STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE MEETING

**MINUTES**

4 April 2017

Present

Councillors:

Cllr Alcock

Cllr Applin

` Cllr I Fradgley (Chairman)

Cllr J Fradgley

Cllr Jackson

Cllr Jefferson

Planning Consultant: Neil Pearce

Clerk: Susan Gray

Public: There were no members of the public present for the meeting

Press: Mr Simon Woodings from the Stratford Herald was present

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| 210 | Apologies for Absence  Apologies were received from Councillors Dowling, Lowe and Short and were accepted for the reasons given. Councillor Brain was absent from the meeting. |
| 211 | Declarations of interest on items on the Agenda  There were no declarations of interest. |
| 212 | To receive written requests for dispensation for disclosable pecuniary interests  None were received. |
| 213 | To grant any requests for dispensation as appropriate  None. |
| 214 | Public Participation  None. |
| 215 | Consultation Presentation on Pre-Planning Applications  There were no presentations. |
| 216 | Minutes  Minutes of the meeting held on 14 March 2017 were approved and signed. |
| 217 | Notices of Decision  Noted. |
| 218 | Planning application (s) deferred after consulation with Cllr I Fradgley, Lowe and Avon Planning Services  **17/00790/COUO – Elizabeth Place, Conrad House and 45 Wellington Terrace, Birmingham Road**  This application is for prior notification of a change of use of existing office building (B1a) to create 27 residential apartments (C3).  Due to relaxed Changes of Use Guidelines, this application does not need planning permission. The change of use is from offices to 11 one bedroom and 16 two bedroom apartments, with 50 parking places and 7-9 visitor spaces.  TC7 of the emerging Neighbourhood Plan is relevant as it is in an environmentally useful area and TC1 encourages wider development. This site is one of the areas under TC10 that would be intended to be renewed and regenerated in that part of the town.  Councillors asked if there were proposed changes to 45 Wellington Terrace as it is in a conservation area. The Planning Consultant advised that the proposed changes were mostly internally in Conrad House and were mostly at the back of the building. As this is a prior notification Section 106 funding is not applicable.  After discussion it was Proposed, Seconded and unanimously agreed that the following comment be submitted to the District Council:  Whilst the Town Council makes No Representation to this prior notification, it remains disappointed that the applicant has taken this approach. Policy TC7 of the emerging Neighbourhood Plan identifies this site and the surrounding area as an Environmental Improvement Area where a mix of uses (including residential, hotel, offices and education) is supported but in the context of a master plan led approach to ensure the comprehensive redevelopment of the site is considered. If approved and implemented this will be a huge missed opportunity for the town. It is unclear whether a S106 agreement is applicable to this development. If it is not then this is again a missed opportunity to provide much needed affordable homes, education and public open space contributions. |
| 219 | To note Action by Town Clerk after consultation with Cllr I Fradgley, Cllr Lowe & Avon Planning Services 28 March 2017  \* applications for which the Town Council submitted an objection   |  |  | | --- | --- | | **Application No.** | **Site** | | 17/00547/FUL | Tesco, Birmingham Road | | 17/00548/ADV | Tesco, Birmingham Road | | 17/00742/TREE | 18 Broad Street | | 17/00552/FUL | 67 St Peters Way, Bishopton | | 17/00511/FUL | 4 Gainsborough Road | | 17/00652/FUL | 6 Maidenhead Road | | 17/00629/FUL | 79 Shottery Road | | 17/00100/FUL | 60 Shottery | | 17/00584/FUL\* | 42 Blue Cap Road | | 17/00594/FUL | 33B Sanctus Road | | 17/00589/FUL | 8 Thomas Bland Road, Bishopton | | 17/00569/LBC | Drayton Manor, Alcester Road | | 17/00595/VARY | Drayton Manor, Alcester Road | | 17/00137/ADV | Hotel du Vin, 7-8 Rother Street | | 16/04057/FUL\* | 11 Hathaway Lane | | 17/00100/FUL | 60 Shottery | | 17/00607/FUL | 77 Shipston Road | | 17/00541/FUL | 34 College Lane | | 17/00029/FUL & 17/00031/LBC | 27 Ryland Street | | 17/00062/FUL | 6 Avenue Road | | 17/00703/FUL | Land adj to 107 Tiddington Road | | 17/00824/TREE | 9 Shakespeare Street | | 17/00853/TREE | Wellingtonia House, Tiddington Road | | 17/00790/COUO | Elizabeth Place, Conrad House and 45 Wellington Terrace, Birmingham Road | | 17/00638/ADV | Bell Yard Shopping Centre, High Street | | 17/00717/LBC | 16 Guild Street | | 17/00685/FUL | Clifford Park Business Centre, Clifford Road, Clifford Chambers | | 17/00830/LBC | Kissing Tree Lodge, Kissing Tree Way, Alveston | | 17/00233/FUL | 1 St Gregorys Road | | 17/00775/S106A | Land S W of Alcester Road | | 17/00875/TREE | Gisbourne House, 17 Loxley Road | | 17/00569/LBC | Drayton Manor, Alcester Road | | 17/00669/FUL | 17 Quineys Road | | 17/00360/LBC | Old Town Villas, Chestnut Walk | | 17/00634/FUL & 17/00635/LBC | Clopton Tower, Clopton | | 17/00687/COUQ\* | Oxstalls Farm, Warwick Road | | 17/00749/FUL | 92 Bridgetown Road | | 17/00951/TREE | 17/00951/TREE | 3 Avonfield Close, Alveston | | 17/00693/FUL | 12 Whitfield Close, Tiddington | | 17/00803/FUL | Emperor Court, Arden Street | |
| 220 | Street Trading and Licensing Applications  220.1There are currently no Street Trading applications pertinent to the  Town Council  220.2 There are currently no Licensing applications pertinent to the Town  Council. |
| 221 | Town Clerk’s Open Report  No items. |
| 222 | Chairman’s Verbal Report  Councillor Alcock advised that she had attended the Bishopton 500 Steering Group meeting. The developers wish the project to move quickly and wanted to have weekly or fortnightly meetings. She had advised that due to the County Council elections the next meeting should be delayed as Councillors are in purdah. The meeting discussed how many representatives would be required. Cllr I Fradgley advised that the Ward Councillors should be the representatives. |
| 223 | Requests for Alterations of Recommendation  None. |
| 224 | To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford District Council Planning Meeting (West) scheduled for Wednesday 5 April and Thursday 13 April, 2017  Councillor I Fradgley will attend the meeting on 5 April. Councillor Jackson will attend the meeting on 13 April. |

225 To appoint substitutes for the next Chairman’s Actions on 19 April, if required

Cllr Applin to be official substitute.

The meeting ended at 7:12pm

**Date of next meeting: Tuesday 25 April, 2017 at 6:30pm**