arthur Road has been referred back to PCC to reconsider their objection so it could be granted through delegated powers.

200.1 List of Planning applications deferred from Chairman’s Actions meeting on 11 April with any additional items deferred from Chairman’s Actions meeting 17 April 2018

**18/00791/FUL – 25 Brookvale Road**

The Planning Consultant presented an application to Councillors regarding 25 Brookvale Road. The proposal is to extend the house with a two storey side extension and the Planning Consultant advised that the main issues included the size, scale and design of the proposal. Councillors were shown a street view of other properties in the location. Councillors asked if the property would still have access to parking and were advised that there would be sufficient space for four cars. Councillors discussed the design proposed in depth.

It was therefore Proposed, Seconded and unanimously agreed that a comment of No Reps be submitted for this application.

200.2 To note action by Town Clerk after consultation with Chairman, Deputy  
 Chairman (or their substitutes) & Avon Planning Services 11 April 2018

\*Applications to which the Town Council PCC have objected

|  |  |
| --- | --- |
| 18/00567/FUL | Winton House, 23 Church Street |
| 18/00913/TREE | Royal Shakespeare Theatre, Waterside |
| 18/00933/TREE | 61 Shipston Road |
| 18/00703/FUL | 9 Shakespeare Street |
| 18/00704/LBC | 9 Shakespeare Street |
| 18/00691/LBC | Guild Chapel, Church Street |
| 18/00795/LBC | Keys and Kitchen, 6 Ely Street |
| 18/00721/VARY | Tesco, Birmingham Road |
| 18/00841/FUL | 14 Campbell Close, Shottery |
| 18/00619/FUL | Pimlico Cottage, Pimlico Lane, Alveston |
| 18/00890/LBC | The White Stuff, Bridge Street |
| 18/00818/FUL | 60 Shipston Road |
| 18/00893/FUL | 10 Bordon Place |
| 18/00834/FUL | 185 Evesham Road |
| 18/00964/TREE | Parish Centre, Holy Trinity Church, Old Town |
| 18/00791/FUL | 25 Brookvale Road |
| 18/00889/FUL | 9 Bordon Place |
| 17/02914/FUL | Bishopton Rise, Birmingham Road, Bishopton \* |
| 18/00838/FUL | 108 Banbury Road |
| 18/00468/FUL | 21 Eton Road |
| 18/00830/FUL | Willowmere, The Close, Clifford Chambers |
| 18/01015/TREE | The Bower House, Alveston Leys, Alveston |
| 18/00965/FUL | 6 Buchan Close |
| 18/00888/VARY | Falstaff House, 33 Birmingham |
| 18/00501/FUL | King Edward VI School, Chapel Lane |
| 18/00895/ADV | 12 – 14 Grosvenor Hotel, Warwick Road |
| 18/00896/LBC | 12 – 14 Grosvenor Hotel, Warwick Road |
| 18/00905/FUL | 14 South Green Drive |
| 18/00853/FUL | 187 Evesham Road |
| 18/00803/FUL | 47 and 48 Rother Street |
| 18/00804/LBC | 47 and 48 Rother Street |
| 18/00857/FUL | 112 Tiddington Road |
| 18/01047/TREE | Mowbray House, 6A Tiddington Road |
| 18/01054/TREE | 7 Tiddington Road |
| 17/03762/FUL | Land Adjacent To 385, Birmingham Road |
| 18/00077/LBC | 3 High Street |
| 18/00381/FUL | 163 Loxley Road |
| 17/03169/FUL | Municipal Charities Of Stratford-upon-Avon, 6 Guild Cottages, Church Street |
| 17/03171/LBC | Municipal Charities Of Stratford-upon-Avon, 6 Guild Cottages, Church Street |
| 18/00077/LBC | 3 High Street |

Noted and Councillors I Fradgley and Jefferson were in attendance on 11 April and Councillors I Fradgley and Dowling were in attendance on 17 April 2018.

200.3 Street Trading and Licensing Applications

200.3a There were none

200.3b There were none.

200.4 Any other business to report

* **Request for Road Names – Development of 12 New Houses off Tavern Lane, Shottery**

Councillors discussed various options for the naming of the street and were keen to reflect the history of the area. Cllr Brain declared an interest in the item and abstained during the vote. The proposed name approved by Councillors by seven votes to one abstention, is Nursery Close. Nursery Close was agreed on the basis that the name should pay respect that we continue with historical remembrance of previous names of the land and area - it was for many years the home of the Dudfield family and their business of a garden nursery.

201 Chairman’s Verbal Report

Cllr I Fradgley advised councillors that he had attended a meeting at SDC and referred councillors to a document titled *Development Requirements Supplementary Planning SPD* which covers issues such as parking and subservience. The document can be accessed via the SDC website. Cllr I Fradgley confirmed the final draft would be available in September. Cllr Short suggested that councillors would require a training session to discuss the changes.

Councillors confirmed that further information had been given on the license for Spice in Union Street and that a list of conditions had been set.

Councillors advised that the request by the Baguette Barge to play music outdoors was being taken further by SDC who were going to visit the premises.

202 Requests for Alterations of Recommendation

Noted.

203 To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford District Council Planning Meeting (West) scheduled for Wednesday 25 April, 2018 at 6pm

There are no applications on the agenda pertinent to the Town Council; therefore there is no need for a representative to attend.

204 To appoint substitutes for the next Chairman’s Actions on 9 May, 2018, if required

Councillor Applin agreed to attend.

The meeting closed at 19.23pm  
Date of next meeting: Tuesday 15 May, 2018 at 6:30pm