

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

23 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	25/01898/VARY GUILDHALL & BRIDGETOWN	3 Trinity Place, Bull Street, Stratford-upon-Avon, CV37 6DU	Application Reference Number: 24/03272/FUL Date of Decision: 21/03/2025 Condition Number(s): Condition 2 Conditions(s) Removal: Slight design changes to rear elevation of garden room and glazed lantern above. Alteration to First floor extension and rooflights now replaced with larger rooflights rather than a dormer window. The approved Drawings have been revised as above.	No representation
2	25/02062/FUL HATHAWAY	Unit 25, Drayton Manor Drive, Alcester Road, Stratford-upon-Avon CV37 9RQ	Change of use from commercial building (Use Class B2 - general industrial, Class B8 - storage and distribution and Class E(g) - research and development of products or processes, or any	No representation

			industrial process) to commercial building (Use Class B2 - general industrial, Class B8 - storage and distribution, Class E(g) - research and development of products or processes, or any industrial process and Class E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink)) and associated alterations including the erection of roof mounted solar panels and green walls	
3	25/02033/FUL GUILDHALL & BRIDGETOWN	5 Old Town, Stratford-upon-Avon, CV37 6BG	New two storey extension to the side, new single storey extension to the rear courtyard, reconciliation of alterations to approved design of rear two storey extension	No representation
4	25/02034/LBC GUILDHALL & BRIDGETOWN	5 Old Town, Stratford-upon-Avon, CV37 6BG	New two storey extension to the side, new single storey extension to the rear courtyard, reconciliation of alterations to approved design of rear two storey extension	No reps. Subject to Conservation Officer approval.
5	25/02061/FUL TIDDINGTON	43 Townsend Road, Tiddington, Stratford-upon-Avon, CV37 7DF	Single storey extension to rear of dwelling	No representation
6	25/02068/LBC GUILDHALL & BRIDGETOWN	Site Of 38 And 39, High Street, Stratford-upon-Avon, CV37 6AU	This is a proposal for the knock-through of four ground floor retail units to create a single retail space on the interior. The High Street shopfront will also be replaced.	No reps. Subject to Conservation Officer approval.

7	25/01814/LBC GUILDHALL & BRIDGETOWN	Royal Shakespeare Theatre, Waterside, Stratford-upon-Avon, CV37 6BB	Installation of pigeon netting to parts of the western, southern and northern elevations of the Swan Wing and Swan Theatre, with stone and brick cleaning	No reps. Subject to Conservation Officer approval.
8	25/02027/FUL SHOTTERY	178 Evesham Road, Stratford-upon-Avon, CV37 9BS	Demolition of existing dwelling, erection of replacement dwelling, widening of existing vehicular access and all associated works	The Town Council has no objection in principle but is concerned about the impact on no.177 Evesham Road. The Planning Officer must be satisfied that the proposed rear projection is not going to have an adverse overbearing or loss of light effect on no.177.
10	25/02103/LBC GUILDHALL & BRIDGETOWN	WHSmith, 4 - 5 High Street, Stratford-upon-Avon, CV37 6AU	Change W H Smith brand to T G Jones including 3 sets of non illuminated letters and a replacement projection panel	No representation
11	25/02066/LBC WELCOMBE	20 Payton Street, Stratford-upon-Avon, CV37 6UA	Proposed single storey rear extensions	No reps. Subject to Conservation Officer approval.
12	25/01945/FUL GUILDHALL & BRIDGETOWN	The Old Ferryhouse, Waterside, Stratford-upon-Avon, CV37 6BA	Single storey lean-to extension and internal alterations to main building plus refurbishment of outbuilding to include replacement flat roof, removal of part internal wall and bricking up external door	No representation
13	25/01946/LBC GUILDHALL & BRIDGETOWN	The Old Ferryhouse, Waterside, Stratford-upon-Avon, CV37 6BA	Single storey lean-to extension and internal alterations to main building plus refurbishment of outbuilding to include replacement flat roof, removal of part internal wall and bricking up external door	No reps. Subject to Conservation Officer approval.

14	25/01479/FUL GUILDHALL & BRIDGETOWN	Yeomanry Mews, Stratford-upon- Avon, CV37 6FJ	Proposed installation of retractable bollards	This application will be discussed at the Additional Chairman's Meeting on 22.09.2025
15	25/02067/FUL GUILDHALL & BRIDGETOWN	Site Of 38 And 39 , High Street, Stratford-upon- Avon, CV37 6AU	This is a proposal for the knock-through of four ground floor retail units to create a single retail space on the interior The High Street shopfront will also be replaced.	No representation

TREE APPLICATIONS

1	25/02147/TREE GUILDHALL & BRIDGETOWN	Dower House, Old Town, Stratford-upon- Avon, CV37 6BG	T1 mulberry - cut back dead section to new live point, together with shaping top by reducing by approximately 1.8 metres, where necessary T2 silver birch - cut back boughs extending into conifer, back to a suitable point T3 bay - reduce in height to a point in line with neighbour's gutters T4 Purple prunus - reduce in height to a point in line with neighbour's gutters T5 Acer - shorten branches away from neighbouring property, to give approximately 1 metre clearance T6 walnut - tip prune 2 ponderous branches by approximately 1.5 metres to blend back into outer canopy and improve shape and form	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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2	25/01830/TREE GUILDHALL & BRIDGETOWN	Lucys Mill, Mill Lane, Stratford-upon-Avon	- G1 x 7 willow - reduce upper crown of T2-T7 by up to 3 metres and mid crown as follows: -T1 - No action-T2 - Top Crown - 2 branches each reduced by 3 metres Mid Crown - shorten back 1 branch by 2 metres-T3 - Top Crown - 2 branches each reduced by 2 metres Mid Crown - shorten back 4 branches by 2.5 metres-T4 - Top Crown - 1 branch reduced by 3 metres Mid Crown - shorten back 4 branches by 2 metres-T5 - Top Crown - 1 branch reduced by 3 metres Mid Crown - shorten back 2 branches by 2 metres -T6 - Top Crown - 5 branches each reduced by 2 metres-T7 - Top Crown - 3 branches each reduced by 3 metres Mid Crown - shorten back 2 branches by 2 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.
3	25/02175/TREE GUILDHALL & BRIDGETOWN	8 Trinity Street, Stratford-upon-Avon, CV37 6BL	T1-Cherry - Fell T2-Birch - Reduce to 7m in height T3-Maple - Pollard to 3.5m in height	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	25/02196/TREE TIDDINGTON	Chestnut Cottage, Kissing Tree Lane, Alveston, Stratford-upon-Avon CV37 7RB	T1 - apple - Prune to 4.5metres in height and 2 metres spread	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	25/02091/TREE SHOTTERY	Glendower, Hathaway Lane, Stratford-upon-Avon, CV37 9BL	T1, T2 and T3 - lime - Remove epicormic growth up to 6metres and raise up to 6metres to clear vehicular access. Thin crown by 10% T4 - lime - Raise crown up to 6metres to clear access to the driveway. Thin crown by 10%	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.	25/01195/LAPREM	Co-Operative Group Food Limited 28 Bridge Street Stratford upon Avon CV37 6AD	Application for a premises licence under section 17	Application Date: 11/09/2025 Last Representation Date: 09/10/2025
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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	25/01495/FUL Aldi, Cannors Way, Stratford-upon-Avon, CV37 0BJ	No reps	Permission with conditions
2	25/01595/FUL 21 Chapel Street, Stratford-upon-Avon, CV37 6EP	No reps	Permission with conditions
3	25/01742/TREE Neville Court, 2 Avenue Road, 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	Consent with conditions

		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	25/01152/LBC 15 School Lane, Tiddington, Stratford-upon-Avon, CV37 7AJ	No reps, maintain no reps subject to the conservation officer being satisfied by the additional information.	Consent granted with conditions
5	25/01151/FUL 15 School Lane, Tiddington, Stratford-upon-Avon, CV37 7AJ	Maintain no reps.	Permission with conditions
6	25/01757/TREE 13 Avenue Road, 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 planting new trees of a suitable native species in a suitable location for future generations to enjoy.	Consent with conditions

7	25/01756/TREE Bridge Cottage, Warwick Road, Stratford-upon-Avon, CV37 6YW	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
8	25/01283/FUL Stratford Upon Avon College, The Willows North, Stratford-upon-Avon, CV37 9QR	No reps	Permission with conditions
9	25/01799/TREE 9 Avonbank Paddocks, Southern Lane, Stratford-upon-Avon, CV37 6BH	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	Consent with conditions

		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.	
10	24/02531/ADV Quick Stop, 14 Greenhill Street, Stratford-upon-Avon, CV37 6LF	No reps	Consent granted with conditions
11	25/01576/ADV WHSmith, 4 - 5 High Street, Stratford-upon-Avon, CV37 6AU	No reps	Consent granted with conditions
12	25/01944/TREE Wellingtonia House, Tiddington Road, Stratford-upon-Avon, CV37 7AF	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.	
13	25/01837/TREE 34 Sheep Street, Stratford-upon-Avon, CV37 6EE	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
14	25/01872/TREE 21 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	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.	
15	25/01549/VARY 58 Loxley Road, Stratford-upon-Avon, CV37 7DR	The proposed design is unsightly and unsympathetic but given its discrete location, subject to no adverse harm to neighbours, the Town Council has no representations.	Refusal
16	25/01225/TPO 56 Maidenhead Road, Stratford-upon-Avon, CV37 6XT	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	Consent for Arboricultural Work

		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.	
17	25/01600/FUL Arley House, 28 Main Street, Tiddington, Stratford-upon-Avon CV37 7AZ	No reps	Permission with conditions
18	25/01238/LDE Croft House, Banbury Road, Stratford-upon-Avon, CV37 7NF	The Town Council has no evidence or knowledge to either support or oppose this application.	Certificate of lawful existing use Or development
19	25/00635/VARY Land West Of Stratford Land South Of Alcester Road North Of, Evesham Road, Stratford-upon-Avon,	No reps	Permission
20	25/01414/LDP 7 Dingles Way Stratford-upon-Avon CV37 6XN		Certificate of lawful proposed use or development

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
17.09.2025