

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

2 September 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

No applications deferred.

- 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 STC 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>

Application No		Address	Proposed Development	Observations
1	25/01880/LBC GUILDHALL & BRIDGETOWN	63A Waterside, Stratford-upon- Avon, CV37 6BA	Refurbishments and minor alterations to include replacing 2 external doors and internal changes including installing secondary double glazing, lining the walls to improve insulation, replacing the stair handrail, opening up the stair to create more headroom and altering the partition walls on the first floor	No representation. Subject to the Conservation Officer approval.
2	25/01134/FUL CLOPTON	Oak And Willow House, The Willows North, Stratford-upon- Avon,	Conversion of former student accommodation to residential use, with car parking.	Support the application for the following planning reasons: maintain support
3	25/01106/FUL SHOTTERY	Sibbasbridge Ltd, 175A Evesham Road, Stratford- upon-Avon, CV37 9BS	Demolition of Existing Buildings and Construction of Six dwellings and all associated works	Maintain no reps

4	25/01881/LDE WELCOMBE	24 - 26 Bridge Street, Stratford-upon-Avon, CV37 6AD	Certificate of Lawfulness for the Commencement of Development (Implementation of Planning Permission References: 21/02279/FUL & 22/02567/VARY)	No representation
5	25/01825/FUL GUILDHALL & BRIDGETOWN	Stratford-on-Avon District Council, Elizabeth House, Church Street, Stratford-upon-Avon CV37 6HX	Replacement, alterations and improvements to existing windows with additional new brise soleil.	No representation. Subject to a listed building consent application being submitted and approved by the Conservation Officer.
6	25/01796/LBC WELCOMBE	45A Wood Street (66 Henley Street) And 45 Wood Street, Stratford-upon-Avon, CV37 6PT	Replace two windows in courtyard for new timber casement Windows	No representation. Subject to Conservation Officer approval
7	25/01885/LBC 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. Subject to Conservation Officer approval
8	25/01897/ADV GUILDHALL & BRIDGETOWN	38 And 39 High Street, Stratford-upon-Avon, CV37 6AU	Existing signage panels above shopfront windows to be replaced with new signage panels. Replace existing no-illuminated sign with new non illuminated Sign. Please note there is an application for full listed and planning approval running concurrently for the removal and reinstatement of the ground floor shop front to which the above relates. Planning portal ref: PP-13356223 submitted 07.08.2025	No representation
9	25/01818/LDE ORCHARD HILL	2 Wootton Close, Stratford-upon-Avon, CV37 7HA	En-Suite bathroom window installed on the upstairs wall facing number 1 Wootton close.	No representation

			Brick wall cut into and window installed. Window dimensions 600mm by 1000mm with frosted glass.	
10	25/01936/FUL WELCOMBE	38 Vincent Avenue, Stratford-upon-Avon, CV37 6SR	Proposed 2nd storey dormer extension to rear of existing Dwelling	The Town Council submits a holding objection. The Town Council is concerned about the size and scale of the proposed dormer. It is so large it actually overhangs the house itself. The Town Council usually objects to such proposals where they are publicly visible. However, it is unclear whether this dormer will be visible from Clopton Road. The Town Council would like to visit Clopton Road and see if it is visible.

TREE APPLICATIONS

1	25/01841/TREE TIDDINGTON	Kissing Tree House, Kissing Tree Way, Alveston, Stratford-upon-Avon CV37 7QT	T008 - Silver Birch - Fell to ground level and remove all arisings G166 -Horse Chestnut - Fell marked trees to ground level and remove all arisings T253 - Horse Chestnut - Carefully sectional dismantle and fell to ground level T284 - Sycamore - Carefully sectional dismantle and fell to ground level. T332 - False Acacia - Carefully sectional dismantle and fell to ground level. T361 - Yew - Fell to ground level and remove all arisings T364 - Sycamore - Carefully sectional dismantle and fell to ground level.	The Town Council objects to the continued felling of trees on this site. There is a history of trees being felled on this site over recent years. This latest application includes the felling of a further 11 trees without proper reasoning or justification. The continued felling of trees on this important site has, and is, having a dramatic effect on the character and appearance of the conservation area. The Town Council would ask that these trees be preserved through the serving of a TPO for their collective contribution to the site
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			T365 - Sycamore - Carefully sectional dismantle and fell to ground level. T366-369 - Sycamore - Carefully sectional dismantle and fell to ground level. T376 - Ash - Carefully sectional dismantle and fell to ground level. T385 - False Acacia - Carefully sectional dismantle and fell to ground level.	and the conservation area.
2	25/01944/TREE TIDDINGTON	Wellingtonia House, Tiddington Road, Stratford-upon-Avon, CV37 7AF	G1 conifer hedge - fell and replace with pleached trees	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	25/01985/TPO SHOTTERY	The Willows CE Primary School, The Willows North, Stratford-upon-Avon, CV37 9QN	T1 (0QCK) Salix x sepulcralis 'Chrysocoma' - re-pollard to previous pollard points	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	25/02005/TREE WELCOMBE	25 Avenue Road, Stratford-upon-Avon, CV37 6UW	T1- Acacia-Fell T2- Horse Chestnut-Thin Canopy by 15%	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	25/02014/TREE CLOPTON	Flat 4, 8 Evesham Place, Stratford-upon-Avon, CV37 6HT	T1 spruce - fell T2 spruce – 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.
6	25/02007/TPO CLOPTON	187 Clopton Road, Stratford-upon-Avon, CV37 6TF	T1 lime - fell, as concerns for tree failure at the base, should the previously approved root pruning under 24/01261/TPO be undertaken	The Town Council is concerned about the felling of this TPO tree. The Tree Officer must be absolutely certain that the tree cannot be saved in the medium to long term before felling is allowed.

3) Street Trading and Licencing Applications

3a. Street Trading Applications

No applications received.

3b. Licencing Applications

1.	25/01078/LAPREM	Sainsburys Bishopton Lane Stratford CV37 9QY	Application for a premises licence under section 17	Application Date: 06/08/2025 Last Representation Date: 03/09/2025
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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	25/01136/FUL Eastcote, Dark Lane, Tiddington, Stratford-upon-Avon CV37 7AD	No reps	Permission with conditions
2	25/01421/FUL 8 Lea Close, Stratford-upon-Avon, CV37 9JS	No reps	Permission with conditions

3	25/01308/FUL Lyndhurst, 1 The Ridgeway, Stratford-upon-Avon, CV37 9JL	No reps	Permission with conditions
4	24/02664/OUT Arden Heath Bungalow, Loxley Road, Stratford-upon-Avon, CV37 7DU	The Town Council maintains no objections in principle to this proposal and acknowledges the improved illustrative layout	Outline permission
5	25/00158/FUL 25 Arden Street, Stratford-upon-Avon, CV37 6NW	No reps	Permission with conditions
6	25/01650/TREE 2 Sunshine Cottages, Shottery, Stratford-upon-Avon, CV37 9HB	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.	Consent with conditions
7	25/01638/TREE The Garden Cafe, 19 Sheep Street, Stratford-upon-Avon, CV37 6EF	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation	Consent with conditions

		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	25/01592/TREE 65 West Street, Stratford-upon-Avon, CV37 6DR	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	Consent with conditions

		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	25/01641/TREE Basler, 20 Sheep Street, Stratford-upon-Avon, CV37 6EF	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.	Consent with conditions
10	25/01593/TREE Flat 1, 53 Rother Street, Stratford-upon-Avon, CV37 6LT	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	Consent with conditions

		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.	
11	25/01579/FUL Whitchurch House, 17 Elgin Gardens, Stratford-upon-Avon, CV37 7BG	No reps	Permission with conditions
12	25/01612/FUL 15 Scholars Lane, Stratford-upon-Avon, CV37 6HE	No reps subject to a condition requiring the new side window to be obscure glazed and top opening only in order to protect the amenity of the neighbouring property.	Permission with conditions
13	25/01543/TREE Bridgeway Multi Storey Car Park, Bridgeway, Stratford-upon-Avon	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.	
14	25/01415/FUL National Westminster House, 31 Rother Street, Stratford-upon-Avon, CV37 6JL	No reps	Permission with conditions
15	25/01205/FUL Drayton Farm, Alcester Road, Stratford-upon-Avon, CV37 9RQ	No reps, pleased to see that the extension is subservient and there are PV panels on the roof.	Permission with conditions
16	25/01617/LBC 51 Waterside, Stratford-upon-Avon, CV37 6BA	No reps, subject to Conservation Officer approval.	Consent granted with conditions
17	25/00956/FUL Beynac, St Gregorys Road, Stratford-upon-Avon, CV37 6UH	No reps	Permission with conditions
18	25/01532/ADV Veenoo, Unit 19, Bell Court, Stratford-upon-Avon CV37 6EX	No reps	Consent granted with conditions
19	25/01616/FUL 51 Waterside, Stratford-upon-Avon, CV37 6BA	No reps	Permission with conditions
20	25/01671/TREE Montgomery, Cottage Lane, Shottery, Stratford-upon-Avon, CV37 9HH	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	Consent with conditions

		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.	
21	25/01670/TREE Shottery Lodge, Cottage Lane, Shottery, Stratford-upon-Avon, CV37 9HH	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	Consent with conditions

		suitable location for future generations to enjoy.	
22	25/01607/TREE 15 Campbell Close, Shottery, Stratford-upon-Avon, CV37 9EH	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.	Consent with conditions
23	25/01096/FUL 8 Arthur Road, Stratford-upon-Avon, CV37 6SJ	Whilst this roof extension is hideously large and unsightly, given it will not be seen from the public domain, the Town Council feels that an objection could not be sustained on this occasion.	Permission with conditions
24	25/01693/TREE 75 Maidenhead Road, Stratford-upon-Avon, CV37 6XY	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	Consent with conditions

		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.	
25	25/01706/TREE The Recreation Ground (North), Swans Nest Lane, Stratford-upon-Avon	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	Consent with conditions

		planting new trees of a suitable native species in a suitable location for future generations to enjoy.	
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5) Terms of Reference

To review the Terms of Reference (Appendix A).

6) Any Other Business

6a.

7) Neighbourhood Plan

To consider the proposal by APS Ltd for the review to be undertaken.

Planning Admin Officer
27.08.2025