



Notice of Decision

PERMISSION WITH CONDITIONS

Mr Ismael Kiyani
Kiyani Architecture and Developments Ltd
Regus Building
Central Boulevard
Blythe Valley Park
Solihull
B90 8AG

Town and Country Planning Act, 1990
Town and Country Planning (Development Management Procedure) Order, 2015

THE STRATFORD-ON-AVON DISTRICT COUNCIL, having considered the application for permission to develop land at:-

Great Alne Social Club, Great Alne, Alcester, B49 6HL

Submitted by: Andy Roberts

Received by the Council on 21 May 2026

HEREBY GIVE YOU NOTICE that PLANNING PERMISSION is GRANTED for the following development, namely:-

Proposed change of use from vacant and derelict social club to 4no. 1 Bedroom Apartments

Subject to the following condition(s) and reason(s), namely:-

1. The development to which this permission relates must be commenced not later than the expiration of three years from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following plans and drawings -

10 Rev B
101 Rev C
102 Rev A
200 Rev D

Reason: To define the permission and to ensure that the development meets the design quality and environmental requirements of Policy CS.9 of the Stratford-on-Avon District Core Strategy 2011-2031.

3. The windows and rooflights hereby permitted as part of the development shall accord with a schedule of window and rooflight design details which shall have first been submitted to and approved in writing by the Local Planning Authority prior to the installation of any windows or rooflights.

Reason: To ensure the windows and rooflights retain a sympathetic and appropriate appearance and preserve the visual amenities of the Conservation Area, having regard to Policy CS.8 and CS.9 of the Stratford-on-Avon District Core Strategy (2011-2031).

4. The development hereby permitted shall accord with the details and recommendations within the Flood Risk Assessment (document reference 73646) dated May 2026, produced by GeoSon.

Reason: To ensure the flood risks to the occupiers and users of the development are acceptable, having regard to CS.4 of the Core Strategy (2011-2031)

5. The development hereby approved shall be carried out in strict accordance with the programme of archaeological work and Watching Brief contained within the "Archaeological Desk Based Assessment" report, dated 08/05/2026 produced by Groundworks Archaeology unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that an appropriate investigation of potential archaeological deposits is secured, having regard to Policy CS.8 of the Stratford-on-Avon District Core Strategy 2011-2031.

6. Prior to first use of the development hereby permitted, the sustainability measures proposed in the supporting 'Climate Change Checklist' shall be incorporated into the design of the development and/or site layout as relevant. Thereafter, the approved sustainability measures shall be retained and maintained.

Reason: To ensure sustainability measures are taken into account in the development, having regard to Policies CS.1, CS.2 and CS.9 of the Stratford-on-Avon District Core Strategy 2011-2031 and Part V of the Development Requirements SPD.

7. Prior to the first occupation of the development hereby permitted, bins shall be provided for the dwellings in accordance with the details and specification of refuse and waste containers as detailed on drawing number 10 Rev B.

Reason: To provide appropriate and essential infrastructure for domestic waste management without causing harm to the character and appearance of the locality and that any impact upon visual and residential amenity is kept to a minimum, having regard to Policies CS.9 and CS.15 of the Stratford-on-Avon District Core Strategy 2011-2031.

8. Prior to the first occupation of the development hereby permitted, the allocated vehicle parking spaces as shown on drawing number 10 Rev B, shall be made available for use, and also be outlined in white paint and numbered.

Reason: To ensure that the allocated parking for the dwellings is clearly marked, to ensure sufficient and convenient parking is available to the development, having regard to Policy CS.26 of the Stratford-on-Avon District Core Strategy (2011-2031).

9. Prior to the construction of any hard or soft landscaping, a scheme of hard and soft landscaping detailing treatment of all parts of the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. This landscaping scheme shall include:

- planting plans (to a recognized scale) and schedules indicating the location, number, species, density, form and size of proposed tree, hedge and shrub planting;
- the method and specifications for operations associated with planting establishment, protection, management and maintenance of all retained and new tree, hedge and shrub planting;
- written specifications including cultivation and other operations associated with tree, plant and grass establishment;
- existing landscape features such as trees, hedges, shrubs and ponds which are to be retained and/or removed, accurately plotted (where appropriate);
- existing and proposed finished levels (to include details of grading and contouring of earthworks and details showing the relationship of proposed mounding to existing vegetation and surrounding landform (where appropriate);
- the means of accommodating change in level (e.g. retaining walls, steps, railings, walls, gates or other supporting structures, ramps);
- location, type and materials to be used for hard surfacing where applicable for (select where appropriate) [permeable paving,] [tree pit design,] [underground modular systems,] [sustainable urban drainage integration] and [use within tree Root Protection Areas ((RPAs),] including specifications and details of manufacturer, type and design, colour and bonding pattern where appropriate. Samples may be required to be submitted and approved;
- the position, design, materials, means of construction of all site enclosures and boundary treatments (e.g. fences, walls, railings, hedge(banks)), where appropriate;
- car parking layout and any other vehicular and pedestrian access and circulation areas;
- minor artefacts and structures (e.g. street furniture, play equipment, refuse areas and refuse storage, substations and other storage units);
- historic landscape features to be retained, removed or restored (where appropriate); and
- a timetable for the implementation of the soft and hard landscaping scheme.

There shall be no excavation or raising or lowering of levels within the prescribed root protection areas of retained trees unless previously approved in writing by the Local Planning Authority.

The approved soft and hard landscaping scheme shall be carried out strictly in accordance with the approved timetable of implementation and shall thereafter be protected, maintained and managed in accordance with the approved details.

Reason: To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance the setting within the immediate locality, having regard to Policies CS.5, CS.6 and CS.9 of the Stratford-on-Avon District Core Strategy 2011-2031.

Notes

1. The Local Planning Authority has taken into account paragraph 39 of the National Planning Policy Framework December 2024, which details the need to work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
2. Biodiversity Net Gain information
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.
or
(c) the development is exempt from the biodiversity gain condition

Under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

- i. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii. impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric).

Based on the information submitted the Planning Authority considers that this permission is exempt from biodiversity net gain under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 (de minimis exemption), and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements in respect of the Biodiversity Gain Condition

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The effect of Section 73(2D) of the 1990 Act

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

The relevant circumstances are where the conditions to which the Section 73 permission is granted -

(i) do not affect the post-development value of the onsite habitat as specified in the earlier biodiversity gain plan, and
in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat within the meaning of regulations made under paragraph 18 of Schedule 7A, do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier biodiversity gain plan.

DATED 13 August 2026



AUTHORISED OFFICER OF THE COUNCIL.....

This development may generate a CIL Liability, if this is the case, you will be notified under a CIL Liability Notice. Further details can be found under [Stratford-on-Avon District Council: E-Planning](#) by searching under the application reference on this Decision.

This permission does NOT give approval under Building Regulations.

This permission does NOT convey any approval or consent which may be required under any enactment, by-law, order or regulation other than planning permission under the provisions of the Town and Country Planning Act 1990.

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS FORM

STRATFORD-ON-AVON DISTRICT COUNCIL
ELIZABETH HOUSE, CHURCH STREET, STRATFORD-UPON-AVON CV37 6HX

PRE-START CONDITIONS

You are reminded that some of the conditions attached to planning permissions (pre-start conditions) require details and schemes to be submitted and approved in writing before any work commences on site. You should therefore submit any details required at least 8 weeks prior to starting work and obtain the Council's written approval, if required, in order to comply with the planning condition.

Failure to comply with pre-start conditions may result in your planning permission being void.

FEES FOR THE DISCHARGE OF PLANNING CONDITIONS

In accordance with Statutory Instrument 958, a fee is now payable where a written request is made for the discharge of one or more planning conditions on the same permission or for the written confirmation of compliance with a planning condition or conditions. Further guidance on this process together with the associated fees is available on the Council's website

<https://www.stratford.gov.uk/planning-regeneration/the-application-process.cfm>

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Planning Inspectorate under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice.

Appeals should be made online via Appeal a planning decision. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at Make an appeal to the Planning Inspectorate and associated guidance.

For appeals against the refusal of Householder applications (i.e.: works to a dwelling or development within the garden of a dwelling) or Minor Commercial Development you must lodge your appeal within **12 weeks** of the date of the decision. Appeals should be made online via Appeal a planning decision. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

The Inspectorate and Stratford-on-Avon District Council will publish details of your appeal on the internet (on the Appeals area of the Planning Portal and via the E-Planning service on the Council's website). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this

way. If you supply personal information belonging to a third party, please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal and the Stratford-on-Avon District Council website.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the Local Planning Authority or the Planning Inspectorate refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act.

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Planning Inspectorate on appeal or on reference of the application to him.

These circumstances are set out in Part V of the Town and Country Planning Act 1990.

ADDRESSING YOUR NEW BUILDINGS

When you require the address(es) for this development contact "Street Naming and Numbering" at Stratford-on-Avon District Council, either by post or email SNN@stratford-dc.gov.uk. You need to do this 6 weeks before utility contacts are required. There will be an administrative charge for this service.

Information to include in your request can be found on www.stratford.gov.uk

BUSINESS PREMISES

If this is a business premises please ensure you notify the non-domestic rates department of your occupation. For more information please contact:
Telephone: 01789 260993.
Email: ndr@stratford-dc.gov.uk

