

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE
25 JUNE 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

Application No	Site	Proposed Development	Observations
10	19/01402/OUT	Land South of The A46 West of The Proposed Western Relief Road, Alcester Road	Hybrid planning application comprising: Outline planning application with all matters reserved except for access for a mixed use business park comprising offices (B1a), research and development (B1b), light industry (B1c), general industrial (B2), storage and distribution (B8), car showrooms (sui generis) and bulky goods store (A1), café / amenity facilities (A1/A3), internal roads, car parking, service yards, pedestrian and cycle infrastructure and associated development; and full planning permission for new roundabout access from A46 and spine road, engineering operations comprising ground re-profiling, structural landscaping and associated development (resubmission of application 17/03629/OUT).
13	19/01416/OUT	Land To The West Of Western Road, Western Road	Erection of care home (Use Class C2) for residents requiring nursing, dementia and residential care with associated car parking, bicycle stores, outdoor amenity space and separate refuse/recycling facilities – Outline application with Some Matters Reserved. Access, layout and scale for determination under this application, with appearance and landscaping reserved for later consideration.

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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	19/01429/FUL	Arden Heath Farm, Loxley Road	Construction of a vehicular access off the public highway at Loxley Road, Tiddington for a temporary period of 3 years from the date at which construction of the access commences to facilitate sales centre for planning approval 14/0262/OUT and 18/03455/REM.	No reps.
2	19/00531/FUL	The Meads, 79 Tiddington Road	AMENDED – An updated heritage statement (version 3 dated May 2019) has been prepared following correspondence received from Historic England. The previous heritage statement (Version 2 dated February 2019) is in the superseded section of the file. In addition, email correspondence received from Historic England has been received on the archaeological sensitivity of this site and area more widely. This email correspondence is added to the application file for reference. Technical advice is now being sought from Historic England on the archaeological sensitivity of this site.	FOR INFO.
3	18/02996/VARY	3 Avenue Road	AMENDED – Amended plans have been received to represent what has been constructed on the site so far along with a drainage plan. As a result the description of development has been amended to read: "Variation of condition no.2 of planning permission reference 14/03062/FUL dated 19 November 2015 to provide a third bedroom in the roofspace of	No reps to amended plans.

			the detached dwelling and to allow for minor external alterations to the extension (part retrospective). Original description of development: Existing building containing four flats to be extended to form three dwellings and construction of a detached dwelling.”	
4	19/01476/FUL	171 Loxley Road	Single storey rear extension to create garden room.	No reps.
5	19/01501/FUL	36 Eton Road	Double storey side extension, external render finish and garage conversion.	Stratford Town Council would prefer to see a more subservient design but given the design of the existing house, on balance, no reps.
6	19/01334/LDE	Rayford Caravan Park, Tiddington Road	Recreational and leisure use ancillary to Rayford Caravan Park.	No reps.
7	19/01535/TREE	Avon House, The Rookery, Alveston	T1 – Beech – Crown thin by 20% and crown lift to 4.5 – 5 metres removing approx. 1.5 – 2 metre sections.	No reps. Subject to Tree Officer approval.
8	19/01536/TREE	Cadley House, Kissing Tree Way, Alveston	G1 and G2 – Yew x9 – Reduce to 3 – 3.5 metres. T1 – Lime – Reduce to 11 – 16 metres.	No reps. Subject to Tree Officer approval.
9	19/01541/TPO	23 Verney Drive	T1 – Ash – Crown lift foliage by 1.5 metres; retain scaffold/structural branches. Thin canopy by 10% mainly end growth. T2 – Ash – Crown lift foliage by 1.5 metres; retain scaffold/structural branches. Tip back from gable end of property by 1 metre to suitable points.	No reps. Subject to Tree Officer approval.
10	19/01402/OUT	Land South of The A46 West of The Proposed Western Relief Road, Alcester Road	Hybrid planning application comprising: Outline planning application with all matters reserved except for access for a mixed use business park comprising offices (B1a), research and development (B1b), light industry (B1c), general industrial (B2), storage and distribution (B8), car showrooms (sui generis) and	Deferred to PCC 25.6.19.

			bulky goods store (A1), café / amenity facilities (A1/A3), internal roads, car parking, service yards, pedestrian and cycle infrastructure and associated development; and full planning permission for new roundabout access from A46 and spine road, engineering operations comprising ground re-profiling, structural landscaping and associated development (resubmission of application 17/03629/OUT).	
11	19/01506/LBC	Key and Kitchens, 6 Ely Street	Replacement external signage.	No reps.
12	19/01343/FUL	42 Emmerson Avenue	Single Storey Rear Extension.	No reps.
13	19/01416/OUT	Land To The West Of Western Road, Western Road	Erection of care home (Use Class C2) for residents requiring nursing, dementia and residential care with associated car parking, bicycle stores, outdoor amenity space and separate refuse/recycling facilities – Outline application with Some Matters Reserved. Access, layout and scale for determination under this application, with appearance and landscaping reserved for later consideration.	Deferred to PCC 25.6.19.
14	19/01224/FUL	9 Longfellow Road	Proposed alteration to frontage to create additional parking space.	No reps.
15	19/01489/REM	34 Manor Road	Submission of reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline application 17/02691/OUT for the removal of existing precast concrete garage and erection of new dwelling together with associated external works.	No reps. Whilst Stratford Town Council does not object to the principle of this development given the outline permission, it does however have concerns about the size and scale of the proposed dwelling which looks very tight on the site. At the very least front to rear access should

				be provided to the side of the dwelling. Amendments should be requested.
16	19/01546/TEL28	BHS, Bridge Street	AMENDED – Amended plans have been received adding detail to the window in terms of glazing bars and a brickwork arch and the height of the window raised by 300mm.	FOR INFO ONLY.
17	19/01360/FUL	22 The Willows	Proposed single storey side extension and new windows (resubmission of 18/02083/FUL).	No reps - subject to no adverse impact on neighbours.
18	19/01251/FUL	Hillside, Alveston Lane, Alveston	Demolition of existing dwelling and the construction of a replacement dwelling and one new dwelling.	No reps. No objection subject to no adverse implications for flooding in respect of the proposed dwellings and exacerbating flood risk elsewhere.
19	19/01062/FUL	Long Barn, The Elms, Main Street, Tiddington	Construction of new detached double garage and workshop.	No reps.
20	19/02587/TREE	48 Tiddington Road	T1 – Beech – Fell.	No reps. Stratford Town Council would like to see a replacement tree planted.
21	19/01472/FUL	96 Tiddington Road	Demolition of existing dwelling and construction of replacement dwelling.	No reps - subject to no adverse impact on neighbouring properties.
22	19/01338/FUL	Claydons Farm, Banbury Road	Erection of a new cattle shed building (block C) and associated hardstanding (amendment to a planning application no. 17/00372/FUL to had Blocks A and C) at Claydon's Farm, Banbury Road, Stratford-	No reps.

			upon-Avon.	
24	19/01403/FUL	27 West Street	Demolition of existing rear single storey extensions and outbuildings to be replaced with new single storey extension and garden room. New dormer to facilitate loft conversion. Existing coal chute to basement widened.	No reps - subject to no adverse impact on neighbouring properties.
25	19/01520/FUL	Brook House, 2A Brookvale Road	Single storey extension to side. Two storey extension to side. Single storey extension to rear. Render the external walls.	Holding Objection - Whilst the Town Council has no objection in principle, the Brookvale elevational treatment is poor and should be amended to include a more sympathetic design to the street scene.
26	19/01570/FUL	7 Rye Close	Single storey side extension.	No reps.
27	19/01534/FUL	Land At The Rear Of 29A, Shottery Road	Erection of single detached dwelling house.	No reps.
28	19/01522/FUL	14 Banbury Road	Alterations and extensions to the rear; addition of Velux balcony rooflight.	No reps.
29	19/01413/FUL	Unit 11, Drayton Manor Farm, Alcester Road	Demolition of existing Unit 3 building (Class B1(b) use), erection of replacement Unit 3 building in new location (Class B1(a) office use) and parking associated with Unit 3 and Unit 11.	No reps.
30	19/01398/ADV	Margaret Court, Maine Street, Tiddington	Permanently sited display board.	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

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

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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>

	Site/Application No	STC Observations	SDC Decision
1	19/01018/TREE - Anne Hathaway's Cottage, Cottage Lane, Shotton	No reps.	Granted Subject to Conditions
2	19/00816/FUL - 64 Avon Crescent	No reps.	Granted Subject to Conditions
3	19/00313/ADV - 41 Wood Street	No reps.	Granted Subject to Conditions
4	19/01061/TREE - The Limes, Loxley Road	No reps.	Granted Subject to Conditions
5	19/01094/TREE - The Limes, Loxley Road	No reps.	Granted Subject to Conditions
6	18/03559/LDP - 36 Eton Road	N/A	WITHDRAWN
7	19/00449/LBC - 6 New Street	No reps.	WITHDRAWN
8	19/00444/FUL - 6 New Street	No reps.	WITHDRAWN
9	19/00795/FUL - 7 Rye Close	No reps.	WITHDRAWN
10	19/00964/TPO - 23 Verney Drive	No reps.	WITHDRAWN
11	19/00998/TPO - The Hill, Warwick Road	No reps.	Consent for Arboricultural Work
12	19/01222/LDP - 4 Vincent Avenue	N/A	Certificate of Lawful Proposed Use or Development
13	19/00869/FUL - 18 Banbury Road	No reps.	Granted Subject to Conditions
14	19/01043/VARY - Mowbray House, 6A Tiddington Road	No reps.	Granted Subject to Conditions
15	19/00610/FUL - 279 Alcester Road	No reps.	REFUSED
16	19/01021/ADV - Arden Heath Farm	No reps.	Granted Subject to Conditions
17	18/03325/FUL - 14 Campbell Close, Shotton	No reps.	Granted Subject to Conditions
18	19/00821/FUL - 5 Alveston Pastures, Alveston	No reps.	Granted Subject to Conditions
19	19/00832/FUL - Stratford On Avon Gold Club, Tiddington Road	No reps.	Granted Subject to Conditions
20	19/01074/LBC - 3 New Street	No reps.	Granted Subject to Conditions
21	19/01003/LDP - 21 Yarranton Close	N/A	Certificate of Lawful Proposed Use or Development
22	19/01148/ADV - 8 Henley Street	No reps.	Granted Subject to Conditions
23	19/01168/LBC - 8 Henley Street	No reps.	Granted Subject to Conditions
24	19/01022/VARY - Naunton Lodge, 203 Banbury Road	No reps.	REFUSED
25	19/01064/TREE - 23 Avenue Road	No reps.	Granted Subject to Conditions

26	19/01225/TREE - Alveston Leys Nursing Home, Kissing Tree Lane, Alveston	No reps.	Granted Subject to Conditions
27	19/01194/TREE - 32 Maidenhead Road	No reps.	Granted Subject to Conditions
28	19/01190/TPO - 10 Thomas Bland Road, Bishopton	No reps.	Consent for Aboricultural Work
29	19/01098/VARY - Suite 3, Clifford Mill, Clifford Road, Clifford Chambers	No reps.	Granted Subject to Conditions
30	19/00527/FUL - 58 Townsend Road, Tiddington	Support.	Granted Subject to Conditions
31	19/00190/LDP - 24 East Green Drive	N/A	Certificate of Lawful Proposed Use or Development
32	19/00889/LBC - 4 Trinity Street	No reps.	Granted Subject to Conditions
33	19/00888/FUL - 4 Trinity Street	No reps.	Granted Subject to Conditions
34	19/00776/FUL - 108 Bridgetown Road	No reps.	Granted Subject to Conditions
35	19/01090/FUL – 25 Arden Street	No reps.	Granted Subject to Conditions

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5) Any other business

5a) 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**

On 29 May, the Chairman and Deputy Chairman of the PCC, alongside Ward Councillors and the Outside Spaces Foreman, visited the site of the Bishopton 500 development to meet with Jane Humby from Taylor Wimpey in order to discuss this offer.

Information about the land was provided in the Open Space Specification attached (**Appendix "A"**)

On 17 June, some of the Councillors that attended the site visit, and the Outside Spaces Foreman, met to discuss these proposals further.

The Planning Clerk requested further information from Ms Humby regarding the Community Orchard specifically. Ms Humby responded with the following:

The Orchard Area will be planted in accordance with the approved Landscape Drawings, and I attach the drawings that show the Orchard Area together with the Planting Schedule**

The detailed landscape plans show numbers and abbreviations of the trees specified. Please refer to the Planting Schedule for the full name of the species and the size of the tree to be planted. The orchard area will comprise varieties of apple, pear and plum, and these were agreed with Stratford DC's Landscape Officer, through the consultation process.

The Orchard Area will be completed within Phase 2/3 of the development. Once it has been completed, SDC will inspect

it, and if satisfactory, will issue a Certificate of Completion. A Maintenance Period of 12 months will then commence. SDC then inspect it again, and will issue a Final Certificate, as long as they are happy that the orchard area has been maintained properly.

Once the Final Certificate has been issued, the orchard area can then be transferred to STC, as soon as practicably possible, and prior to the occupation of 75% of the dwellings.

*a copy of these documents will be sent with electronic copies of the PCC report and will be tabled at the meeting.

The PCC are now requested to determine whether they would like to accept the offer of the Open Space or Community Orchard, or both.