



## STRATFORD-UPON-AVON TOWN COUNCIL

### PLANNING CONSULTATIVE COMMITTEE

20 August 2024 at the Town Hall

Meeting commenced: 6.30pm. Meeting ended: 7.18pm.

### MINUTES

#### Present

#### Councillors:

V Alcock	T Lee
I Fradgley	L MacDonald
J Fradgley	S McNaught Barrow
R Harding	

**Planning Consultant:** Mr Neil Pearce (Avon Planning Services)

**Minutes Clerk:** Margo Galvin

**Press:** No members of the press attended

**Public:** No members of the public attended

**Registered speakers:** James Campbell and Adam Nuttall representing Studio Spicer Architects

The Chair noted that the following Planning Application had been deferred from the Additional Chair's Action meeting on 19 August 2024:

24/01823/FUL - Avonfield, Mill Lane, Stratford-upon-Avon, CV37 6BJ. Demolition of existing dwelling and construction of replacement self-build dwelling with associated ancillary accommodation, landscaping, closure of existing access and new access off Mill Lane.

No applications were deferred from the Chair's Action meeting held on 14 August 2024.

#### 034. Apologies for Absence

Apologies were received from Cllr S Albon for the reason given.

#### 035. Declarations of interest on items on the agenda

Cllr J Fradgley had received a message from Studio Spicer architects requesting a meeting in relation to the Avonfield application (see above) but had been on holiday at the time and had not responded.

036. To receive written requests for dispensation for disclosable pecuniary interests.

None were received.

037. To grant any requests for dispensation as appropriate.

None were received.

038. Consultation Presentation on Pre-Planning Applications.

There were none.

039. Public Participation of non-agenda items on matters under which the Council has control or is a consultative body.

No members of the public were present.

040. To approve the draft open minutes of the Planning Consultative Committee meeting held on 18 June 2024.

The minutes of the meeting held on 18 June 2024 were approved as a correct record.

041. List of planning applications deferred from the Chair's Actions meeting on 14 August 2024 with any additional items deferred from the Additional Chair's Actions meeting on 19 August 2024.

No applications had been deferred from the Chair's Action meeting. The following application was deferred from the Additional Chair's Action meeting:

24/01823/FUL GUILDHALL & BRIDGETOWN Avonfield, Mill Lane, Stratford-upon-Avon, CV37 6BJ - Demolition of existing dwelling and construction of replacement self-build dwelling with associated ancillary accommodation, landscaping, closure of existing access and new access off Mill Lane.

The Planning Consultant gave a presentation and the following points were noted:

- The current property at Avonfield is considered to be of little architectural merit. Over time, several additions have been made to the original building, all in different styles. It would require a significant investment to bring it up-to-date.
- The footprint of the proposed development at Avonfield will be similar to the existing footprint.
- The current access point on Mill Lane will move.
- The eastern elevation will be seen from Mill Lane.
- The development will consist of a main house, garage, gym, swimming pool annexe and landscaped gardens.
- The main building will have a flat roof and the development will be mostly single storey; the garage will have a pitched roof.

- PVs will be installed.
- In 2020 planning approval was granted for two new contemporary dwellings to be erected on the adjacent site. Therefore, there is a precedent for this style of building.
- The site is in a heritage area and surrounded by listed buildings.
- It is a replacement dwelling in a sustainable location and its footprint and height are similar to the current property.
- The proposed design is similar to the consented schemes on the adjacent sites.
- It is proposed that the new development will use similar materials to those already approved for the two new properties next door.

### Points of clarification

The following points were noted:

- This will be a four-bedroom dwelling with a further two bedrooms in the proposed annexe.
- The southern elevation will not be seen as it will be behind a wall.
- Two parking spaces have been allocated in the proposed car port and there will be four garage spaces, together with a turning area. This would seem to be adequate.
- Materials will be sourced locally as much as possible and will be presented to the Planning Officer for consideration in advance.
- It is proposed to remove some of the current trees on the site (Leylandii) and these will be replaced with native hedge plants for the purpose of screening.
- Deliveries to the site will be offloaded onto the large grass area at the front of the current dwelling.
- The surrounding wall will not be a full-height wall.
- It is expected that the construction period will be 18 months.
- It was confirmed that there is no public access across the proposed site.

A 3-D model of the proposed development was then shown to Councillors.

### Councillors then went into debate and the following points were noted:

Given the historical importance of the Avonfield site, it was felt that a full archaeological survey should be carried out before the building work starts.

The principle of the design was felt to be acceptable, but Councillors would like to know more about the materials to be used, and the development's carbon footprint, as this information becomes available.

A robust construction plan should be provided given that Mill Lane, as access point to the site, is narrow.

**A vote was then taken:** It was **PROPOSED, SECONDED AND AGREED** unanimously agreed to submit a response of **NO OBJECTION** to the proposed scheme with the following comment:

*The Town Council would like to see conditions dealing with sustainably sourced local materials, Construction Environment Management Plan and Archaeology, which the Town Council would like to be consulted upon when they are submitted for discharge.*

042. To note action of the Town Clerk after consultation with the Chair (or their substitutes) and Avon Planning Services on 14 August 2024.

The actions were noted. The Chair’s Action meeting on 14 August 2024 was attended by Cllr I Fradgley and Cllr V Alcock. The Additional Chair’s Action meeting on 19 August 2024 was attended by Cllr I Fradgley and Cllr V Alcock. The following applications were discussed and the respective observations recorded:

**Chair’s Actions meeting – 14 August 2024:**

1	<b>24/01617/OUT TIDDINGTON</b>	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	<b>24/00459/LBC GUILDHALL &amp; BRIDGETOWN</b>	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	<b>24/01420/FUL</b> <b>CLOPTON</b>	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	<b>24/01805/NDAD</b> <b>TIDDINGTON</b>	Toad Hall, The Elms, Main Street, Tiddington Stratford-upon-Avon	Erection of single dwelling above existing bungalow	No representation
5	<b>24/01842/VARY</b> <b>ORCHARD HILL</b>	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), cycle parking arrangements and timescales (cond.28) facilities building materials (cond.29), and pontoon details (cond. 30).	No representation
6	<b>24/01754/VARY</b> <b>WELCOMBE</b>	11 Mayfield Avenue, Stratford-upon-Avon, CV37 6XB	Condition Number(s): 2 Conditions(s) Removal:  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	No representation

			<p>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. Drawings 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>	
7	<b>24/01651/FUL WELCOMBE</b>	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	<b>24/01652/ADV WELCOMBE</b>	Second Floor, NatWest Bank Chambers, 31 Rother Street, Stratford-upon- Avon CV37 6ZS	New ATM collars to replace existing	No representation
9	<b>24/01780/FUL GUILDHALL &amp; BRIDGETOWN</b>	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	<b>24/01814/VARY</b> <b>WELCOMBE</b>	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 to the windows on the rear elevation	No reps subject to no adverse harm to neighbours by way of overlooking or loss of privacy.
11	<b>24/01836/FUL</b> <b>TIDDINGTON</b>	The Yews, Ferry Lane, Alveston, Stratford- upon-Avon CV37 7QZ	Proposed single storey rear extension with associated alterations.	No representation
12	<b>24/01861/FUL</b> <b>GUILDHALL &amp; BRIDGETOWN</b>	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	<b>23/03270/FUL</b> <b>AMENDMENT</b> <b>HATHAWAY</b>	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

				<p>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 Officer confirming that all habitable rooms have adequate daylight then the Town Council would remove this final objection.</p>
14	<b>23/03272/FUL HATHAWAY</b>	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:</p> <p>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 Officer confirming that all habitable rooms have adequate daylight then the Town Council would</p>

				remove this final objection.
15	<b>24/01417/FUL SHOTTERY</b>	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).	No further update since our comments dated 29.7.24:  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.
16	<b>24/01887/FUL CLOPTON</b>	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	<b>24/01911/FUL</b>	43 Albany Road, Stratford-upon-Avon, CV37 6PG	Erection of single storey rear extension with associated rooflights	No representation

## Tree applications

1	<b>24/01902/DDT</b>	80 Tiddington Road, Stratford-upon-Avon, CV37 7BA	-T1 cedar: Prune back recently fractured/failed branches to tidy/make safe.	<b>FOR INFORMATION ONLY</b>
2	<b>24/01819/TREE ORCHARD HILL</b>	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	<b>24/01827/TREE GUILDHALL &amp; BRIDGETOWN</b>	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 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.
4	<b>24/01867/TREE WELCOMBE</b>	The Red Lion, 1 Warwick Road, Stratford-upon-Avon, CV37 6YW	T1 Ash - Cut back crown to clear fabric of adjacent building 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

				<p>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>
5	<p><b>24/01859/TREE GUILDHALL &amp; BRIDGETOWN</b></p>	<p>Gardeners Cottage, Sheep Street, Stratford-upon-Avon, CV37 6EF</p>	<p>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</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</p>

				suitable location for future generations to enjoy.
6	<b>24/01839/TPO AVENUE</b>	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.

### Additional Chair's Action meeting 19 August 2024

Application No	Address	Proposed Development	Observations
1	<b>SDC/24CC004 WCC</b> Shottery St Andrews C Of E Primary School, Hathaway Lane, Stratford-Upon-Avon, Warwickshire CV37 9BL	The installation of a single storey Portakabin for use as additional classroom	We are in receipt of the above planning application which has been submitted by Warwickshire County Council. Details of this application can be found on our website at: <a href="http://www.warwickshire.gov.uk/planning">www.warwickshire.gov.uk/planning</a> .  Comments due by 30.8.24

2	24/01884/FUL GUILDHALL & BRIDGETOWN	10 Chestnut Walk, Stratford-upon-Avon, CV37 6HQ	Conversion of existing loft area with skylight, construction of first floor extension	Subject to no adverse harm to neighbours
3	23/03001/FUL CLOPTON	Stratford Upon Avon College, The Willows North, Stratford- Upon-Avon, Warwickshire CV37 9QR	Erection of a modular building for use as a teaching workshop	No representation
4	23/03001/FUL AMENDED CLOPTON	Stratford Upon Avon College , The Willows North, Stratford-Upon-Avon, Warwickshire CV37 9QR	Erection of a modular building for use as a teaching workshop.	An amendment / additional information has been received for the application shown above as follows:  Submission of updated plan.  20433-RLL-24-XX-TN-C- 3001 Rev P03 (Updated Heat Pump Workshop Drainage Strategy)  <b>This letter is for information only. A consultation response is not being sought.</b>
5	24/01920/ADV CLOPTON	Game, Unit P, Maybird Retail Park, Birmingham Road Stratford-upon-Avon	Fascia signage, flex box signage, vinyl signage, totem signage	No representation
6	24/01421/FUL GUILDHALL & BRIDGETOWN	Royal Shakespeare Theatre, Waterside, Stratford-upon-Avon, CV37 6BB	Repairs to stone and brick boundary walls and stone gate pillars. Walls alongside Waterside, Southern Lane and Old Town	No representation
7	24/01823/FUL GUILDHALL & BRIDGETOWN	Avonfield, Mill Lane, Stratford-upon-Avon, CV37 6BJ	Demolition of existing dwelling and construction of replacement self-build dwelling with associated ancillary accommodation, landscaping, closure of existing access and new access off Mill Lane.	Deferred. This application will be considered at the next PCC meeting on 20 August.
8	24/01916/FUL ORCHARD	King Edward VI School Sports Field And Pavilion, Manor Road, Stratford- upon-Avon,	Installation of green coated open mesh security fence to road frontage behind existing hedge / timber fence together with new matching recessed pedestrian/ vehicular entrance gates.	No representation.

There were no additional tree applications.

#### 043. Street Trading and Licensing Applications

043a. There were no street trading applications pertinent to the Town Council.

043b. The following licensing application was pertinent to the Town Council:

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 Last Representation Date: 05.09.2024
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Councillors raised no objections to this application.

044. Notices of Decision

The following decisions were noted:

	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 reasons previously stated in the refused applications and the dismissed appeal.	Permission with conditions
6	24/00942/FUL	Whilst the TC supports the principle of a replacement scout	Refusal

	<p>First Stratford Upon Avon Scout Group Scout Headquarters, New Broad Street, Stratford-Upon-Avon, Warwickshire CV37 6HW</p>	<p>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 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</p>	<p>Consent with conditions</p>

		<p>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>	
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 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>	Consent with conditions
9	<p>24/01530/LDP 1 Redlands Crescent Stratford-upon-Avon CV37 9HS</p>		Certificate Of Lawful Proposed Use Or Development

10	24/01599/TREE The Fold, Payton Street, 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 with conditions
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	Permission with conditions

		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 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	Consent with conditions

		<p>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>	
20	<p>24/01435/FUL Morrisons, Alcester Road, Stratford-upon-Avon, CV37 9DA</p>	<p>No reps, subject to there being lots of disabled parking bays.</p>	<p>Permission with conditions</p>
21	<p>24/01165/FUL 9-11, Bull Street, Stratford-Upon-Avon, Warwickshire CV37 6DT</p>	<p>No reps</p>	<p>Permission with conditions</p>
22	<p>24/01586/FUL 56 Old Town Mews, Stratford-upon-Avon, CV37 6GR</p>	<p>No reps</p>	<p>Permission with conditions</p>
23	<p>24/01598/TREE The Fold, Payton Street, Stratford-upon-Avon.</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</p>	<p>Consent with conditions</p>

		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

045. Any Other Business

There was none.

046. Chair's Verbal Report

The Vice Chair encouraged Councillors to attend the online Chair's Actions and Additional Chair's Action meetings as they provide useful insights into the planning process.

047. Requests for Alterations of Recommendation – for information (if any)

There were none.

048. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford District Council Planning meeting on 28 August at 6:00pm. The Chair noted he was unable to attend this meeting and is unaware of any issues relevant to the Town Council.

049. To appoint substitutes for the next Chair's Actions meeting on 04 September 2024, if required.

Cllr Alcock will attend.

**Date of next meeting: Tuesday 10 September 2024, at 6:30pm**

Signed:

**Chair of Planning Committee**