



STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

23 September 2025

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

Meeting commenced: 6:30pm Meeting ended: 8:08pm

MINUTES

Present

Councillors:

Alcock (Chair)	MacDonald
Albon	McNaught Barrow
Duck	
Lee	

Minutes Clerk: Lisa Campion

Planning Advisor(s): Neil Pearce and Jan Sherwood from Avon Planning Services Ltd

Press: None present

Public: None present

Registered speakers:

Gary Stephens – Marrons, Andrew Winstone – Bloor Homes, George Bailes – TTC.

52. Apologies for Absence

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

Councillor Duck arrived at 6:34pm.

53. Declarations of interest on items on the agenda

None were received.

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

None were received.

55. To grant any requests for dispensation as appropriate

None were received.

56. Consultation Presentation on Pre-Planning Applications

Members received a pre-planning application presentation for the proposed development for land east of Shipston Road.

Once the presentation concluded, Councillors raised points of clarification and then thanked the presenting team for their attendance and presentation.

With the consent of the Committee, the Chair re-ordered the Agenda to bring forward Item 10 for consideration.

57. Neighbourhood Plan - To consider a review proposed by Avon Planning Services Ltd

Members received a presentation from Avon Planning Services Ltd regarding the request for their help in updating the Neighbourhood Plan.

Jan Sherwood of Avon Planning Services Ltd (APS) gave a presentation on how APS could assist the Town Council. Key points discussed were to decide what needs updating and whether they would be minor, material or substantial modifications to include maps and new allocations, policies and maps.

Councillor Petrovic joined the meeting as a Ward Member and formed part of the discussion.

It was therefore

RESOLVED:	That the presentation would be shared with Councillors and discussed further at the next PCC Meeting to be held on Tuesday 14 th October 2025.
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Councillor Duck left the meeting at 7:20pm.

Councillor Petrovic left the meeting at 7:31pm.

With the consent of the Committee, the Chair re-ordered the Agenda to bring forward Item 8(5) for consideration.

58. Terms of Reference – To review the Terms of Reference for the Planning Consultative Committee

Following a short discussion, it was suggested that the membership of the Committee be increased from 9 to 11, with two substitute members to be appointed. It was proposed, seconded and

RESOLVED

That subject to suggested amendments, the Terms of Reference for the Planning Consultative Committee be approved.

Note - Following the meeting, the Town Clerk advised that the appointment of substitutes would require an amendment to Standing Orders. As the Town Council is currently undertaking an organisational review, it was agreed that this matter be held over and considered as part of the formal review

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

No members of the public were present.

60. To approve the draft open minutes of the Planning Consultative Committee meeting held on 12 August 2025

The minutes of the meeting held on 12 August 2025 were approved as a correct record.

61. List of planning applications deferred from the Chair's Actions meeting on 17 September 2025 with any additional items deferred from the Additional Chair's Actions meeting on 22 September 2025

No applications were deferred from the meetings.

62. To note action of the Town Clerk after consultation with the Chair (or their substitutes) and Avon Planning Services on 17 September 2025

The actions were noted. The Chair's Action meeting on 17 September 2025 was attended by Councillor Alcock and Councillor McNaught Barrow. The Additional Chair's Action meeting on 22 September 2025 was attended by Councillor Alcock and Councillor McNaught Barrow. The following applications were discussed and the respective observations recorded:

Chair's Actions meeting 17 September 2025

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.
			No representation

			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.	
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 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	No representation
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	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
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			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	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	25/01830/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	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

			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	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,	T1, T2 and T3 - lime - Remove epicormic growth	The Town Council does not object to

		Stratford-upon-Avon, CV37 9BL	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%	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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Additional Chair's Action meeting 22 September 2025

	Application No	Address	Proposed Development	Observations
1	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 Officers approval.

2	25/01817/FUL ORCHARD HILL	14 Scott Close, Stratford-upon- Avon, CV37 7LB	Proposed single storey rear extension	No representation
3	25/02210/FUL WELCOMBE	8 Coppice Close, Stratford-upon- Avon, CV37 6TN	Installation of an Air Source Heat Pump in properties rear garden.	No representation
4	25/02108/ADV WELCOMBE	The Red Lion, 1 Warwick Road, Stratford-upon- Avon, CV37 6YW	Proposed installation on various external signs and associated Lighting	No reps subject to no adverse impact on neighbours amenity.
6	25/01653/FUL TIDDINGTON	Grey Cedars, 6 Beeches Walk, Tiddington, Stratford-upon- Avon CV37 7AT	Two storey rear extension, single storey rear extension and a loft conversion incorporating the raising of the ridge height of the property by 1.1m	An amendment / additional information has been received for the application shown above as follows: Amendment to the design of the proposals including; - o Reduction in overall footprint - o Front extension removed (1st and 2nd floor) - o Roof hip to gable reintroduced - o Removal of the single storey porch extension and boxed in section, front of the house now remains the same, just modernised - o Rear extension pulled off the side boundaries by a further approx. 1m each side - o 2nd floor rear extension moved more central - o Overlooking windows on side profiles removed Description of development revised to state ; Two storey rear extension, single

				storey rear extension and a loft conversion incorporating the raising of the ridge height of the property by 1.1m
				Comments due by 09.10.2025

Tree Applications

Application No	Address	Proposed Development	Observations
1	25/02091/TREE SHOTTERY Glendower, Hathaway Lane, Stratford-upon-Avon, CV37 9BL	-T1, T2 and T3 lime - Reduce crowns by 3-4metres. Remove epicormic growth up to 6metres and raise crown up to 6metres to clear vehicular access. Thin crowns 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.
2	25/02198/TREE GUILDHALL & BRIDGETOWN	Holy Trinity Church, Old Town, Stratford-upon-Avon, CV37 6BG	G1 (08YK-08X9) lime x8 - crown lift to 5.5m over highway	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	25/02197/TREE SHOTTERY	The Tryst House, Cottage Lane, Shottery, Stratford-upon-Avon CV37 9HH	-G1 x8no. cherry laurel, damson, hornbeam, horse chestnut, holm oak, hawthorn, Lawson cypress, whitebeam - raise northeastern crown to 2.5m above Public Right of Way and 5.2m above	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

		highway, sympathetically raise southeast crown to 4m above driveway -G1.1 Holm oak - reduce dead branches to fence line, leaving a deadwood habitat stub. -G2 x6no. ash, beech, hornbeam, horse chestnut, holm oak, weeping willow - raise northeastern crown to 2.5m above Public right of Way and 5.2m above highway, reduce branches encroaching BT line to provide a 1m clearance -G2.1 beech - remove dead branches over Public Right of Way. -G2.2 ash - remove dead branches over Public right of Way. -G2.3 hornbeam - thin crown 20%, removing up to a 50mm diameter branch -G2.4 hornbeam - remove suspended dead branch -G2.5 ash - reduce to a 2.5m wildlife pole -T5 hornbeam - reduce crown by 1.5-2m -T7 twisted willow - reduce to previous reduction point at 6m -T10 horse chestnut - reduce west crown to provide a 2m clearance of the building -T11 Holm oak - remove secondary branch that is encroaching building and thin the overhanging primary branch 20% to reduce the leverage dynamics	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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			-T12 beech - snap off dead branch located at 4metres to the east. -G13 Cotoneaster x 3no. - reduce by 3m, removing larger stem re-growth to original reduction point, to thin out the crown and allow growth lower down the stem	
4.	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.	WITHDRAWN

63. Street Trading and Licensing Applications

No street trading applications were received.

The following Licensing Application was received:

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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No objections were raised for the Licensing Application.

64. Notices of Decision

The following decisions were noted:

	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	Consent with conditions

		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	25/01152/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	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.	
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	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.	
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 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	24/02531/ADV	No reps	Consent granted with conditions

	Quick Stop, 14 Greenhill Street, Stratford-upon-Avon, CV37 6LF		
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 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
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	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.	
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 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	Consent with conditions

		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 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	Consent for Arboricultural Work

		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

64. **Any Other Business**

Councillor MacDonald requested that the Committee give consideration to the potential archaeological impacts on applications submitted to the Town Council.

Councillor Alcock requested that this be an Agenda item for the next PCC Meeting.

65. **Chair's Verbal Report**

Councillor Alcock informed the meeting that she had emailed John Careford at the District Council with regard to timescales for applications. This matter is ongoing. A further update will be provided.

Councillor Alcock updated the meeting with regard to the land at Bishopton Lane and the provision of an educational facility. She had been working alongside Councillors Harding and Albon. Information provided was not correct, this matter is still ongoing. A further updated will be provided.

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

There were none.

67. **To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford-on Avon District Council Planning meeting on the 24 September or 8 October 2025 at 6:00pm.**

It was not necessary to appoint a representative for the meetings.

68. **To appoint substitutes for the next Chair's Actions meeting on 8 October 2025, if required.**

No substitutes are required for this meeting.

69. **Date of next meeting**

Tuesday 14 October 2025, at 6:30pm

Signed:

Chair of Planning Committee