



STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

12 August 2025

Held at Council Chamber, Town Hall, Stratford-upon-Avon, Sheep Street,
Stratford-upon-Avon CV37 6EF

Meeting commenced: 6:30pm Meeting ended: 7:50pm

MINUTES

Present

Councillors:

Alcock (Chair)	McNaught Barrow
Harding	
Lee	
MacDonald	

Minutes Clerk: Lisa Campion

Press: None present

Public: Five members of the public were present

Registered speakers:

Majella Lynch, IM Properties, Elliot Mawer, Montel and Giles Venn of Camargue.

35. Apologies for Absence

Apologies were received from Councillors Albon, Duck and Fojtik and accepted for the reasons given.

36. Declarations of interest on items on the agenda

None were received.

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

None were received.

38. To grant any requests for dispensation as appropriate

None were received.

39. Consultation Presentation on Pre-Planning Applications

Members received a pre-planning application presentation for the development proposal at Stratford46 Business Park, Alcester Road, Stratford-upon-Avon.

Once the presentation had finished, Councillors thanked the presenting team for the update and points of clarification were raised from Councillors.

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

Members of the public were present, but none wished to speak.

41. **To approve the draft open minutes of the Planning Consultative Committee meeting held on 15 July 2025**

The minutes of the meeting held on 15 July 2025 were approved as a correct record.

42. **List of planning applications deferred from the Chair's Actions meeting on 7 August 2025 with any additional items deferred from the Additional Chair's Actions meeting on 11 August 2025**

Two applications had been deferred from the Chairman's Actions meeting held on 7 August 2025:

25/01154/FUL

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

Neil Pearce of Avon Planning Services – Planning Adviser to the Town Council outlined the application and plans for the proposed erection of a 66-bedroom care home for the elderly with associated parking, landscaping and ancillary buildings.

Points of clarification were raised from Councillors before the application went into debate.

The land in question had originally been safeguarded for educational purposes but this was now not being pursued.

Councillors raised concerns as to why this was not being progressed further. Councillor Alcock informed the meeting that she had raised this issue with Warwickshire County Council Education Department but had not received a response to her emails.

ACTION: **Councillor Alcock undertook to contact the Education Portfolio Holder at Warwickshire County Council to try and ascertain why educational facilities are not being pursued on this development.**

Following the debate, it was proposed and seconded and unanimously:

RESOLVED

that the following **objection** be submitted for the application and with the following reasons:

The Town Council objects to the principle of the use of this site for a Care Home. The site was safeguarded for educational uses in the outline planning permission.

There is no reference to this in the submission and no indication as to why an education use has not been pursued.

The Town Council is aware that the education system is under significant pressure and with 500 new family homes coming online with the wider development and the Shotton expansion still coming forward, the need will only increase.

The need for a care home is also questioned given the knowledge that existing care homes in the town have high vacancy rates.

The development itself represents an overdevelopment of the site and appears rather cramped. The building occupies over half the site area and is close to the prominent site boundaries.

The open space is disconnected from the facility meaning residents would need to walk through the car park to access it. The Town Council also notes the objections from the LLFA and Highways.

25/01167/FUL

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

Neil Pearce outlined the application and plans for the proposed construction of a retail unit Class E(a) and associated works, including EV charging points.

Points of clarification were raised from Councillors before the application went into debate.

Following the debate, it was proposed and seconded and unanimously:

RESOLVED:

that the following **objection** be submitted for the application and with the following reasons:

The Town Council objects to the principle of the use of this site for a retail use. The site was safeguarded for educational uses in the outline planning permission.

There is no reference to this in the submission and no indication as to why an education use has not been pursued. The Town Council is aware that the education system is under significant pressure and with 500 new family homes coming online within the wider development

and the Shottery expansion still coming forward, the need will only increase.

There is no lighting detail which is a serious omission given the late-night opening and proximity to residential gardens. Deliveries to the facility will be frequent and the accessing arrangements appear unsuitable and inadequate.

If this use is supported, access should be directly off Bishopton Lane. Customers are likely to park in Bishopton Lane anyway because it is more convenient. The proposed opening hours suggest an 11pm closure which is late for a residential area.

There are concerns about antisocial behaviour and there is a lack of information on any measures to tackle this such as CCTV. There are no solar panels on the roof so there appears to be no renewable energy measures within the proposal.

The Town Council also notes the objections from the LLFA and Highways.

25/01525/FUL

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

The Chair informed the meeting that the above application for Stratford Sports Club Limited had been removed from the Agenda due to it being discussed at the Additional Chairman's Action Meeting held on Monday 11 August 2025.

The Town Council submitted response in **objection** to the application can be viewed by clicking on the link and typing in the application number. <http://apps.stratford.gov.uk/eplanning>

43. To note action of the Town Clerk after consultation with the Chair (or their substitutes) and Avon Planning Services on 7 August 2025

The actions were noted. The Chair's Action meeting on 7 August 2025 was attended by Councillor Alcock and Councillor McNaught Barrow. The Additional Chair's Action meeting on 11 August 2025 was attended by Councillor Alcock and Councillor McNaught Barrow. The following applications were discussed and the respective observations recorded:

Chair's Actions meeting – 7 August 2025:

Application No		Address	Proposed Development	Observations
1	25/01525/FUL GUILDHALL & BRIDGETOWN	Stratford Sports Club Limited Stratford Sports Club Swans Nest	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

		Lane Stratford-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	This application will be discussed further at the Chairman's Actions Meeting on 11.08.2025

			works and associated features, open space, and all other associated works/infrastructure.	
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,	No representation

			landscaping, other related infrastructure and associated demolition of specified buildings.	
10	25/01595/FUL GUILDHALL & BRIDGETOWN	21 Chapel Street, Stratford-upon- Avon, CV37 6EP	Installation of an Air Source Heat Pump (ASHP) Aira 12kW outdoor unit and internal 250 litre water tank	No representation
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.

Councillor MacDonald queried item 15 on the Chairmans Actions list above. He asked if an Archaeological survey would have been carried out for the application and proposed build.

Councillor Alcock didn't know if there was an Archaeological survey carried out but that she will be arranging a meeting with John Careford at Stratford-on-Avon District Council regarding planning processes.

ACTION **Councillor Alcock undertook to contact the Head of Development at Stratford-on-Avon District Council to arrange a meeting regarding planning processes.**

TREE APPLICATIONS

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,	Comments due by 11.08.2025

			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 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 pedestrian clearance, remove suckers and self set growth entwined in fence and verge to edge of public footpath - T008 Salix babylonica - crown lift to 3m for pedestrian clearance, remove suckers and self set growth entwined in fence and verge to edge of public footpath. Aerial	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.

			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 stems to grow on as open grown tree to retain more sustainable form and abate foreseeable nuisance - T016 <i>Quercus rubra</i> - 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.

Additional Chair's Action meeting 11 August 2025

Application No	Address	Proposed Development	Observations	
1	25/01711/FUL GUILDHALL & BRIDGETOWN	Holy Trinity Church, Old Town, Stratford-upon-Avon, CV37 6BG	Alterations to boiler flue and new weatherboarded enclosure.	No representation
2	25/01737/FUL ORCHARD HILL	42 Saxon Close, Stratford-upon-Avon, CV37 7DX	Rear two storey extension and single storey front garage extension	No reps, subject to no adverse harm to neighbours
3	25/01563/FUL HATHAWAY	Pavement Area, Alcester Road, Stratford-upon-Avon	Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit	No representation
4	25/01564/ADV HATHAWAY	Pavement Area, Alcester Road, Stratford-upon-Avon	Two digital 75 inch LCD display screen, one on each side of the Street Hub unit	No representation
5	25/01597/FUL SHOTTERY	27 St Martins Close, Stratford-upon-Avon, CV37 9QW	Proposed side extension to form an additional first floor bedroom with associated alterations	Whilst this proposed extension is not subservient to the main house, given the fact that it introduces a gable feature on the property over an existing forward projecting ground floor, on balance, the Town Council has no objections.
6	25/01703/FUL CLOPTON	Unit K And Unit C, Maybird Retail Park, Birmingham Road, Stratford upon-Avon CV37 0HZ	Removal of part of mezzanine floor space from Unit K and installation of mezzanine floor space at Unit C of Maybird Retail Park	The Town Council has a holding objection to the inclusion of a mezzanine floor in unit C because is does not have lift access. If lift access is provided then the Town Council will remove its objection.
7	25/01600/FUL TIDDINGTON	Arley House, 28 Main Street, Tiddington,	Single storey rear extension, comprised of a conservatory	No representation

		Stratford-upon-Avon CV37 7AZ		
8	25/01649/FUL	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.	Object to the application: Principle - The application site is outside the Built up Area Boundary for Stratford-upon-Avon. It adjoins an important area of restraint and the Shottery Conservation Area. Whilst the site adjoins development to the east, it has a distinctly open feel which is considered important in this part of the town. The proposal has been submitted on the premise that it is a small-scale community led development brought forward to meet a need identified by that community under Policy CS.15. However, this application is developer led. It has not been identified by the local community (the Town Council or any other community group or organisation). It has not been identified as a potential development site in the adopted Neighbourhood Development Plan. Furthermore, 70 dwellings is not considered to fall within the definition of "small-scale" in its own right. Accordingly, the proposal fails to meet the requirements of Part G of Policy SC.15.

				Need - The results of the 2022 Housing Needs Survey are noted. Since the questionnaires were returned over 3 years ago, it is unclear what needs have subsequently been met through development and changes to personal circumstances. However, this survey will inform the review of the adopted Neighbourhood Development Plan and any subsequent allocation/s within the new plan. Heritage - Like other adjoining open fields to the east of the Shottery Conservation Area, the application site plays an important role in the setting of the Conservation Area. The proposal would significantly and adversely change this character permanently to the detriment of the heritage asset. The proposal would cause less than substantial harm to the heritage asset. Whilst noting the nature of the development, it is not considered that sufficient public benefits are present to outweigh this harm. The Town Council notes that most statutory consultees have not yet responded and would reserve the right to comment further upon review of these comments.
--	--	--	--	--

9	25/01525/FUL	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	Object for the following reasons: Whilst supporting the principle of this proposal as a much needed facility in the town, the Town Council has taken note of local comments in relation to the potential noise emanating from the game of Padel on this site. We note that no noise assessment has been carried out. Padel would undoubtedly be noisier than tennis and this needs to be carefully considered given the proximity of houses to the site. The Town Council submits a holding objection until such time as the EHO has been consulted on the application. The operating times proposed need to be carefully considered in consultation with the EHO.
---	---------------------	---	--	---

Tree Applications

Application No	Address	Proposed Development	Observations	
1	25/01848/TREE SHOTTERY	16 Campbell Close, Shottery, Stratford-upon-Avon, CV37 9EH	- G2 4no. beech and 1no. sycamore - crown lift the under canopy of all 5 trees up to 10m from ground level, removing lower limbs at risk of breaking	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	25/01872/TREE WELCOMBE	21 Avenue Road, Stratford-upon-Avon, CV37 6UW	- T1 apple - fell - T2 plum - fell - G1 4.no palm – 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	25/01888/TPO CLOPTON	167A Clopton Road, Stratford-upon-Avon, CV37 6TE	- T1 lime - crown reduction up to 1 metre, crown lift up to 5 metre to allow bus clearance, remove dead wood and thin internal canopy	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.

44. Street Trading and Licensing Applications

No street trading applications were received.

The following Licensing Applications were received:

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

No objections were raised for the Licensing Applications.

45. Notices of Decision

The following decisions were noted:

	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	Consent with conditions

		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	25/01210/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

46. Any Other Business

Temporary banner installation at Harvard House

No further update had been provided.

47. Chair's Verbal Report

Neighbourhood Plan

An email had been sent to Avon Planning Services requesting their help with updating the Neighbourhood Plan. A response and update will be available for the next PCC meeting.

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

There were none.

49. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford-on Avon District Council Planning meeting on the 27 August 2025 at 6:00pm.

Councillor Alcock will check as to whether the two deferred applications listed at Minute 47 are on the Agenda for the next District Council meeting on the 27 August 2025.

50. To appoint substitutes for the next Chair's Actions meeting on 27 August 2025, if required.

No substitutes are required for this meeting.

51. Date of next meeting

Tuesday 2 September 2025, at 6:30pm

Signed:

Chair of Planning Committee