

STRATFORD-UPON-AVON TOWN COUNCIL  
PLANNING CONSULTATIVE COMMITTEE  
14 MAY 2019

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

15	19/00136/VARY	Shottery Hall, Church Lane, Shottery	Application to remove Condition 3 of 13/02784/FUL [Erection of 32 dwellings together with proposed access, parking and landscaping].	Defer to PCC 14.5.19.
17	19/00575/FUL	Burnside, Church Lane, Shottery	Conversion of 6 flats (Use Class C3) to a 21 bedroom hotel with restaurant/bar with associated alterations and extensions to include two storey rear and single storey front and side extensions, reconfiguration of fenestration, complete re-roofing/alterations to dormer windows/reinstatement of chimneys, smoking shelter, associated flues, extraction equipment and air conditioning units and amendments to existing accesses with associated parking, landscaping and the inclusion of car park barriers (part-retrospective).	Defer to PCC 14.5.19.
28	19/00531/FUL	The Meads, 79 Tiddington Road	<p>AMENDED: Following correspondence with the agent acting on the applicant's behalf, a suite of revised plans have been received for this planning application. Additional cubic measurement calculations have also been provided.</p> <p>An additional plan has been provided:</p> <ul style="list-style-type: none"> <li>- Site Section Comparison Drawing ref. 0321 P-00</li> </ul> <p>This is in addition to 9 plans that have been revised and updated from the previous plans, now in the "superseded" file.</p> <ul style="list-style-type: none"> <li>- Proposed Site Plan Rev P-01</li> <li>- Proposed Floor Plans House Rev P-01</li> <li>- Proposed Pool House Plans Rev P-01</li> <li>- Proposed House Elevations Rev P-01</li> <li>- Proposed Pool House Elevations Rev P-01</li> <li>- Proposed Building Footprint Rev P-</li> </ul>	Defer to PCC 14.5.19.

			<p>01</p> <ul style="list-style-type: none"><li>- Proposed House Sections Rev P-01</li><li>- Proposed Site Sections Rev P-01</li><li>- Proposed Site Sections Rev P-01</li></ul> <p>It was requested by the planning officer that the proposed dwelling be reduced in height and to be of a less substantial appearance. The other amendments, as detailed in the additional information email provided by the applicant, are as follows (quoted verbatim from the agent's perspective):</p> <p>"We have lowered the ridge height of the main house by 2.0m from a maximum of 12.7m above ground level to approximately 10.7m so that the revised proposals are now 400mm below the extant permission ridge height. We have achieved this by reducing each floor to ceiling/floor height thus reducing the overall height of the building.</p> <ul style="list-style-type: none"><li>o We have also lowered the ridge height of the ancillary pool building by 0.5m by reducing the floor to ceiling/floor height and reducing the ground floor level.</li><li>o We have further reduced the overall area of the house building from our previous submission, which already had a smaller footprint than the implemented proposals, and the revised proposals have a further reduced total floor area than the extant permission.</li><li>o We have reduced the volume of both the house and ancillary pool buildings from our previous submission and the revised proposals have a further reduced total volume than the extant permission.</li><li>o In light of your comments, we have reduced the distance from the first floor windows to the eaves by 4 brick courses (300mm), which we agree does help to reduce the visual scale while retaining the proportions of the design.</li><li>o The revised proposals have a smaller footprint on site than the extant permission.</li><li>o Our proposals break up the mass by separating the main house from the ancillary building to create views down towards the river. The implemented scheme would present a continuous built frontage across the</li></ul>	
--	--	--	---	--

			<p>whole site with no visual breaks.</p> <ul style="list-style-type: none"> <li>o Our proposals for the ancillary pool building is over 8m further away from the Northern boundary than the extant permission.</li> <li>o The revised proposals are over 60m from the public highway and are screened by an existing landscape screen which we propose to improve as part of the proposals.</li> <li>o The building responds to the adjacent properties by large separation distances and stepping-down towards the boundaries so as not to overshadow neighbours</li> <li>o Boundaries of the property are being improved to provide added security and screening to the neighbouring properties.</li> <li>o The height of the ancillary building from ground level to ridge level is approximately 8.0m which is equivalent to the extant permission other than our proposals are consistent with the ground levels so as not to impact on the archaeology of the site.</li> <li>o The building footprint occupies an area which equate to just 6% of the site area."</li> </ul>	
<b>29</b>	19/00275/VARY	78 Tiddington Road	<p>AMENDED – Following comments received by neighbours and the Ward Member, an additional plan has been submitted for this application. This plan, ref. 310_AR_310_002 Ref F, is a proposed site plan. There is an approved site plan, Rev A, under planning approval 17/01474/FUL. In addition, comments have been provided by the agent acting on the applicant's behalf, available on the application file.</p>	Defer to PCC 14.5.19.

**STRATFORD-UPON-AVON TOWN COUNCIL**  
**PLANNING CONSULTATIVE COMMITTEE**  
**14 MAY 2019**

**TOWN CLERK'S OPEN REPORT**

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>

<b>Application No</b>	<b>Site</b>	<b>Proposed Development</b>	<b>Observations</b>	
<b>1</b>	19/00832/FUL	Stratford On Avon Golf Club, Tiddington Road	Construction of single storey practice bays and training room for golfers. Removal of existing two bay structure.	No reps.
<b>2</b>	19/00821/FUL	5 Alveston Pastures, Alveston	Two storey extension to rear of property.	No reps.
<b>3</b>	19/00891/FUL	89 Loxley Road	New single storey kitchen/garden room extension to replace existing conservatory.	No reps.
<b>4a</b>	19/0888/FUL	4 Trinity Street	Removal and replacement of single storey rear wing buildings and internal alterations.	No reps.
<b>4b</b>	19/00889/LBC	4 Trinity Street	Removal and replacement of single storey rear wing buildings and internal alterations.	No reps. Subject to Conservation Officer approval.
<b>5</b>	19/01014/TREE	48 Tiddington Road	- T1: Cypress Lawson – Fell.	No reps.
<b>6</b>	19/00820/FUL	Travellers Rest, 146 Alcester Road	Proposed change of use from guest house to residential dwelling together with single storey side/rear extension.	No reps.
<b>7</b>	19/01018/TREE	Anne Hathaways Cottage, Cottage Lane, Shottery	<ul style="list-style-type: none"> <li>- T1 – Wych Elm – Remove split limb</li> <li>- T2 – Malus – Reduce apical stems x2 to the south/east by 0.5 metres.</li> <li>- T3 – Silver Birch – Reduce/remove decayed branches back to suitable growth points.</li> <li>- T4 – Malus – Fell or monolith at 3 metres.</li> <li>- T9 – Weeping Willow – Fell.</li> <li>- T10 – Bhutan Pine – Reduce height of western co dominant stem by 5-6 metres and reduce eastern co</li> </ul>	No reps. Subject to Tree Officer approval.

			<p>dominant stem by 2 metres.</p> <ul style="list-style-type: none"> <li>- T11 – Common lime – Fell</li> <li>- T12 – Crack Willow – Reduce east and south primary limbs by 4metres and rebalance</li> <li>- T13 – Crack Willow – Pollard at 3 – 4 metres</li> <li>- T14 – Common Ash – Reduce branch over footpath by 3 metres to suitable growth point</li> <li>- T15 – Horse Chestnut – Reduce large limbs to north and south over brook by 3 – 4 metres to suitable growth points</li> <li>- T16 – Horse Chestnut – Reduce crown of stem extending over brook by 3 – 4 metres</li> <li>- T17 – Horse Chestnut – Reduce to a 6 – 8 metre monolith</li> <li>- T18 – Pendunculate Oak – Remove hung up limb.</li> <li>- T20 – Common Ash – Crown reduction by 4 – 5 metres to suitable growth points</li> <li>- T21 – Silver Maple – Monolith to 2 – 3 metres</li> <li>- G1 – Malus x2 – Monolith at 2 metres</li> <li>- G2 – Hybrid Black Poplar x2 – Repollard Poplar nearest house to previous points and pollard popular nearest woodland boundary to 5 metres.</li> <li>- G3 – Norway Spruce x7 and Hawthornx1 – Fell and replant</li> <li>- G4 – Weeping Willow x2 – Pollard at 6 – 8 metres</li> <li>- G5 – Crack Willows x2 – Pollard at 4 metres.</li> </ul>	
<b>8</b>	19/01043/VARY	Mowbray House, 6A Tiddington Road	Variation in condition 2 of planning permission 18/0136/VARY dated 22.8.2018 to allow for the consideration of alternative plans which show alterations from facing brick to render on all elevations.	No reps.
<b>9</b>	19/01061/TREE	The Limes, Loxley Road	G1 – Holly x2 – Crown reduction to previous growth points This is regular inspection and arboricultural work that has been undertaken previously.	No reps. Subject to Tree Officer approval.
<b>10a</b>	19/00906/FUL	Royal Shakespeare Theatre, Waterside	Installation of steel mesh security fencing underneath riverside walkway.	No reps.
<b>10b</b>	19/00907/LBC	Royal Shakespeare Theatre, Waterside	Installation of steel mesh security fencing underneath riverside walkway.	No reps.
<b>11</b>	19/01094/TREE	The Limes, Loxley Road	T1 – Birch – Fell.	No reps. Subject to Tree Officer approval.

<b>12</b>	19/01021/ADV	Arden Heath Farm, Loxley Road	One free standing sign.	No reps.
<b>13a</b>	19/00962/VARY	Keys and Kitchen, 6 Ely Street	Variation of condition no. 2 and 3 of planning permission 18/00948/FUL dated 31 July 2018 to use an alternative brick. Original description of development: Re- building boundary wall.	No reps.
<b>13b</b>	19/01055/LBC	Keys and Kitchen, 6 Ely Street	Variation of condition no. 2 and 3 of Listed Building Consent 18/00795/LBC dated 31 July 2018 to use an alternative brick. Original description of development: Re- building boundary wall.	No reps.
<b>14a</b>	19/00618/ADV	Unit 1, Maybrook Industrial Estate, Maybrook Road	Installation of 1no. internally illuminated entrance sign with non-illuminated grey background, 1no. steel framed poster display unit, 1no. box-framed internally illuminated sign.	No reps.
<b>14b</b>	19/00619/FUL	Unit 1, Maybrook Industrial Estate, Maybrook Road	Installation of external plant.	No reps.
<b>15</b>	19/00136/VARY	Shottery Hall, Church Lane, Shottery	Application to remove Condition 3 of 13/02784/FUL [Erection of 32 dwellings together with proposed access, parking and landscaping].	Defer to PCC 14.5.19.
<b>16</b>	19/00776/FUL	108 Bridgetown Road	Single storey rear extension.	No reps.
<b>17</b>	19/00575/FUL	Burnside, Church Lane, Shottery	Conversion of 6 flats (Use Class C3) to a 21 bedroom hotel with restaurant/bar with associated alterations and extensions to include two storey rear and single storey front and side extensions, reconfiguration of fenestration, complete re- roofing/alterations to dormer windows/reinstatement of chimneys, smoking shelter, associated flues, extraction equipment and air conditioning units and amendments to existing accesses with associated parking, landscaping and the inclusion of car park barriers (part- retrospective).	Defer to PCC 14.5.19.
<b>18</b>	19/01157/TREE	Oliver Locks, Payton Street	T1: Yew – reduce height by approx. 2m and reduce lateral spread by 1-2m to balance crown T2: Robinia – Reduce height by 1-2m and reduce sides to shape. Reduce overhang over car parking area. T3: Robinia – Reduce height by approx. 1-2 metre and reduce sides to shape and reduce end weight on extended limb with brace in.	No reps. Subject to Tree Officer approval.

			T4 – Holly – Reduce height by approx. 1m and trim sides.	
<b>19</b>	19/01043/VARY	Mowbray House, 6A Tiddington Road	Variation in condition 2 of planning permission 18/01836/VARY dated 22.8.2018 to allow for the consideration of alternative plans which show alterations from facing brick to render on all elevations.	No reps.
<b>20a</b>	19/00972/FUL	Halls Croft, Old Town	Demolition of green house and attached cold frames to provide gravelled area and the repair, repointing and addition of capping to existing western garden wall.	No reps.
<b>20b</b>	19/00973/LBC	Halls Croft, Old Town	Demolition of green house and attached cold frames to provide gravelled area and the repair, repointing and addition of capping to existing western garden wall.	No reps. Subject to Conservation Officer approval.
<b>21</b>	19/01190/TPO	10 Thomas Bland Road, Bishopton	T1 – Lime – Crown thin 15%. Remove all dead wood. T2 – Lime – Crown thin 15%. Reduce height by 2.5 – 3 metres. T3 – Lime – Crown thin 15%. Reduce height by 2.5 – 3 metres. T4 – Lime – Crown thin 15%. Remove all dead wood.	No reps. Subject to Tree Officer approval.
<b>22</b>	19/01194/TREE	32 Maidenhead Road	T1 – Hazel – Prune overhanging branch into neighbouring property.	No reps.
<b>23</b>	19/01064/TREE	23 Avenue Road	G1: 3 x Leylandii – Crown reduction G2: 4 x Leylandii – Crown reduction T1: Lawson – Crown reduction T2: Plum – Crown reduction T3: Cedar – Crown reduction G3: 2 x Lawson – Crown reduction T4: Leylandii – Crown reduction T5: Leylandii – Crown reduction T6: Lime – Fell T7: Hornbeam – Fell G4: 2 x Sycamore – Fell T8: Ash – Cut back lower limbs	No reps.
<b>24</b>	19/01098/VARY	Suite 3, Clifford Mill, Clifford Road, Clifford Chambers	Variation of condition no.2 of planning permission reference 16/03300/FUL dated 5 December 2016 to insert a first-floor window to the south elevation. Original description of development: Minor external alterations to existing building to facilitate conversion from office to residential (approved under reference 16/01863/COUO) to include new external doors and staircase, repositioning of windows and creation of dormer windows.	No reps.
<b>25a</b>	19/01148/ADV	8 Henley Street	Acrylic lettering fixed flush to the existing timber fascia & new hanging panel to existing bracket.	No reps.

<b>25b</b>	19/01168/LBC	8A Henley Street	Acrylic lettering fixed flush to the existing timber fascia & new hanging panel to existing bracket.	No reps. Subject to Conservation Officer approval.
<b>26</b>	19/01074/LBC	3 New Street	Replace windows and doors to front and rear elevations, install 2no. conservation rooflights at rear, internal works including exposure of fireplace, create new opening between lounge and dining rooms on ground floor, removal and insertion of partitions on first floor to relocate bathroom and create ensuite, and upgrading heating and electrics.	No reps. Subject to Conservation Officer approval.
<b>27</b>	19/01054/VARY	21 – 22 Bull Street	Variation of condition no.2 of planning permission reference 18/02418/FUL dated 6 November 2018 to re-site the carport closer towards the house. Original description of development: Sub-division of existing house to create two dwellings including alterations and extensions to the existing building; erection of two-bay carport; and other associated works.	No reps.
<b>28</b>	19/00531/FUL	The Meads, 79 Tiddington Road	<p>AMENDED: Following correspondence with the agent acting on the applicant's behalf, a suite of revised plans have been received for this planning application. Additional cubic measurement calculations have also been provided.</p> <p>An additional plan has been provided:</p> <ul style="list-style-type: none"> <li>- Site Section Comparison Drawing ref. 0321 P-00</li> </ul> <p>This is in addition to 9 plans that have been revised and updated from the previous plans, now in the "superseded" file.</p> <ul style="list-style-type: none"> <li>- Proposed Site Plan Rev P-01</li> <li>- Proposed Floor Plans House Rev P-01</li> <li>- Proposed Pool House Plans Rev P-01</li> <li>- Proposed House Elevations Rev P-01</li> <li>- Proposed Pool House Elevations Rev P-01</li> <li>- Proposed Building Footprint Rev P-01</li> <li>- Proposed House Sections Rev P-01</li> <li>- Proposed Site Sections Rev P-01</li> <li>- Proposed Site Sections Rev P-01</li> </ul> <p>It was requested by the planning officer that the proposed dwelling be reduced in height and to be of a less substantial appearance. The other amendments, as detailed in the additional information email provided by the applicant, are as follows (quoted verbatim</p>	Defer to PCC 14.5.19.

			<p>from the agent's perspective):</p> <p>"We have lowered the ridge height of the main house by 2.0m from a maximum of 12.7m above ground level to approximately 10.7m so that the revised proposals are now 400mm below the extant permission ridge height. We have achieved this by reducing each floor to ceiling/floor height thus reducing the overall height of the building.</p> <ul style="list-style-type: none"><li>o We have also lowered the ridge height of the ancillary pool building by 0.5m by reducing the floor to ceiling/floor height and reducing the ground floor level.</li><li>o We have further reduced the overall area of the house building from our previous submission, which already had a smaller footprint than the implemented proposals, and the revised proposals have a further reduced total floor area than the extant permission.</li><li>o We have reduced the volume of both the house and ancillary pool buildings from our previous submission and the revised proposals have a further reduced total volume than the extant permission.</li><li>o In light of your comments, we have reduced the distance from the first floor windows to the eaves by 4 brick courses (300mm), which we agree does help to reduce the visual scale while retaining the proportions of the design.</li><li>o The revised proposals have a smaller footprint on site than the extant permission.</li><li>o Our proposals break up the mass by separating the main house from the ancillary building to create views down towards the river. The implemented scheme would present a continuous built frontage across the whole site with no visual breaks.</li><li>o Our proposals for the ancillary pool building is over 8m further away from the Northern boundary than the extant permission.</li><li>o The revised proposals are over 60m from the public highway and are screened by an existing landscape screen which we propose to improve as part of the proposals.</li><li>o The building responds to the adjacent properties by large separation distances and stepping-down towards the boundaries so as not to overshadow neighbours</li><li>o Boundaries of the property are being improved to provide added security and screening to the neighbouring properties.</li><li>o The height of the ancillary building from ground level to ridge level is approximately</li></ul>	
--	--	--	---	--

			8.0m which is equivalent to the extant permission other than our proposals are consistent with the ground levels so as not to impact on the archaeology of the site. o The building footprint occupies an area which equate to just 6% of the site area."	
<b>29</b>	19/00275/VARY	78 Tiddington Road	AMENDED – Following comments received by neighbours and the Ward Member, an additional plan has been submitted for this application. This plan, ref. 310_AR_310_002 Ref F, is a proposed site plan. There is an approved site plan, Rev A, under planning approval 17/01474/FUL. In addition, comments have been provided by the agent acting on the applicant's behalf, available on the application file.	Defer to PCC 14.5.19.
<b>30</b>	DISCN/00109/19 – 18/02641/FUL	The Firs Garden, Grove Road	4 Schedule of Finishes (stone only).	No reps.
<b>31</b>	19/01102/ADV	Unit F2, The Maybird Centre, Birmingham Road	Consent to display 1No. replacement internally illuminated fascia on existing retail park.	No reps.

STRATFORD-UPON-AVON TOWN COUNCIL  
PLANNING CONSULTATIVE COMMITTEE  
14 MAY 2019

TOWN CLERK'S OPEN REPORT

3) Street Trading and Licencing Applications

**3a. Street Trading Applications**

<b>Event</b>	<b>Address</b>	<b>Activity</b>	<b>Date</b>
Young Traders Market National Final	Waterside	<p>This is an application for a market event on Friday 30 and Saturday 31 August 2019 for the Young Traders Market National Final.</p> <p>The market will consist of between 50 and 75 trading stalls on Waterside in Stratford-upon-Avon between the hours of 9am and 5pm on each day.</p>	14.5.19

**3b. Licencing Applications**

There are currently no licensing applications pertinent to the Town Council.

**STRATFORD-UPON-AVON TOWN COUNCIL**  
**PLANNING CONSULTATIVE COMMITTEE**  
**14 MAY 2019**

**TOWN CLERK'S OPEN REPORT**

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>

	<b>Site/Application No</b>	<b>STC Observations</b>	<b>SDC Decision</b>
<b>1</b>	19/00314/FUL - 272 Alcester Road	No reps.	Granted Subject to Conditions
<b>2</b>	19/00426/FUL - 31 Bridgetown Road	No reps.	Granted Subject to Conditions
<b>3</b>	19/00368/FUL - 30 Orchard Way	No reps.	REFUSED.
<b>4</b>	19/00315/ADV - 272 Alcester Road	No reps.	Granted Subject to Conditions
<b>5</b>	19/00487/ADV - Shell Bridgetown, Shipston	No reps.	REFUSED.
<b>6</b>	19/00479/FUL - 13 Holtom Street	No reps.	Granted Subject to Conditions
<b>7</b>	19/00408/FUL - 16 St Peters Way	No reps.	Granted Subject to Conditions
<b>8</b>	19/00089/FUL - 44 Shottery Road	No reps.	Granted Subject to Conditions
<b>9</b>	19/00211/FUL - Land At The Rear Of, 76 Maidenhead Road	Object.	REFUSED.
<b>10</b>	19/00535/TREE - Hampton Leys, Kissing Tree Way, Alveston	No reps.	Granted Subject to Conditions
<b>11</b>	19/00624/LBP - 4 Trinity Street	N/A	Certificate of Lawfulness of Proposed Works.
<b>12</b>	19/00836/LDP - 23 Badgers Way, Bishopton	N/A	Certificate of Lawful Proposed Use or Development
<b>13</b>	19/00725/TREE - 5 Avonfields Close, Alveston	No reps.	Granted Subject to Conditions
<b>14</b>	19/00269/FUL - Escape Community Arts, The Old Slaughterhouse, Sheep Street	Support.	Granted Subject to Conditions
<b>15</b>	18/03195/FUL - Land Adj, 107 Tiddington Road	Object.	REFUSED.
<b>16</b>	19/00433/FUL - 39 Bridgetown Road	No reps.	Granted Subject to Conditions
<b>17</b>	19/00280/FUL - Barquette Guest House, 165 Evesham Road	No reps.	Granted Subject to Conditions
<b>18</b>	19/00247/FUL - River Reach, Ferry Lane, Alveston	No reps.	Granted Subject to Conditions
<b>19</b>	19/00471/FUL - 35 Shottery	No reps.	Granted Subject to Conditions
<b>20</b>	19/00472/LBC - 35 Shottery	No reps.	Granted Subject to Conditions

<b>21</b>	19/00469/ADV - Riverside Caravan Park, Tiddington Road, Tiddington	No reps.	Granted Subject to Conditions
<b>22</b>	19/00502/ADV - Bell Yard Shopping Centre, High Street	No reps.	WITHDRAWN
<b>23</b>	18/03796/FUL - Site Rear Of, 25 Arden Street	No reps.	WITHDRAWN
<b>24</b>	19/00087/FUL - The Baguette Barge, Bancroft Basin	Object.	WITHDRAWN
<b>25</b>	19/00386/LDP - 7 Kipling Road	N/A	Certificate of Lawful Proposed Use or Development
<b>26</b>	19/00476/FUL - 45 Bishops Close	No reps.	Granted Subject to Conditions
<b>27</b>	19/00470/LBC - 35 Shottery	No reps.	REFUSED.
<b>28</b>	19/00590/TREE - 8A Rowley Crescent	No reps.	Granted Subject to Conditions
<b>29</b>	18/02588/LBC - 5 Old Town	No reps.	WITHDRAWN
<b>30</b>	19/00419/LDP - 15 Walkers Road	N/A	Certificate of Lawful Proposed Use or Development
<b>31</b>	19/00491/FUL - STREET RECORD, Bridge Street	No reps.	Granted Subject to Conditions
<b>32</b>	18/02522/FUL - Church Cottage, Church Lane, Alveston	No reps.	Granted Subject to Conditions
<b>33</b>	19/00328/FUL - 23A Shottery Road	?	Granted Subject to Conditions
<b>34</b>	19/00598/FUL - 27 Knights Lane	No reps.	Granted Subject to Conditions
<b>35</b>	19/00549/ADV - Falcon Hotel Ltd, Chapel Street	No reps.	Granted Subject to Conditions
<b>36</b>	19/00543/LBC - Falcon Hotel Ltd, Chapel Street	No reps.	Granted Subject to Conditions
<b>37</b>	19/00746/TREE - Poets Arbour, Sheep Street	No reps.	Granted Subject to Conditions
<b>38</b>	19/00767/TREE - The Great Garden of New Place, Chapel Lane	No reps.	Granted Subject to Conditions
<b>39</b>	19/00764/TREE - The Great Gardens of New Place, Chapel Lane	No reps.	Granted Subject to Conditions
<b>40</b>	19/00765/TREE - The Great Gardens of New Place, Chapel Lane	No reps.	Granted Subject to Conditions
<b>41</b>	19/00723/TREE - 7 Tiddington Road	No reps.	Granted Subject to Conditions
<b>42</b>	19/00749/TREE - The Great Gardens of New Place, Chapel Lane	No reps.	Granted Subject to Conditions
<b>43</b>	19/00766/TREE - Shakespeare Centre, Henley Street	No reps.	Granted Subject to Conditions
<b>44</b>	19/00495/LBC - Hotel Du Vin, 7 - 8 Rother Street	Object.	REFUSED.
<b>45</b>	18/02381/FUL - 80 Tiddington Road	Object.	REFUSED.
<b>46</b>	18/02573/ADV - Hotel Du Vin	Object.	REFUSED.
<b>47</b>	19/00543/LBC - Falcon Hotel Ltd, Chapel Street	No reps.	Granted Subject to Conditions
<b>48</b>	19/00549/ADV - Falcon Hotel Ltd, Chapel Street	No reps.	Granted Subject to Conditions

<b>49</b>	19/00472/LBC - 35 Shottery	No reps.	Granted Subject to Conditions
<b>50</b>	19/00471/FUL - 35 Shottery	No reps.	Granted Subject to Conditions
<b>51</b>	19/00665/FUL - 5 Orwell Close	No reps.	Granted Subject to Conditions
<b>52</b>	19/00666/FUL - 1 Church Lane, Shottery	No reps.	Granted Subject to Conditions
<b>53</b>	18/01061/REM - Land to North and West of Bishopton Lane	No Objection.	Approved.
<b>54</b>	19/00729/FUL - 49 Old Town Mews	No reps.	Granted Subject to Conditions
<b>55</b>	19/00364/FUL - 8 Avenue Road	No reps.	WITHDRAWN
<b>56</b>	18/03646/TREE - Stratford Boat Club, Swans Nest Lane	No reps.	WITHDRAWN

STRATFORD-UPON-AVON TOWN COUNCIL  
PLANNING CONSULTATIVE COMMITTEE  
14 MAY 2019

TOWN CLERK'S OPEN REPORT

5) Any other business

5a) Meeting with Bloor Homes

- **To determine a suitable date to hold a meeting between Stratford-upon-Avon Town Council and Bloor Homes regarding the Shottery Development**

Bloor Homes is currently working on its reserved matters submission for the remaining residential phase of the Shottery development (identified as Reserved Matters Application Phase 2 - **Appendix 'A'**).

Bloor are keen to engage with the Town Council at pre-application stage, particularly with regards to the matter of housing mix. Therefore, Bloor would like to arrange a meeting with the STC, to discuss this further. It would be an opportunity for Bloor to explain where it has got to with its proposals and discuss them with STC, allowing for incorporation of STC comments/concerns/support where applicable.

5b) Land to the North and West of Bishopton Lane, Stratford-upon Avon – Transfer of Public Open Space and Community Orchards

- **To determine whether to accept Taylor Wimpey's offer to transfer Open Space and Community Orchards to Stratford-upon-Avon Town Council**

In October 2018 Stratford-upon-Avon Town Council was contacted by Taylor Wimpey regarding the transfer of Open Space and Community Orchards at Land off Bishopton Lane. This land would be transferred from Taylor Wimpey to Stratford-upon-Avon Town Council. At this time STC submitted the following statement:

*'The Town Council is willing, in principle, to agree to the transfer of the community orchard, and possibly the additional open space, but as the necessary information for members to make an objective decision was not available*

*within the 40 day response period, the Council reserves judgement and the right to reconsider their position at a later date once all the salient facts are known'.*

On 30 April 2019 STC was again contacted regarding this matter with a request that we reach a decision in 40 days. The letter from Taylor Wimpey is attached as **Appendix 'B'**.

During a telephone conversation with Jane Humby from Taylor Wimpey, the Town Clerk asked the following question:

*If the Town Council decides not to take on the responsibility for the open space or the community orchard, will Taylor Wimpey have to ensure that both of these are provided and managed as per the specification?*

To which Jane's answer was:

*Yes, we would. We would not necessarily have to provide the orchard, but we want to do this anyway as we think it is a valuable community asset and something we would wish to be associated with.*

*We would carry out all the work in the first instance, and if the Town Council doesn't want them, we would put them in the hands of an approved management company. We have 2 or 3 standard management companies that we use. Before handing it over, SDC has to inspect the s106 amenity and approve it as an 'adaptable standard'.*

*As you will see from the enclosures (**Appendices 'C' to 'E'**), the work will be done in phases and there will be a schedule of ongoing upkeep agreed with the management company as and when.*

If the Town Council decides to take on the responsibility for the upkeep of the open space and orchard, we would have to enter into negotiation with Taylor Wimpey to determine a figure that they would then have to agree in terms of paying us for the upkeep for a period of time to be determined.