

Planning Report



Stratford District Council (SDC) planning applications for 2021 on which the Stratford Society submitted comments are listed in the attached annex showing the line taken and the outcome, where already known. Using the application number, our comments can be read on-line at E-Planning – Stratford District Council.

Where we are able, the Society is willing to support planning applications. However, it is regrettable that some of the proposals to which we objected were approved by the Council. To take one example, the application for the further extension of approval for the erection of an Observation Wheel in Swan's Nest Lane was opposed not only by the Society but also by some 50 residents of the town. Undeterred by this, the Council gave approval for the Wheel to remain in place for six months in each of the coming five years, beginning in 2022.

It was also disappointing that, in considering the future of the Debenhams' site in High Street, neither the developers nor the Council made any mention of this forming part of the Historic Spine through the town. Furthermore, in approving the planning application, no account was taken of our urging that conversion would be preferable to demolition – to avoid the emission of thousands of tonnes of carbon dioxide (as recommended in a report by the Royal Academy of Engineering).

More positively, the Council did refuse permission for a development at the rear of Meer Street. Here, as in some more recent cases, it has been helpful that the Town Council and the Society have been at one in their objections. In other more recent cases, the Society has been able to support the views of the Town Transport Group.

One application which is still outstanding relates to the proposed construction of a five-storey apartment block on the corner of Greenhill Street and Arden Street, which is on the edge of the Conservation Area. When consultation on this was re-opened, the Society supported the provision of more residential accommodation in the heart of Stratford but objected both to the height of the building and to the failure to take account of the agreed Neighbourhood Development Plan. Under this, the aim is to provide high-quality pedestrian and cycle links at this junction, which is a major gateway into the town centre. No decision has yet been taken on this application.

The Society is deeply concerned by the volume of traffic, including HGVs, using Clopton Bridge. There can be no doubt about the desirability of reducing traffic in the town centre, particularly those vehicles which are merely passing through. It would seem that the option of building a south-west relief road remains on the cards, though consultation on this closed in 2018 and no decision has yet been taken. A further report is awaited on ways of mitigating additional traffic arising from the development of a Garden Village at Long Marston. The Society will continue to follow this important issue closely.

Margaret Cund

SDC PLANNING APPLICATIONS 2021
(where Stratford Society has commented)

		Consultation closure date (Society's line)	Committee/ Decision date
18/01883/FUL	South-western Relief Road	[Revised Target Date for Determination of 31/03/22 not met]	
<u>2021</u>			
21/00456/FUL	Observation wheel	April (Object)	28/4/21 (Permission)
21/00557/FUL	Bancroft Gardens market	End-May 2021 (Object)	-
		Late February 2022 (Object)	21/3/22 (Permission)
21/02322/LBC	Debenhams redevelopment	End-September (Object)	14/4/22 (LBC – Consent)
21/02447/FUL	Greenhill St/Arden St	End-October (Object)	-
		Late-April 2022 (Object)	?
21/03126/FUL	The Lench Meadow (Riverside Project)	November (Support)	24/11/21 (Permission)
21/03559/FUL	1-7 Trinity Close	End-December (Support, subject to conditions)	9/3/22 (Refusal)
21/03615/FUL	Rear of Meer Street	Mid-January 2022 (Object)	8/2/22 (Refusal)
21/03502/REM	Swan's Landing (Canal Quarter)	Mid-May 2022 (Object)	8/6/22 (Committee)

LBC = Listed Building Consent
REM = Reserved Matters