

STRATFORD-UPON-AVON TOWN COUNCIL  
PLANNING CONSULTATIVE COMMITTEE MEETING

7 FEBRUARY 2023

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

**Application: 22/03679/FUL**

**15 Manor Green, Stratford-Upon-Avon, Warwickshire, CV37 7ES**

- 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	<b>22/03747/FUL BRIDGETOWN</b>	85 Banbury Road, Stratford-upon- Avon, CV37 7HW	Single storey rear extension	No representation
2	<b>22/03688/FUL WELCOMBE</b>	3 Birchfield Road, Stratford-Upon- Avon, Warwickshire, CV37 6 <sup>TH</sup>	Double storey side extension with new gable roof over existing garage	On balance, no reps, but this could be designed to be more subservient.
3	<b>23/00005/FUL GUILDHALL</b>	31 Evesham Place, Stratford- Upon-Avon, Warwickshire, CV37 6HT	Proposed Dormer to the rear	No representation
4	<b>23/00018/ADV GUILDHALL</b>	12 Wood Street, Stratford-Upon- Avon, Warwickshire, CV37 6JF	Gold laser cut characters fixed to the fascia using peg fixings. Sizes are confirmed on the submitted proposed drawing	No representation
5	<b>23/00017/FUL GUILDHALL</b>	12 Wood Street, Stratford-Upon- Avon, Warwickshire, CV37 6JF	Installation of new shop front with replacement windows and doors with ancillary alterations	No representation
6	<b>23/00075/TREE GUILDHALL</b>	2 Masons Court, Rother Street, Stratford-upon- Avon, CV37 6ND	T1 - conifer – Fell	No representation

7	<b>23/00073/TREE GUILDHALL</b>	Holy Trinity Church, Old Town, Stratford-Upon-Avon, Warwickshire CV37 6BG	08Y8 Cedrus deodata (T1) - Prune/tip back to give 2m separation off building 08XW Pinus species (T2) - Prune/tip back to give 1.5m separation off building	No representation
8	<b>22/03394/FUL FOR INFORMATION ONLY</b>	Land At Hansell Farm, Shottery, Stratford Upon Avon	Formation of a landscaped acoustic bund and associated works on land at Hansell Farm, Shottery.	
9	<b>22/03651/FUL TIDDINGTON</b>	1 Alveston Pastures, Loxley Road, Alveston, Warwickshire CV37 7RP	Replacement dwelling, addition of a detached garage and all other ancillary works.	The TC submits a holding objection on the following grounds. 1. A bat survey needs to be carried out and submitted in order to establish if there are any protected species within the building. 2. Submission of details of how the side elevation of the existing neighbour will be treated following the demolition. 3. A street scene drawing must be submitted in order to show the visual effect/change of the proposed development which seeks to introduce a new large detached dwelling in a row of semi-detached dwellings of a similar age/design.
10	<b>22/03507/FUL AMENDMENT CLOPTON</b>	219 Clopton Road, Stratford-Upon-Avon, Warwickshire, CV37 6TF	First floor side extension, and single storey rear & front extensions	
11	<b>23/00049/TREE TIDDINGTON</b>	Alveston Leys Nursing Home, Kissing Tree Lane, Alveston,	-T4 false Acacia - remove dead wood over 50mm diameter.	No reps. Subject to Tree Officer approval.

		Stratford-upon-Avon CV37 7QN	<p>-T6 false Acacia - sever and remove ivy to 1.5metre above ground level.</p> <p>-T8 cedar of Lebanon - remove dead wood over 50mm in diameter over target area.</p> <p>-T23 sycamore - sever ivy and remove to 1.5metres above ground level.</p> <p>-T30 sycamore - sever ivy and remove to 1.5metres above ground level.</p> <p>-T33 western red cedar - dismantle to ground level - treat stump.</p> <p>-G2, mixed species - sever ivy and remove to 1.5metres above ground level.</p> <p>-G6, species not specified - remove branch resting on wall and prune to clear flat roof (tree 0664). Sever ivy and remove to 1.5metres above ground level on trees 655-657</p>	
12	<b>23/00094/TPO TIDDINGTON</b>	Alveston Leys Nursing Home, Kissing Tree Lane, Alveston, Stratford-upon-Avon CV37 7QN	<p>-T1 common lime - Crown lift to 5.2metres, to provide statutory clearance height over road. Remove epicormic growth to crown break.</p> <p>-T2 common lime - Remove dead wood over 50mm diameter. Remove epicormic growth to crown break.</p> <p>-T3 common lime - Remove epicormic growth to crown break.</p>	No reps. Subject to Tree Officer approval.
13	<b>23/00068/FUL BRIDGETOWN</b>	17 Hunts Road, Stratford-upon-Avon, CV37 7JQ	Construction of ground floor single storey rear extension to existing property, creating a new utility space, bathroom and garden room. Construction of ground floor front porch and extending the existing store to be in line with the proposed porch to create a new workshop. Internal rearrangement and refurbishment	No representation

14	<b>22/03660/VARY TIDDINGTON</b>	Hillside, Alveston Lane, Alveston, Stratford-Upon-Avon Warwickshire	Variation of condition no. 2 and 6 of planning permission 20/03640/FUL dated 03 August 2021 to alter the design and appearance of Plot 1 to include swimming pool, detached garage and to change the facing materials for all three plots Original description of development: Construction of two new dwellings and one replacement dwelling with associated works and landscaping	No representation
15	<b>23/00103/FUL GUILDHALL</b>	14 Waterside, Stratford-upon-Avon, CV37 6BA	Change of use from community use to residential use. (This seeks to reverse application 14/02838/FUL)	No representation
16	<b>22/03434/LBC GUILDHALL</b>	The Toll House, Bridgefoot, Stratford-upon-Avon, CV37 6YY	New partition to form consulting room at ground floor	No reps. Subject to Conservation Officer approval.
17	<b>22/03699/LDE HATHAWAY</b>	Land South Of The A46 West Of The Proposed Western Relief Road, Alcester Road, Stratford-upon-Avon	This application specifically seeks to confirm that works to implement the full element of the hybrid planning permission Ref. 19/01402/OUT have commenced prior to the expiration of three years from the date of permission being granted on 12th December 2019, as required by Condition 1 attached to the permission.	No reps. The TC believes that work has commenced on site for this development.
18	<b>22/03059/FUL WITHDRAWN</b>	4 The Rookery, Alveston, Stratford-upon-Avon, CV37 7QP	Proposed rebuilding of unstable boundary wall and widening of existing vehicular access to provide off-road car parking facility	
19	<b>22/03552/FUL BRIDGETOWN</b>	41 Bridgetown Road, Stratford-Upon-Avon, Warwickshire, CV37 7JH	Porch extension, canopy roof and pitched roof above garage	

20	<b>22/01533/FUL AMENDED GUILDHALL</b>	York House, 17 Rother Street, Stratford-upon-Avon, CV37 6NB	Proposed demolition of extensions and outbuildings to York House, conversion and refurbishment of York House to offices, and erection of 9no. townhouses to rear	
21	<b>22/01534/LBC AMENDED GUILDHALL</b>	York House, 17 Rother Street, Stratford-upon-Avon, CV37 6NB	Proposed demolition of extensions and outbuildings to York House, conversion and refurbishment of York House to offices, and erection of 9no. townhouses to rear	
22	<b>SDC/22CC008</b>	Stratford Upon Avon High School, Stratford Community Sports Centre, Alcester Road, Stratford-upon-avon, Warwickshire, CV37 9DH	Erection of 4 No of 2 and 3 storey extensions and parking to front of school  Use the link below to search SDC/22CC008 this will take you to the application and the details are on the documents tab.  <a href="https://planning.warwickshire.gov.uk/swiftlg/apas/run/wphapp/criteria.display?paSearchKey=226213">https://planning.warwickshire.gov.uk/swiftlg/apas/run/wphapp/criteria.display?paSearchKey=226213</a>	Comment lodged with WCC:  Support: The Town Council supports the principle of this proposal (based on need/demand) subject to sufficient cycle parking provision being provided within the site which is important given the reduction in parking on the site. A Construction, Environment Management Plan condition needs to be imposed to ensure that the operation of the school and the effect on neighbours during construction is not adversely affected.
23	<b>22/03394/FUL WITHDRAWN</b>	Land At Hansell Farm, Shottery, Stratford Upon Avon	Formation of a landscaped acoustic bund and associated works on land at Hansell Farm, Shottery	
24	<b>23/00133/FUL GUILDHALL</b>	216 Evesham Road, Stratford-Upon-Avon,	New Porch and Internal Alterations	No representation

		Warwickshire, CV37 9AS		
<b>25</b>	<b>22/03679/FUL TIDDINGTON</b>	15 Manor Green, Stratford-Upon- Avon, Warwickshire, CV37 7ES	Demolition of existing house and garage and construction of 1 new self-build dwelling and 1 open market dwelling	Holding Objection: This will be considered at the next PCC meeting on 7 February 2023.
<b>26</b>	<b>23/00028/FUL GUILDHALL</b>	Avonfield, Mill Lane, Stratford- Upon-Avon, Warwickshire CV37 6BJ	Demolition of existing dwelling and construction of 4 new dwellings with associated access alterations and other associated works	No reps. Having reread the appeal decision for the 6 homes on the site it is clear that the Inspector dismissed the appeal on the grounds of scale and design of the homes on the northern parcel of the site. The two homes on the southern parcel of the site have of course now been consented. Having reviewed the current scheme, on balance, the TC believes that the four dwellings proposed are a safe and therefore appropriate in design and scale for this site.
<b>27</b>	<b>23/00085/FUL CLOPTON</b>	Oddfellows Arms, 7 Windsor Street, Stratford-upon- Avon, CV37 6NL	Change of use of ground floor public house to Use Class E (A, B & C) and one flat and associated internal and external alterations and partial demolition	No representation
<b>28</b>	<b>23/00174/DDT</b>	4 Kerns Terrace, Stratford-upon- Avon, CV37 6SB	-T1 Sumac - Fell (Tree subsiding into neighbouring property's garden. No replacement planting required).	
<b>29</b>	<b>22/03723/FUL TIDDINGTON</b>	102 Tiddington Road, Stratford- upon-Avon, CV37 7BB	Demolition of existing dwellings and outbuildings, erection of two dwellings, creation of additional	No reps. Subject to no adverse harm to neighbours.

			vehicular access, hard and soft landscaping, and all associated works	
<b>30</b>	<b>23/00071/FUL HATHAWAY</b>	45 West Green Drive, Stratford-upon-Avon, CV37 9HZ	Garage conversion to Office/ Storage with the installation of a window to the front elevation	No representation
<b>31</b>	<b>23/00104/VARY SNITTERFIELD</b>	Wayfield Gorse, Gospel Oak Lane, Snitterfield, Warwickshire CV37 0JA	Removal of Condition 8 imposed on 20/00077/FUL so that the business may operate during the month of April.	No representation
<b>32</b>	<b>22/03210/FUL GUILDHALL</b>	Alcester Road, Stratford-upon-Avon	Installation of one dome pan, tilt and zoom CCTV camera on Lighting Column 12 on Alcester Road	No representation

3) Street Trading and Licencing Applications

**3a.** Street Trading Applications

None received.

**3b.** Licencing Applications;

None received.

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>	22/03417/TREE 9 Campbell Close, Shottery, Warwickshire, CV37 9EH	The amount of cut back appears excessive, no reps subject to the Tree Officer being satisfied that these works will not harm the longevity of the tree	Consent with conditions
<b>2</b>	22/03282/FUL Broom Close , Kissing Tree Lane, Alveston, Stratford-Upon-Avon Warwickshire	No reps	Permission granted with conditions
<b>3</b>	22/03452/TREE	No reps, subject to Tree Officer approval	Consent with conditions

	St Andrews Church, Church Lane, Shottery		
<b>4</b>	22/03456/TREE 15 Campbell Close, Shottery, Stratford-upon-Avon, CV37 9EH		Consent with conditions
<b>5</b>	22/03454/TREE 15 Campbell Close, Shottery, Stratford-upon-Avon, CV37 9EH	Object to the application – the reasons for removal of these trees are insufficiently justifiable.	Consent with conditions
<b>6</b>	22/03457/TPO 15 Campbell Close, Shottery, Stratford-upon-Avon, CV37 9EH	No reps. Given the amount of works to trees and the attempts to remove a large number of other trees on this property, the TC is concerned about the crown thinning works proposed here. This must be carefully considered by the Tree Officer and the works monitored.	Consent for Arboricultural work
<b>7</b>	22/03517/TREE Ptarmigan, Tavern Lane, Shottery, Stratford-upon-Avon, Warwickshire	No reps	Consent with conditions
<b>8</b>	22/03518/TREE Timber Top, Tavern Lane, Shottery, Stratford-Upon-Avon, Warwickshire	No reps	Consent with conditions
<b>9</b>	22/03016/FUL Boscote Cottage, 7 Mulberry Street, Stratford-Upon-Avon, Warwickshire CV37 6RS	No reps, subject to no adverse harm to neighbours	Permission granted with conditions
<b>10</b>	22/03387/TPO Bishopton House, The Avenue, Bishopton, Stratford-upon-Avon, CV37 0RH	No reps, subject to Tree Officer approval	Consent for Arboricultural work
<b>11</b>	22/03514/TREE The One Elm, Guild Street, Stratford-upon-Avon, CV37 6QZ	No reps, subject to Tree Officer approval	Consent with conditions
<b>12</b>	22/03524/TREE 52 Tiddington Road, Stratford-upon-Avon, Warwickshire, CV37 7BA	No reps, subject to Tree Officer approval	Consent with conditions



<b>13</b>	22/03605/TREE 9 Tiddington Road, Stratford-Upon-Avon, Warwickshire, CV37 7AE	No reps, subject to Tree Officer approval	Consent with conditions
<b>14</b>	22/03212/FUL 62 Bordon Place, Stratford-Upon-Avon, Warwickshire, CV37 9AZ	No reps	Permission with conditions
<b>15</b>	22/03258/FUL 6 Main Street, Tiddington, Stratford-Upon-Avon, Warwickshire CV37 7AZ	No reps	Permission with conditions
<b>16</b>	22/03503/FUL Sorrell House, 2 Matthews Close, Stratford-upon-Avon, CV37 6FR	No reps	Permission with conditions
<b>17</b>	22/02086/FUL Garage Blocks, Redlands Crescent, Stratford-upon-Avon	The TC has given this proposal much consideration particularly given the extant planning permission for the two houses on the opposite side of the garage site. On balance, whilst this may appear an overdevelopment of the site with no garden, it will provide a small house in a town where is an undersupply of this type of accommodation. Providing the access is deemed suitable from County Highways and there is no adverse affect on pedestrians using the public right of way and there are no adverse effects on nearby, neighbours, the TC would respond with No Reps.	Refusal
<b>18</b>	22/03516/FUL 7 Kingsley Close, Stratford-Upon-Avon, Warwickshire, CV37 7FF	No reps	Permission with conditions
<b>19</b>	22/03522/FUL 15 Sidelands Road, Stratford-Upon-Avon, Warwickshire, CV37 9DS	No reps	Permission with conditions

<b>20</b>	22/03579/TREE 6 Shottery Green, Shottery, Stratford-Upon-Avon, Warwickshire, CV37 9FY	No reps	Consent with conditions
<b>21</b>	22/03357/ADV Unit 4, Bell Court, Stratford-upon-Avon, CV37 6EX	No reps	Consent granted with conditions
<b>22</b>	22/03511/TPO 10 Thomas Bland Road, Bishopton, Stratford-upon-Avon, Warwickshire, CV37 0TX	No reps, subject to Tree Officer approval	Consent granted for Arboricultural work
<b>23</b>	22/03037/FUL 192 Banbury Road, Stratford-Upon-Avon, Warwickshire, CV37 7HX	No reps, subject to no adverse harm to neighbours	Permission with conditions
<b>24</b>	22/03576/AAPA Mulberry Croft, Birmingham Road, Bishopton, Stratford-upon-Avon CV37 0RN		Prior approval refused
<b>25</b>	22/03507/FUL 219 Clopton Road, Stratford-Upon-Avon, Warwickshire, CV37 6TF	Pleased to see subservient design, no reps	Permission with conditions
<b>26</b>	22/03744/TREE 55 Tiddington Road, Stratford-Upon-Avon, Warwickshire, CV37 7AF	No reps	Consent with conditions
<b>27</b>	22/03435/FUL 20 Brookside Road, Stratford-Upon-Avon, Warwickshire, CV37 9PH	No reps	Permission with conditions
<b>28</b>	22/03510/TPO 30 Carters Lane, Tiddington, Stratford-upon-Avon, CV37 7AP	Subject to Tree Officer approval, no reps	Consent for Arboricultural work
<b>29</b>	22/03313/FUL Cedar Lawns, Alveston Leys, Alveston, Stratford-Upon-Avon Warwickshire	Subject to no adverse effect on tree roots, no reps	Permission with conditions
<b>30</b>	22/03571/COUQ Alveston Hill Farm, Alveston, Stratford-upon-Avon, CV37 7RL	No reps on the proviso that the amended application meets the prior approval criteria	Prior approval granted

31	22/03652/TREE 8 Trinity Street, Stratford-upon-Avon, Warwickshire, CV37 6BL	There appears to be justification for the removal of this tree. The TC submits a holding objection until such time as this information is provided and fully justified	Consent with conditions
32	22/03123/FUL 4 Highfield Road, Stratford-Upon-Avon, Warwickshire, CV37 0DS	No reps	Permission with conditions
33	22/03552/FUL 41 Bridgetown Road, Stratford-Upon-Avon, Warwickshire, CV37 7JH	The TC objects to the application on design grounds. The front dormer is out of character, dominant and unsightly with a flat roof. This should be removed altogether and replaced with flush rooflights.	Permission with conditions
34	22/03556/FUL 5 Welcombe Road, Stratford-upon-Avon, CV37 6UJ	No reps	Permission with conditions
35	22/01972/OUT Lock Up Garages, Hodgson Road, Stratford-upon-Avon,	No reps	Outline permission
36	22/03622/FUL 42 Tiddington Road, Stratford-upon-Avon, CV37 7BA	No reps	Permission with conditions

## 5) Any Other Business

### 5(a) **Street Naming and Numbering – Request for Road Names Development: Spa Farm, Bishopton Lane, Bishopton, CV37 9QY**

On 25<sup>th</sup> January, 2023 Stratford-upon-Avon Town Council received the following email from Stratford-on-Avon District Council:

*I enclose for your information a copy of a Street Naming and Numbering Plan 557-001 which has been approved by the applicant for the above site. The applicant has requested that postal addresses be allocated.*

*As you will see from the attachment it is recommended that 1 new street name are required as highlighted and marked **yellow** on the attached plan.*

*The applicant has expressed a wish to name the streets as they are permitted to do so by the street naming legislation. Could you therefore please consider the following names in-conjunction with the attached District Council's Street Naming Guidance, namely 'Obtaining street name addresses and postcodes for a new development'. **Point 1 of Steps 3 and 4 and Appendix One of the guidance are the relevant provisions for you to consider.***

*Please note that where the applicant wishes to name the street, the relevant town/parish council **cannot** substitute the applicant's street name with their own name (as that is contrary to the Legislation), therefore you should only consider the name in accordance with **APPENDIX ONE** of the guidance giving valid reasons for any objection.*

*The names put forward are as follows:-*

*'Spa Farm Court'*

*The applicant has chosen the name because the development has been built on the site of Spa Farm and connects the site to the history of the land.*

*To keep within the provisions of the street naming legislation, you must notify the District Council **within one month** of receipt of this email, namely 23 February 2023, with **EITHER** your comments with regard to the street name put forward by the applicant **OR** request that the District Council forwards a holding objection to the applicant to enable the names to be discussed further. If you request the latter, you must forward a response within the time period as directed by the District Council, as the applicant has a right of appeal, by way of an application to the Magistrates Court, within 21 days of receipt of a holding objection.*

*Due to the strict timelines of street naming where the applicant wishes to name the street, the District Council will accept the names put forward by the applicant if you do not respond within any time period as highlighted in the above paragraph.*

*I look forward to hearing from you.*

Admin Officer – 1.2.23