

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

20 August 2024

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- actioned under delegated authority by the Town Clerk

No applications deferred.

- 2) Chairman's Actions list of planning applications with Chairman, Vice-Chairman (or their substitutes) & Avon Planning Services – actioned under delegated authority by the Town Clerk

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>

1	24/01617/OUT TIDDINGTON	Arden Heath Bungalow, Loxley Road, Stratford-upon-Avon, CV37 7DU	Demolition of existing bungalow, erection of 9 residential dwellings with associated site works	No reps. There is no objection to the principle of this outline application. However, 9 dwellings appears to be quite high and it would need to be demonstrated through the subsequent reserved matters application that this number is acceptable in light of residential amenity and local character. The Town Council would suggest a smaller number of dwellings with a mix including bungalows would be more suitable at the reserved matters stage.
2	24/00459/LBC GUILDHALL & BRIDGETOWN	Church House, Old Town, Stratford-Upon-Avon, Warwickshire CV37 6BG	Replace existing external signage with new	No further update since our comments dated 8.7.24: The TC has no objections with the signage apart from the one on Elevation B which is an odd place for an advertisement

				and will detract from the amenity and character of the street scene. If this sign is removed, the TC would remove its objection.
3	24/01420/FUL CLOPTON	Land Adjacent To Mayflower Terrace, Birmingham Road, Stratford-upon-Avon, CV37 0BE	Construction of single-storey self and custom build home with associated landscaping.	No reps, subject to a Construction Environmental Management Plan being submitted prior to determination. This is justified given the lack of parking on site and the access onto a very busy main road into and out of the town.
4	24/01805/NDAD TIDDINGTON	Toad Hall, The Elms, Main Street, Tiddington Stratford-upon-Avon	Erection of single dwelling above existing bungalow	No representation
5	24/01842/VARY ORCHARD HILL	Land At Shakespeare Marina, Severn Meadows Road, Stratford-upon-Avon, CV37 6GN	Variation of planning permission 20/02932/VARY Date of Decision: 17/12/2021, relating to Condition Numbers: Conditions 1, 3, 4, 6, 7, 8, 9, 10, 12, 19, 21, 22, 23, 24, 28, 29 and 30 (to allow for substitution of plans (cond 1), revised details relating to landscape requirements and implementation timescales (cond. 3 and 4), details of excavated material deposit on (cond.6), relocation of fuel pump (cond. 7), access details (cond.8), number of car parking spaces (cond 9), number of moorings (cond.10), area for winter storage (cond.12), tree protection details (cond.19), details of building and other materials (cond. 21-21),	No representation

			cycle parking arrangements and timescales (cond.28) facilities building materials (cond.29), and pontoon details (cond. 30).	
6	24/01754/VARY WELCOMBE	11 Mayfield Avenue, Stratford-upon-Avon, CV37 6XB	<p>Condition Number(s): 2</p> <p>Conditions(s) Removal:</p> <p>During the process of the project the applicant has requested changes to a couple of elements that alter the appearance of the extensions. Window and door styles have been changed for a more traditional appearance and exposed steel structure has been encased in painted timber for a more traditional style. Additionally, the number of rooflights has been reduced. Drawing have been updated accordingly. Please refer to the submitted supporting statement and revised drawings for information.</p> <p>We would request that the condition is amended to state that new drawings 22-025-10 and 11 replace approved drawings 22-035-04A and 05C.</p>	No representation
7	24/01651/FUL WELCOMBE	Second Floor, Natwest Bank Chambers, 31 Rother Street, Stratford-upon-Avon CV37 6ZS	The replacement of the two external ATMs and new ATM collars.	No representation
8	24/01652/ADV WELCOMBE	Second Floor, Natwest Bank Chambers, 31 Rother Street, Stratford-upon-Avon CV37 6ZS	New ATM collars to replace existing	No representation

9	24/01780/FUL GUILDHALL & BRIDGETOWN	29 Evesham Place, Stratford-upon-Avon, CV37 6HT	Permission sought to drop the Kerb at the front of the property to create a vehicle crossing over the footpath to access hard standing for vehicle parking.	The Town Council objects to this proposal for the following reasons. The small front walled gardens are a special character and feature of this part of the town and to remove the wall and replace with a parked car will cause detriment to the character and appearance of the street scene. This is a very busy road so it is hard to see how the reversing of a vehicle into the parking space or out of the parking space will be safe or not cause more congestion. The pavement is always busy as well so there would be a safety issue. If this is allowed, it would mean others along here would be able to do the same which would drastically change the character of the street to a very urban and unsympathetic one.
10	24/01814/VARY WELCOMBE	7 Benson Road, Stratford-upon-Avon, CV37 6UU	Variation of condition 2 of planning permission 24/00118/VARY dated 13th March 2024 for the addition of roof lights. Original development description: Variation of condition 2 of planning permission 22/03207/FUL dated 23rd December 2022 to alter the elevations including a reduction to the ridge height and height of the flat roof, alteration of window position of a side facing window at first floor level and alteration	No reps subject to no adverse harm to neighbours by way of overlooking or loss of privacy.

			to the windows on the rear elevation	
11	24/01836/FUL TIDDINGTON	The Yews, Ferry Lane, Alveston, Stratford-upon-Avon CV37 7QZ	Proposed single storey rear extension with associated alterations.	No representation
12	24/01861/FUL GUILDHALL & BRIDGETOWN	31 West Street, Stratford-upon-Avon, CV37 6DN	Removal of existing duo pitched rear dormer and construction of new larger flat roofed rear dormer	No representation
13	23/03270/FUL AMENDMENT HATHAWAY	Bridge House, 3 Timothys Bridge Road, Stratford Enterprise Park, Stratford-Upon-Avon Warwickshire	Redevelopment of site to provide 89 no. dwellings, associated landscape works and basement level vehicular and cycle parking.	Object for the following reason: The Town Council recognises that the design has been amended and the top floor has been moved inwards creating a much better overall external appearance and design. As a consequence, the number of units has reduced slightly allowing for 5 visitor parking spaces to be created in the basement parking area. This overcomes two of the Town Councils previous objections. The final outstanding objection the Town Council has relates to the effect of the proposed buildings on the consented building on the adjoining site. The Applicant has submitted a shadow analysis but the Town Council is not convinced that this proves that all habitable rooms in the proposed buildings and the consented building would not be affected by low levels of daylight post completion. These are

				<p>very tall buildings which are in close proximity to each other and this needs to be carefully considered. Subject to the Planning Officer confirming that all habitable rooms have adequate daylight then the Town Council would remove this final objection.</p>
14	23/03272/FUL HATHAWAY	5 Timothys Bridge Road, Stratford Enterprise Park, Stratford-Upon-Avon, Warwickshire CV37 9NQ	Redevelopment of site to provide 33 no. dwellings, associated landscape works and basement level vehicular and cycle parking.	<p>Object for the following reason: The Town Council recognises that the design has been amended and the top floor has been moved inwards creating a much better overall external appearance and design. The inclusion of just one visitor parking space in the basement parking area is a token gesture and should be increased. The final outstanding objection the Town Council has relates to the effect of the proposed building on the consented building on the adjoining site. The Applicant has submitted a shadow analysis but the Town Council is not convinced that this proves that all habitable rooms in the proposed buildings and the consented building would not be affected by low levels of daylight post completion. These are very tall buildings which are in close proximity to each other and this needs to be carefully considered. Subject to the Planning</p>

				Officer confirming that all habitable rooms have adequate daylight then the Town Council would remove this final objection.
15	24/01417/FUL SHOTTERY	Burnside Hotel, Church Lane, Shottery, Stratford-upon-Avon CV37 9HQ	Demolition of an existing outbuilding, construction of a replacement outbuilding for a bar/lounge and plant room and associated engineering of levels (retrospective).	<p>No further update since our comments dated 29.7.24:</p> <p>The TC acknowledges the revised description of development but there is still insufficient information in respect of trees (nothing that engineering works have been carried out retrospectively to site levels). There needs to be an arboricultural report on the condition of the trees and the effect of these engineering works on the tree roots. Additional there is still insufficient information about the level of parking for this new separate use which will be in operation alongside the bed and breakfast use. The new building will be in public use so there needs to be disable access and accessible toilets which the current building / use does not have.</p>
16	24/01887/FUL CLOPTON	181 Clopton Road, Stratford-upon-Avon, CV37 6TF	Proposed two storey side extension and a lean to roof canopy to the front entrance.	No reps. Pleased to see subservient design.
17	24/01911/FUL	43 Albany Road, Stratford-upon-Avon, CV37 6PG	Erection of single storey rear extension with associated rooflights	No representation

TREE APPLICATIONS

1	24/01902/DDT	80 Tiddington Road, Stratford-upon-Avon, CV37 7BA	-T1 cedar: Prune back recently fractured/failed branches to tidy/make safe.	FOR INFORMATION ONLY
2	24/01819/TREE ORCHARD HILL	River Cottage, Tiddington Road, Stratford-upon-Avon, CV37 7AE	G1 x 4 (T1 x T4 on the sketch plan) conifers – fell	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
3	24/01827/TREE GUILDHALL & BRIDGETOWN	17 Bull Street, Stratford-upon-Avon, CV37 6DT	T1 - holly - Reduce crown by 2m T2 - spruce - Reduce crown by 2m.	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that

				<p>the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.</p>
4	24/01867/TREE WELCOMBE	The Red Lion, 1 Warwick Road, Stratford-upon-Avon, CV37 6YW	T1 Ash - Cut back crown to clear fabric of adjacent building by 2m	<p>The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees</p>

				but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
5	24/01859/TREE GUILDHALL & BRIDGETOWN	Gardeners Cottage, Sheep Street, Stratford-upon-Avon, CV37 6EF	T1 - Willow - To fell and grind out stump T2 - Willow - To fell and grind out stump T3 - Holly - To fell and grind out stump T4 - Holly - To fell and grind out stump	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for

				future generations to enjoy.
6	24/01839/TPO AVENUE	Broadwell House, The Avenue, Bishopton, Stratford-upon-Avon CV37 0RH	T1 and T2: Lime - Lift to 6metres, reduce by 2-2.5 metres to create a formative shape, remove deadwood.	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.

3) Street Trading and Licencing Applications

3a. Street Trading Applications

None received.

3b. Licencing Applications

1.	24/00994/LAPREM	Corte Campana, Unit 17 Bell Court, Stratford upon Avon CV37 6EX	Application for a premises licence under section 17	Application Date: 08.08.2024
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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	24/01068/LBC 12 Ryland Street, Stratford-Upon-Avon, Warwickshire, CV37 6BP	No reps	Consent granted with conditions
2	24/01388/PVN Wildmoor Health And Fitness Club, Alcester Road, Stratford-upon-Avon, CV37 9RJ	The TC are pleased to support the use of roofs for PV mounted arrays.	Prior approval not required
3	24/00959/ADV 2A Bridge Street, Stratford-Upon-Avon, Warwickshire, CV37 6AB	The TC is very pleased with the proposed new colour scheme for the external signs which is much more sympathetic to the historic setting of these premises and wishes to thank the applicant for making these changes.	Consent granted with conditions
4	24/01504/LDP 6 Farnell Drive Stratford-upon-Avon CV37 9DJ		Certificate Of Lawful Proposed Use Or Development
5	24/00772/FUL 15 Manor Green, Stratford-Upon-Avon, Warwickshire, CV37 7ES	The TC objects to the current amended plans on the basis that the proposed new accommodation now shows an independent dwelling separate from the main house. Previously there was a connection between the new accommodation and the main house but this is now blocked up thereby creating a separate two bedroom dwelling. A separate dwelling in this location is not acceptable for the	Permission with conditions

		reasons previously stated in the refused applications and the dismissed appeal.	
6	24/00942/FUL First Stratford Upon Avon Scout Group Scout Headquarters , New Broad Street, Stratford-Upon-Avon, Warwickshire CV37 6HW	<p>Whilst the TC supports the principle of a replacement scout hut on this site in accordance with Policies CLW1 and CLW2 of the Neighbourhood Plan, there are concerns about the design of the proposed building with particular reference to the large first floor windows which dominate the front elevation. These windows would also likely cause an amenity issue with neighbours opposite in terms of light pollution and privacy. Parking in Old town is clearly an ongoing issue for local residents. The proposal does not include parking and residents are concerned about the effect on existing parking, deliveries etc. Pick up and drop off in a short, narrow, dead-end road is not feasible. Should permission be granted a condition requiring a robust Construction Environmental Management Plan (CEMP) must be imposed and the TC would like to be consulted on this plan prior to conditional approval.</p> <p>The TC would like to hear the views of the Highway Authority about a possible Traffic Regulation Order to prevent traffic associated with the proposed building from entering New Broad Street.</p> <p>A planning condition dealing with sound proofing of the building is also required in order to protect the amenity of the</p>	Refusal

		<p>neighbouring properties when there is music and entertainment taking place within the building.</p> <p>For these reasons, the TC submits a holding objection and would ask that the front elevation is redesigned and a draft CEMP submitted so that residents can be informed of how the development would be building given the constraints of the site.</p>	
7	<p>24/01517/TREE The Great Gardens Of New Place, Chapel Lane, Stratford-upon-Avon, CV37 6BE.</p>	<p>The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.</p>	<p>Consent with conditions</p>
8	<p>24/01549/TREE 60 Waterside, Stratford-upon-Avon, CV37 6BA</p>	<p>The Town Council does not object to necessary works to trees in the Conservation Area or trees that are</p>	<p>Consent with conditions</p>

		<p>subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.</p>	
9	24/01530/LDP 1 Redlands Crescent Stratford-upon-Avon CV37 9HS		Certificate Of Lawful Proposed Use Or Development
10	24/01599/TREE The Fold, Payton Street, Stratford-upon-Avon	<p>The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that</p>	Consent with conditions

		sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	
11	24/00767/FUL Arden Way Guest House , 22 Shipston Road, Stratford-Upon-Avon, Warwickshire CV37 7LP	No reps	Permission with conditions
12	24/01273/COUG 13 Wood Street, Stratford-upon-Avon, CV37 6JF,	The TC supports the principle of this proposal in accordance with Policy TC7 Homes in the town centre of the Neighbourhood Plan	Prior approval granted
13	24/01343/LBP 20 Payton Street Stratford-upon-Avon CV37 6UA		Certificate Of Lawfulness Of Proposed Works
14	24/01452/LDP Bancroft Gardens Residential Home, Waterside, Stratford-upon-Avon CV37 6BA		Refusal Of Certificate Of Lawful Proposed Use Or Development
15	24/00264/FUL The Rosebird Centre, Shipston Road, Stratford-upon-Avon	The TC maintains the support for the principle of the proposal and welcomes a much-improved design which is more in keeping with the other buildings on the site. However, the TC is disappointed that the applicant is not pursuing renewable energy technologies within the design of the building particularly given the nature of the use of the building. On this basis the TC would submit a holding objection	Permission with conditions

		pending the Applicant confirming why they are not prepared to include renewable energy technologies in the building. The TC would also like to hear the views of the Highway Authority on the provision of parking available for the scheme in light of their previous objection.	
16	24/01546/TPO KES Playing Fields, Manor Lane, Stratford-upon-Avon.	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	Consent for Arboricultural work
17	24/00982/FUL The Pen And Parchment, Bridgefoot, Stratford-Upon-Avon, Warwickshire, CV37 6YY	Subject to the provision of cycle parking for customers. This should be secured by an appropriately worded planning condition.	Refusal

18	24/01246/ADV Morrisons, Alcester Road, Stratford-upon-Avon, CV37 9DA		Consent granted with conditions
19	24/01774/TREE Wellingtonia House, Tiddington Road, Stratford-upon-Avon, CV37 7AF	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	Consent with conditions
20	24/01435/FUL Morrisons, Alcester Road, Stratford-upon-Avon, CV37 9DA	No reps, subject to there being lots of disabled parking bays.	Permission with conditions
21	24/01165/FUL 9-11 Bull , Bull Street, Stratford-Upon-Avon, Warwickshire CV37 6DT	No reps	Permission with conditions
22	24/01586/FUL 56 Old Town Mews, Stratford-upon-Avon, CV37 6GR	No reps	Permission with conditions
23	24/01598/TREE	The Town Council does not object to necessary works	Consent with conditions

	The Fold, Payton Street, Stratford-upon-Avon.	to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	
24	24/01477/LDP 7 Larch Close Stratford-upon-Avon CV37 6XJ		Certificate Of Lawful Proposed Use Or Development
25	24/01697/HHPA Clunes, Bordon Hill, Stratford-upon-Avon, CV37 9RY		Prior approval not required

5) Any Other Business

5a.

Admin Officer – 14.08.2024