

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

12 August 2025

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

25/01154/FUL

Land north of Bishopton Lane/west of Drooper Drive, Lockside Wharf, Stratford-upon-Avon.

Erection of a 66-bedroom care home for the elderly (use Class C2) with associated parking, landscaping and ancillary buildings.

25/01167/FUL

Land to the north and west of Bishopton Lane, Stratford upon Avon.

Construction of a retail unit Class E(a) and associated works, including EV charging points.

25/01525/FUL

Stratford Sports Club Limited. Swans Nest Lane, Stratford-upon-Avon CV37 7LS.

Proposed installation of 2 number Padel courts onto an existing tennis court.

- 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>

Issued to Councillors 16 July 2025:

	Application Number	Address	Proposed development	Observations
1	25/01154/FUL BISHOPTON	Land North Of Bishopton Lane/West Of, Drooper Drive, Lockside Wharf, Stratford- upon-Avon	Erection of a 66 bedroom care home for the elderly (Use Class C2) with associated access, parking, landscaping and ancillary buildings.	Holding objection submitted. Deferred to PCC meeting on 12.08.2025

2	25/01167/FUL BISHOPTON	Land To The North And West Of, Bishopton Lane, Stratford-upon- Avon	Construction of a retail unit Class E(a) and associated works, including EV charging points	Holding objection submitted. Deferred to PCC meeting on 12.08.2025
3	24/03261/FUL SHOTTERY	44 Cherry Orchard, Stratford- upon-Avon, CV37 9AP	Proposed demolition of existing garage and single storey side extension and the erection of single storey front extension and two storey side extension with alterations to porch	WITHDRAWN
4	25/01323/FUL BISHOPTON	19 Medlar Close, Stratford-upon- Avon, CV37 9GS	Single storey ground floor rear extension and front porch	The Town Council is pleased to see the omission of the large unsightly dormer window and would now be happy to remove its objection and respond with no reps.
5	25/01616/FUL GUILDHALL & BRIDGETOWN	51 Waterside, Stratford-upon- Avon, CV37 6BA	Repairs and minor upward extension to brick wall and shed	No reps
6	25/01617/LBC GUILDHALL & BRIDGETOWN	51 Waterside, Stratford-upon- Avon, CV37 6BA	Repairs and minor upward extension to brick wall and shed	No reps, subject to Conservation Officer approval
7	25/01525/FUL GUILDHALL & BRIDGETOWN	Stratford Sports Club Limited, Stratford Sports Club, Swans Nest Lane, Stratford- upon-Avon CV37 7LS	Proposed installation of 2 number Padel courts onto an existing Tennis court	No reps

Issued to Councillors 1 August 2025:

Application No		Address	Proposed Development	Observations
1	25/01525/FUL GUILDHALL & BRIDGETOWN	Stratford Sports Club Limited Stratford Sports Club Swans Nest Lane Stratford-	Proposed installation of 2 number Padel courts onto an existing Tennis court	Holding objection submitted and deferred to the PCC Meeting on 12.08.2025

		upon-Avon CV37 7LS		
2	25/01062/FUL HATHAWAY	42 Cygnet Court, Timothys Bridge Road, Stratford Enterprise Park, Stratford-upon-Avon	Change of use from office (Class E) to school (Class F1)	No representation
3	25/01532/ADV GUILDHALL & BRIDGETOWN	Veeno, Unit 19, Bell Court, Stratford-upon-Avon CV37 6EX	New fixed illuminated fascia sign and hanging sign	No representation
4	25/01576/ADV GUILDHALL & BRIDGETOWN	WHSmith, 4 - 5 High Street, Stratford-upon-Avon, CV37 6AU	Changing of WH SMITH brand to TG Jones. Like for Like Replacements	No representation
5	25/01384/FUL TIDDINGTON	Land Off, Dark Lane, Tiddington, Stratford-upon-Avon CV37 7AJ	Creation of new vehicular access and installation of timber boundary fencing/gates	The Town Council submits a holding objection until such time as the Highway Authority and the Environment Agency respond. These comments will inform the Towns Councils further consideration of the proposal.
6	25/01544/FUL WELCOMBE	102A Maidenhead Road, Stratford-upon-Avon, CV37 6XY	Extension and refurbishment of existing dwelling house with associated minor demolition works. Garage conversion. Replacement gates and fencing to front elevation. Erection of outbuildings.	No representation
7	25/01649/FUL CLOPTON	Land At Alcester Road, Alcester Road, Stratford-upon-Avon	Full planning application for the erection of 70 affordable dwellings and associated highway works, garages, parking, landscaping, drainage works and associated features, open space, and all other associated works/infrastructure.	This application will be discussed further at the Chairman's Actions Meeting on 11.08.2025

8	25/01717/TEL28 HATHAWAY	Pavement Area, Alcester Road, Stratford-upon- Avon	x2 9m Light wooden pole	In accordance with Part 16 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, the above Notification has been received on 16 July 2025. If you wish to make any comments regarding the above notification of works, please address your correspondence to the Applicant by 12 August 2025. THIS NOTIFICATION IS FOR INFORMATION ONLY
9	24/03174/OUT WELLESBOURNE NORTH & RURAL	Wellesbourne Campus, Wellesbourne, Warwick, CV35 9EF	Outline planning application for the University of Warwick Innovation Campus with all matters reserved, except for means of access from the A429, for a mixed use development comprising up to 280,000 sq.m (gross) of laboratory, offices and light industrial floorspace (Use Class E(g)) and a proportion of ancillary retail, food and drink, hotel, gym, maintenance accommodation and/or creche floorspace (Use Classes E(a), E(b), E(d), E(f), C1, C3 and sui generis), multi-storey car parking (sui generis), alongside public realm, landscaping, other related infrastructure and associated demolition of specified buildings.	No representation
10	25/01595/FUL GUILDHALL & BRIDGETOWN	21 Chapel Street, Stratford-upon- Avon, CV37 6EP	Installation of an Air Source Heat Pump (ASHP) Aira 12kW	No representation

			outdoor unit and internal 250 litre water tank	
11	25/01495/FUL AVENUE	Aldi, Cannors Way, Stratford-upon-Avon, CV37 0BJ	Full planning application for replacement refrigeration plant equipment, and the installation of air source heat pumps and an associated enclosure.	No representation
12	25/01151/FUL TIDDINGTON	15 School Lane, Tiddington, Stratford-upon-Avon, CV37 7AJ	Alterations and improvements to existing dwelling and new boundary wall (part retrospective)	No representation
13	25/01152/LBC TIDDINGTON	15 School Lane, Tiddington, Stratford-upon-Avon, CV37 7AJ	Alterations and improvements to existing dwelling and new boundary wall (part retrospective)	Maintain no reps subject to the conservation officer being satisfied by the additional information.
14	24/03106/LBC GUILDHALL & BRIDGETOWN	Royal Shakespeare Theatre, Waterside, Stratford-upon-Avon, CV37 6BB	Installation of pigeon netting to parts of the western and southern elevations of the Swan Wing and Swan Theatre, with stone and brick cleaning.	WITHDRAWN
15	25/00641/FUL TIDDINGTON	The Lench House, 51 Tiddington Road, Stratford-upon-Avon, CV37 7AF	Construction of new self-build dwelling and associated works	No representation
16	25/01238/LDE TIDDINGTON	Croft House, Banbury Road, Stratford-upon-Avon, CV37 7NF	Confirmation that the outbuilding has been used as a C3 dwellinghouse.	The Town Council has no evidence or knowledge to either support or oppose this application.
17	25/01797/FUL WELCOMBE	65 Maidenhead Road, Stratford-upon-Avon, CV37 6XU	Erect a single storey 'Garden Room' extension to the rear of the house	No representation
18	25/01761/FUL ORCHARD HILL	Co-op, Wordsworth Avenue, Stratford-upon-Avon, CV37 7BN	New replacement refrigeration plant, external chiller and general re-decoration.	No representation

19	25/01762/FUL TIDDINGTON	Willow Farm, Alveston, Stratford-upon- Avon, CV37 7RL	Full planning application for the erection of a self- build agricultural workers dwelling on the farm for the means of succession	The Town Council places a holding objection to this proposal. Whilst the Town Council are not opposed to the principle of a new agricultural workers dwelling on the site, if there is a demonstrable need for the accommodation to secure the long term viability of the farm holding, the Town Council is not convinced that this is the correct location. The house would be 'out on a limb' with a long access road serving it. A better location, which would reduce the amount of new road needed should be found, ideally closer to existing farm house/buildings or other buildings adjoining the application site.
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TREE APPLICATIONS

Issued to Councillors 16 July 2025:

	Application number	Address	Proposed development	Observations
1	25/01670/TREE SHOTTERY	Shottery Lodge, Cottage Lane, Shottery, Stratford-upon- Avon CV37 9HH	-T1 lime - reduce lateral growth to clear building by 2m -T2 holly - reduce lateral growth to clear 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 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.
2	25/01671/TREE SHOTTERY	Montgomery, Cottage Lane, Shottery, Stratford-upon-Avon CV37 9HH	-T1 apple - fell (tree is windblown)	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	25/01693/TREE WELCOMBE	75 Maidenhead Road, Stratford-upon-Avon, CV37 6XY	T1- Beech: Reduce back eastern canopy where overhanging neighbouring property 33 Avenue Road, pruning back to the legal boundary.	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	25/01706/TREE GUILDHALL & BRIDGETOWN	The Recreation Ground (North), Swans Nest Lane, Stratford-upon-Avon,	- T174 weeping willow - re-pollard back to previous pollard points or slightly lower into sound wood	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.
5	25/01708/TREE GUILDHALL & BRIDGETOWN	The Recreation Ground (North), Swans Nest Lane, Stratford-upon-Avon	- T450 white poplar - fell and replace	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.
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Issued to Councillors 1 August 2025:

1	25/01732/TREE GUILDHALL & BRIDGETOWN	The Recreation Ground (North), Swans Nest Lane, Stratford-upon-Avon	- T247 wych elm – 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.
2	25/01733/TREE GUILDHALL & BRIDGETOWN	The Recreation Ground (North), Swans Nest Lane, Stratford-upon-Avon	- T1932 Salix fragilis – 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	25/01751/DDT	The Firs Garden, Grove Road, Stratford-upon-Avon	-T1 elm: Fell. (Tree has split open at 4metres, where the stem trifurcates. Replacement planting required).	FOR INFORMATION ONLY Notification has been received in relation to dead/dangerous tree/s at the above address. As the tree/s are dead/dangerous there is no requirement to go through the Conservation Area Notification for tree works (6 week process)/TPO application process. A Forestry and Landscape Officer has either visited the site or examined a report with photographic evidence

				and confirms that the works are necessary.
4	25/01754/DDT	Lower Recreation Ground, Seven Meadows Road, Stratford-upon-Avon	-T365 oak reduce to create a monolith above crown break, where there is some vitality evident in the crown. (Large cavity at base of northern limb at attachment point. Dieback evident in outer extents. Basal decay fungi evident and having depleted its resource).	FOR INFORMATION ONLY Notification has been received in relation to dead/dangerous tree/s at the above address. As the tree/s are dead/dangerous there is no requirement to go through the Conservation Area Notification for tree works (6 week process)/TPO application process. A Forestry and Landscape Officer has either visited the site or examined a report with photographic evidence and confirms that the works are necessary.
5	25/01750/TPO ORCHARD HILL Please see 25/01752/DDT below	Playground, Wordsworth Avenue, Stratford-upon-Avon	- T477 common lime - fell Height: 18 metres Stem diameter: 1000mm Assessment comments by SEED Arboricultural Consultants Ltd: Large bark wound and associated decay on lower north side of stem. From ground up to 1.5m, decayed pruning wounds at 1.5m with Ganoderma sp bracket at 2m north side. Resonance test with mallet indicates hollowing and dysfunction around lower stem and around fungal fruiting bodies on north side. Further Ganoderma sp. on south side, multiple brackets around stem depression. Sounding also indicates some internal decay. Sufficient evidence of weakness in	Comments due by 11.08.2025

			main stem around 2m on north and south side. Results of further investigation e.g., Resistograph not likely to change decision [to fell to ground level and remove stump] based on high target value. Previous canopy reduction pruning with many years regrowth. Specification of works (provided by SDC tree officer Lesley Adams): Reduce to 6-7 metres in height	
6	25/01742/TREE WELCOMBE	Neville Court, 2 Avenue Road, Stratford-upon-Avon	- T4 Lawson cypress - reduce by 2 metres to previous cuts, to prevent failure - T14 box elder - fell - T15 lime - remove epicormic and re-pollard to old cuts	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.
7	25/01756/TREE WELCOMBE	Bridge Cottage, Warwick Road, Stratford-upon-Avon, CV37 6YW	- T1 silver birch - lift canopy over adjacent property removing 4-5no. small branches - T2 yew - reduce crown by 0.5-1 metres all over	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.
8	25/01757/TREE WELCOMBE	13 Avenue Road, Stratford-upon-Avon	- T1 birch - reduce back crown to previous height reduction points, removing approximately 2-3 metres - T2 birch - reduce back crown to previous height reduction points, removing approximately 2-3 metres	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.
9	25/01716/TPO ORCHARD HILL	King Edward VI School Sports Field And Pavilion, Manor Road, Stratford-upon-Avon,	- T004 Sorbus aria - crown lift to 3m for pedestrian clearance, remove suckers and self set growth entwined in fence and verge to edge of public footpath - T005 Betula pendula - crown lift to 3m for pedestrian clearance, remove suckers and self set growth entwined in fence and verge to edge of public footpath, reduce southern branch by 2m see photo - T006 Sorbus aria - crown lift to 3m for pedestrian clearance, remove suckers and self set growth entwined in fence and verge to edge of public footpath - T007 Castanea sativa - crown lift to 3m for	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

			pedestrian clearance, remove suckers and self set growth entwined in fence and verge to edge of public footpath - T008 <i>Salix babylonica</i> - crown lift to 3m for pedestrian clearance, remove suckers and self set growth entwined in fence and verge to edge of public footpath. Aerial access and inspect cracking and wounds on stem, sever ivy to inform tree risk assessments and safety - T009 <i>Tilia x vulgaris</i> - crown lift to 3m for pedestrian clearance, remove suckers and self set growth entwined in fence and verge to edge of public footpath. Abate rubbing in upper crown by reducing willow branch subject to review following aerial inspection of T008 and subsequent management recommendations - T010 <i>Acer platanoides</i> - crown lift to 3m for pedestrian clearance, remove suckers and self set growth entwined in fence and verge to edge of public footpath - T011 <i>Castanea sativa</i> - crown lift to 3m for pedestrian clearance, remove suckers and self set growth entwined in fence and verge to edge of public footpath - T013 <i>Tilia x vulgaris</i> - crown lift to 3m for pedestrian clearance, remove leaning	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.
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			stems to grow on as open grown tree to retain more sustainable form and abate foreseeable nuisance - T016 Quercus rubra - remove suckers and self set growth entwined in fence and verge to edge of public footpath	
10	25/01752/DDT	Playground, Wordsworth Avenue, Stratford-upon-Avon	-T477 lime - Reduce height to 6-7metres and reduce large limb to the southwest back to the first branch cluster, shape remaining lower growth. (Internal decay and fungal fruiting bodies. Located in high target area)	FOR INFORMATION ONLY Notification has been received in relation to dead/dangerous tree/s at the above address. As the tree/s are dead/dangerous there is no requirement to go through the Conservation Area Notification for tree works (6 week process)/TPO application process. A Forestry and Landscape Officer has either visited the site or examined a report with photographic evidence and confirms that the works are necessary.
11	25/01225/TPO WELCOMBE	56 Maidenhead Road, Stratford-upon-Avon, CV37 6XT	-T1 lime - fell to within 150mm above ground level	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.
12	25/01799/TREE GUILDHALL & BRIDGETOWN	9 Avonbank Paddocks, Southern Lane, Stratford-upon-Avon, CV37 6BH	T1 - pine - Reduce crown overall by 0.5metres as per annotated photograph	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.
13	25/01837/TREE GUILDHALL & BRIDGETOWN	34 Sheep Street, Stratford-upon- Avon, CV37 6EE	- T1 holly – 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) Street Trading and Licencing Applications

3a. Street Trading Applications

No applications received.

3b. Licencing Applications

1.	25/01045/LAVAR	The Red Lion 1 Warwick Road, Stratford Upon Avon CV37 6YW	Variation of a premises licence under section 34	Application Date: 31/07/2025 Last Representation Date: 28/08/2025
2.	25/01037/LAPREM	Soma K3 Bell Court Stratford-upon-Avon CV37 6EX	Application for a premises licence under section 17	Application Date: 28/07/2025 Last Representation Date: 25/08/2025
3.	25/00804/LAPREM	Cru Wine Bar 36 Sheep Street Stratford upon Avon CV37 6EE	Application for a premises licence under section 17	Application Date: 17/07/2025 Last Representation Date: 14/08/2025

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	25/01314/LDP 64 Shelley Road Stratford-upon-Avon CV37 7JS		Certificate of lawful proposed use or development
2	25/01248/TPO 56 Maidenhead Road, Stratford- upon-Avon, CV37 6XT	No reps	Consent for Arboricultural work
3	25/01366/TREE 23 Avenue Road, Stratford-upon- Avon, CV37 6UW	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	Consent with conditions

		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	25/01210/FUL 38 Drayton Avenue, Stratford-upon-Avon, CV37 9PF	The description of the development is incorrect. This proposal also includes a two storey rear extension. This is misleading so needs to be changed. There is no site location plan submitted with the application. Notwithstanding the above, the Town Council raises no objections to the proposed extension subject to no adverse effects on the neighbouring properties. Pleased to see a subservient design.	Permission with conditions
5	25/01051/VARY Drayton Manor Farm, Alcester Road, Stratford-upon-Avon, CV37 9RQ	No reps	Permission
6	25/01251/FUL The Clayton Guest House, 38 Grove Road, Stratford-upon-Avon, CV37 6PB	No reps	Permission with conditions
7	25/01476/FUL 42 Banbury Road, Stratford-upon-Avon, CV37 7HY	No reps	Permission with conditions
8	24/03257/FUL 20 Blackthorn Road, Stratford-upon-Avon, CV37 6TD	No reps	Permission with conditions
9	25/01279/ADV Red Clover, 6 Ely Street, Stratford-upon-Avon, CV37 6LW	No reps	Consent granted with conditions

10	25/01280/LBC Red Clover, Keys And Kitchen, 6 Ely Street, Stratford-upon-Avon CV37 6LW	No reps, subject to Conservation Officer approval	Consent granted with conditions
11	25/01323/FUL 19 Medlar Close, Stratford-upon-Avon, CV37 9GS	The Town Council is pleased to see the omission of the large unsightly dormer window and would now be happy to remove its objection and respond with no reps.	Permission with conditions
12	25/01531/HHPA 16 Shelbourne Road, Stratford-upon-Avon, CV37 9JP		Prior approval not required
13	25/01392/LBC Shakespeare Hotel, Chapel Street, Stratford-upon-Avon, CV37 6ER	No reps, subject to Conservation Officer approval	Consent granted with conditions
14	25/01401/VARY 23 The Willows, Stratford-upon-Avon, CV37 9QJ	No reps	Permission

5) Any Other Business

5a. To receive an update on the banner proposed for Harvard House.

6) Neighbourhood Plan

Councillor Toby Lee composed the wording for an email to be sent to Avon Planning Services requesting their help with updating the Neighbourhood Plan. This was sent to Jan Sherwood at Avon Planning Services on 28 July 2025 and she replied, confirming she would follow up after 10 August (after annual leave).

Planning Admin Officer
07.08.2025