



## STRATFORD-UPON-AVON TOWN COUNCIL

### PLANNING CONSULTATIVE COMMITTEE

14 October 2025

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

Meeting commenced: 6:30pm Meeting ended: 8:00pm

## MINUTES

### Present

### Councillors:

Alcock (Chair)	Lee
Albon	McNaught Barrow
Duck	
Harding	

Councillor Kate Rolfe (Ward Member) was present at the meeting.

**Minutes Clerk:** Lisa Champion

**Planning Advisor(s):** Neil Pearce, Avon Planning Services Ltd

**Press:** None present

**Public:** None present

### Registered speakers:

**Jason Savidge, Chairman of Stratford Rugby Club**

**James Webb, resident of Elgin Gardens**

### 70. Apologies for Absence

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

### 71. Declarations of interest on items on the agenda

None were received.

### 72. To receive written requests for dispensation for disclosable pecuniary interests.

None were received.

### 73. To grant any requests for dispensation as appropriate

None were received.

**74. Consultation Presentation on Pre-Planning Applications**

There were none.

**75. 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.

**76. To approve the draft open minutes of the Planning Consultative Committee meeting held on 23 September 2025**

The minutes of the meeting held on 23 September 2025 were approved as a correct record.

**77. List of planning applications deferred from the Chair's Actions meeting on 8 October 2025 with any additional items deferred from the Additional Chair's Actions meeting on 13 October 2025**

One application was deferred from the Chair's Actions meeting held on 8 October 2025:

**Application: 25/02167/FUL  
Stratford-upon-Avon Rugby Football Club Ltd**

Background:

Neil Pearce gave an introduction to the application which detailed the demolition of existing clubhouse, replacement with new clubhouse, gym, changing and community facilities building; upgrade of existing pitches; additional car parking with upgraded access roads; redevelopment of former clubhouse space and adjacent allotments for 23 no. dwellings as enabling development.

The plans for the application were also looked at in detail.

Councillors then received a presentation from Jason Savidge, Chair of Stratford Rugby Club in support of the application.

Councillors also received a presentation from James Webb, a resident of Elgin Gardens in objection to the application.

Points of Clarification were sought from Councillors before moving into debate. A vote was then taken.

It was Proposed, Seconded and unanimously Agreed to submit a holding objection to the proposed scheme with the following comments:

The Town Council submits a holding objection to the application but would like to say at the outset that the principle of the redevelopment of the Rugby Club facility is fully supported.

The existing facilities are outdated and substandard and the new facilities will bring this important facility into the 21st Century.

However, the Town Council would like clarification on a number of issues:

- The Town Council fully appreciates the enabling aspect of the development and the need to build houses to fund the new sports facilities. However, the number of houses and the layout of the residential development appears cramped.
- The level of parking does not appear to comply with highway standards and the houses are very close to the rugby pitch.
- The garden sizes need to be checked and the case officer must be assured that the quality of these gardens is acceptable as some appear to be located between buildings.
- The hours of operation needs clarification.
- The proximity of the new houses to existing properties in Elgin Gardens (which the Town Council believes are lower than the site) needs to be very carefully considered and the case officer is asked to visit these properties to fully assess the effect.
- The levels difference needs to be considered alongside the drainage proposals to ensure that surface water does not drain into the adjoining development.
- The comments of the Highway Authority are awaited and the Town Council would be interested to hear their views on the suitability of the existing accessing arrangements.
- The proposal should also include the provision of litter bins.
- The housing mix does not comply with Policy H7 of the NDP as there is a skew towards 3 and 4 bedroom homes.

78. **To note action of the Town Clerk after consultation with the Chair (or their substitutes) and Avon Planning Services on 8 October 2025**

The actions were noted. The Chair's Action meeting on 8 October 2025 was attended by Councillor Alcock and Councillor McNaught Barrow. The Additional Chair's Action meeting on 13 October 2025 was attended by Councillor Alcock and Councillor McNaught Barrow. The following applications were discussed and the respective observations recorded:

**Chair's Actions meeting 8 October 2025**

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Application No	Address	Proposed Development	Observations
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1	<b>25/01247/FUL GUILDHALL &amp; BRIDGETOWN</b>	Bull, 9 - 11 Bull Street, Stratford-upon-Avon, CV37 6DT	Installation of upgraded kitchen extraction equipment	No representation
2	<b>25/02177/FUL GUILDHALL &amp; BRIDGETOWN</b>	Bancroft Gardens Residential Home, Waterside, Stratford-upon-Avon, CV37 6BA	Change of use from residential nursing home (falling within Use Classes Order ?Class C2. Residential institutions?) to Use Classes Order ?Class E. Commercial, Business and Service?.	Support the application for the following planning reasons: The proposed use of this currently vacant building as offices would be a good reuse of the property.
3	<b>24/03200/FUL SHOTTERY</b>	Stratford Bike Hire, The Greenway Picnic Area, Seven Meadows Road, Stratford-upon-Avon	Change of use of land for the proposed cycle storage, hire and maintenance facility.	Support the application for the following planning reasons: This proposal will help to encourage cycling in the town and will complement the existing facilities at the Greenway.
4	<b>25/02124/FUL GUILDHALL &amp; BRIDGETOWN</b>	Swans Nest Hotel, Swans Nest Lane, Stratford-upon-Avon, CV37 7LT	Works to facilitate approval 23/01954/FUL, namely, relocation of 3 condenser units & kitchen vent, omission of 2 bathroom windows.	No representation
5	<b>25/02125/LBC GUILDHALL &amp; BRIDGETOWN</b>	Swans Nest Hotel, Swans Nest Lane, Stratford-upon-Avon, CV37 7LT	Works to facilitate approval 23/01954/FUL, namely, relocation of 3 condenser units & kitchen vent, omission of 2 bathroom windows.	No representation
6	<b>25/02167/FUL TIDDINGTON</b>	Stratford-upon-Avon Rugby Football Club Ltd, Pearcecroft, Loxley Road, Stratford-upon-Avon CV37 7DU	Demolition of existing clubhouse, replacement with new clubhouse, gym, changing and community facilities building; upgrade of existing pitches; additional car parking with upgraded access roads; redevelopment of	Object to the application for the following planning reasons: The Town Council places a holding objection to this application as it will be considered at the next PCC meeting on 14 October 2025.

			former clubhouse space and adjacent allotments for 23 no. dwellings as enabling development.	
7	<b>25/02116/LBC WELCOMBE</b>	The Red Lion, 1 Warwick Road, Stratford-upon-Avon, CV37 6YW	To replace existing signs and associated lighting including repainting of the exterior.	No representation
8	<b>25/02208/VARY CLOPTON</b>	25/02208/VARY, The Willows North, Stratford-upon-Avon, CV37 9QR	Variation of Conditions 2, 4 and 5 of planning permission reference 24/02538/FUL in order to regularise works not undertaken in accordance to these conditions. Original description of development: Erection of a modular building for use as a teaching workshop	No reps. The TC is disappointed that trees have been removed and would welcome the planting of additional trees within the site to compensate for this loss.
9	<b>25/02065/FUL WELCOMBE</b>	20 Payton Street, Stratford-upon-Avon, CV37 6UA	Proposed single storey rear extensions	No representation
10	<b>25/00003/LDE TIDDINGTON</b>	230 Loxley Road, Stratford-upon-Avon, CV37 7DU	Domestic. My semi detached private dwelling house. Single-storey extension, conversion of integral garage into house (removal of 2 load bearing walls).	No representation
11	<b>25/02245/FUL HATHAWAY</b>	55 Baker Avenue, Stratford-upon-Avon, CV37 9PN	Demolition of previously constructed side extension and construction of new single storey side/rear extension to form ancillary accommodation	No representation
12	<b>25/02320/TEL28 GUILDHALL &amp; BRIDGETOWN</b>	25 Evesham Place, Stratford-upon-Avon, CV37 6HT	Install 8m Light wooden pole	For information only

13	<b>25/02148/FUL GUILDHALL &amp; BRIDGETOWN</b>	Unit 22A, Bell Court, Stratford-upon-Avon, CV37 6EX	Installation of external flue to the rear of the unit	No representation
14	<b>25/02132/FUL ORCHARD HILL</b>	Land Opposite 6A, Tiddington Road, Stratford-upon-Avon	Proposed extension to existing dropped kerb to provide access to amenity land	No representation
15	<b>25/02309/ADV ORCHARD HILL</b>	Your Coop Little Pioneers Nursery & Pre-School, The Rosebird Centre, Shipston Road, Stratford-upon-Avon CV37 8LU	Internally illuminated backlit logo aluminium fascia signs	No representation

### TREE APPLICATIONS

1	<b>25/02223/TPO WELCOMBE</b>	4 The Elms, Maidenhead Road, Stratford-upon-Avon, CV37 6YB	T1 walnut - crown thin by 10% via removal of epicormic growth only. Target pruning of selected over extended/over weighted limbs only, as shown in annotated pictures 1, 2, 3 and 4	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
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				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	<b>25/02222/TPO SHOTTERY</b>	Cornerstones, Shottery, Stratford-upon-Avon, CV37 9HA	T1 - willow -Framework pollard - Finish height at around 15m where the previous cuts are. Laterals to be pruned by around 3m from the branch tips to balance.	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	<b>25/01390/TPO ORCHARD HILL</b>	Common Land, Feldon Way, Stratford-upon-Avon	-T1 oak - Fell.	The TC objects to the felling of a perfectly healthy TPO oak tree without proper reason.

				There is no plan or photo with the application to show the location of the tree and its proximity to the house. The tree was there long before the house was built and purchased/occupied. There is no expert evidence to suggest that the tree is too close to the house.
4	<b>25/02382/TREE WELCOMBE</b>	35 Great William Street, Stratford-upon-Avon, CV37 6RZ	T1 sycamore - Crown reduction of 4metres/ 30% (previously reduced by 30% in 2013)	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	<b>25/02266/TREE TIDDINGTON</b>	7 Lower End, Alveston Lane, Alveston, Stratford-upon-Avon CV37 7QH	T1 walnut - crown lift above ground level 5 metres (lifting canopy to clear garage)	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	<b>25/02324/TREE SHOTTERY</b>	57 Shottery Road, Stratford-upon-Avon, CV37 9QB	T1-Yew-Reduce by 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

				<p>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.</p>
7	<b>25/02357/TREE GUILDHALL &amp; BRIDGETOWN</b>	Bancroft Gardens, Waterside, Stratford-upon-Avon	- T75 oak tree within Bancroft Gardens. Tree ID: 75. Tag number: 76. Carry out a crown reduction of around 2 metres of the height and lateral spread of the tree to suitable pruning points, in compliance with BS 3998:2010. This is to reduce the wind loading on the crown and thus loading through the main stem (see attached report)	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	<b>25/02254/TREE GUILDHALL &amp; BRIDGETOWN</b>	Brett House, 8 Broad Walk, Stratford-upon-Avon, CV37 6HS	<ul style="list-style-type: none"> <li>- G1 mixed deciduous trees - Trim back to the boundary line down the side of the property and reduce the height to previous cuts. Height after pruning 4m. Lower the vine clad cypress trees to match the height</li> <li>- T2 cypress - Reduce the neighbouring tree to match the height and trim back the garden face as much as possible</li> <li>- T3 wild cherry - Crown reduce by 1m, height after pruning 3m. Remove lowest garden side limbs back to the suitable growth point</li> </ul>	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

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### Additional Chair's Action meeting 13 October 2025

Application No	Address	Proposed Development	Observations	
1	<b>25/00501/FUL GUILDHALL &amp; BRIDGETOWN</b>	The Shakespeare Institute, Mason Croft, Church Street, Stratford-upon-Avon CV37 6HP	Alterations to external landscaping to the rear	The TC supports this proposal for improved disabled access to the building.
2	<b>25/00502/LBC GUILDHALL &amp; BRIDGETOWN</b>	The Shakespeare Institute, Mason Croft, Church Street, Stratford-upon-Avon CV37 6HP	Alterations to an internal doorway, reception hatch and external door alterations	The TC supports this proposal for improved disable access to the building.
3	<b>25/02333/FUL AVENUE</b>	The Stables, Clopton, Stratford-upon-Avon, CV37 0QR	Retain the erection of a single-storey timber summerhouse (retrospective).	No representation
4	<b>25/02282/FUL WELCOMBE</b>	1 Mulberry Street, Stratford-upon-Avon, CV37 6RS	Replacement of first floor rear facing sash window with part glazed door on the rear elevation and erection of wire balustrade around perimeter of existing rear flat roof to form terrace	This proposal would allow access to a flat roof area for amenity space in close proximity to existing residential properties. The distance between neighbouring windows and the roof terrace would result in the loss of privacy to those neighbouring properties.
5	<b>25/02321/FUL TIDDINGTON</b>	Meadow Cottage, Alveston Lane, Alveston,	Erection of 1 no Self Build Dwelling and associated Landscaping	The TC did not oppose the principle of a new house on the site when the previous

		Stratford-upon-Avon CV37 7QF		application was submitted in 2023 subject to there being no adverse effects on trees and flood risk. This 2023 application was subsequently refused due to impact on trees and flood risk. The TC submits a holding objection to this application on the basis of potential conflict with Policy H5 of the NDP, in respect of potential flood risk and adverse effect on trees until such time as the EA and the Tree Officer have commented on the application.
6	<b>25/02028/PVN ORCHARD HILL</b>	7 Tiddington Road, Stratford-upon-Avon, CV37 7AE,	Prior approval for the proposed installation of solar PV on the flat roof rear single storey elevation	Support the application for the following planning reasons
7	<b>25/00538/FUL ORCHARD HILL</b>	Alveston Manor Hotel, Banbury Road, Stratford-upon-Avon, CV37 7HP	Rebuild and reinstatement of a section of the existing perimeter boundary wall, fronting Banbury Road.	An amendment / additional information has been received for the application shown above as follows:  Updated plans have been received clarifying the proposals along with an updated Arboricultural Impact Assessment and Method Statement.  <b>This letter is for information only. A consultation response is not being sought.</b>
8	<b>25/00539/LBC ORCHARD HILL</b>	Alveston Manor Hotel, Banbury Road, Stratford-	Rebuild and reinstatement of a section of the existing perimeter boundary wall, fronting Banbury Road.	An amendment / additional information has been received for

		upon-Avon, CV37 7HP		<p>the application shown above as follows:</p> <p>Updated plans have been received clarifying the proposals.</p> <p><b>This letter is for information only. A consultation response is not being sought.</b></p>
9	<b>25/02314/LBC GUILDHALL &amp; BRIDGETOWN</b>	Guild Chapel Of The Holy Cross, Church Street, Stratford-upon-Avon	Repairs to porch stonework	No reps. Subject to Conservation Officer approval.
10	<b>25/02363/FUL GUILDHALL &amp; BRIDGETOWN</b>	88 Old Town Mews, Stratford-upon-Avon, CV37 6GR	Remove conservatory and build new single storey extension	No representation
11	<b>25/02366/FUL SHOTTERY</b>	8 Hogarth Road, Stratford-upon-Avon, CV37 9YU	Installation of an Air Source Heat Pump to be installed to the property. Planning permission is being sought as the noise level of the heat pump does not meet MCS planning standards.	No reps. Subject to Environmental Health Officer approval in respect of noise to neighbouring properties.
12	<b>25/02361/FUL CLOPTON</b>	129 Justins Avenue, Stratford-upon-Avon, CV37 0DA	Side/rear garage replacement	No representation
13	<b>25/02162/FUL HATHAWAY</b>	Unicorn Barn, Church Lane, Shottery, Stratford-upon-Avon CV37 9HQ	Change of use from holiday home to a dwellinghouse	No representation
14	<b>25/02164/FUL HATHAWAY</b>	Church Farm Barns, Church Lane, Shottery, Stratford-upon-Avon CV37 9HQ	Change of use of holiday home to dwellinghouse	No representation

## Tree Applications

Application No	Address	Proposed Development	Observations	
1	<b>25/02290/TPO WELCOMBE</b>	The Hill, Warwick Road, Stratford-upon-Avon, CV37 0NP	-G5, spruce, cypress x3no. - fell (dead/damaged) -T11 cherry - fell (dead) -T14 Scots pine - fell (dead) -T15 silver birch - fell (dead) -T24 purple plum - fell (dying - substantial trunk decay)	No reps. Provided the trees are of the condition stated in the Tree Report and this is verified by the Tree Officer, then the TC would have no objections to the removal of dead trees. The TC would like to see replacement trees planted in suitable locations elsewhere on the site.
2	<b>25/02374/TREE SHOTTERY</b>	12 Church Lane, Shottery, Stratford-upon-Avon, CV37 9HQ	- T1 sycamore - Crown lift canopy 4 metres above ground level over garage	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	<b>25/02375/TREE CLOPTON</b>	9 Wellesbourne Grove, Stratford-upon-Avon, CV37 6PD	T1-Maple -Reduce to 3.5m	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	<b>25/02376/TREE CLOPTON</b>	48 Grove Road, Stratford-upon-Avon, CV37 6PB	- T1 yew - pollard to 1m in height - T2 walnut - reduce canopy from 10m down to	The Town Council does not object to necessary works to trees in the Conservation Area or

			<p>7m, reduce lateral growth by 1m to shape</p> <ul style="list-style-type: none"> <li>- T3 holly - reduce height from 6m down to 4m</li> <li>- T4 apple - remove deadwood</li> </ul>	<p>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.</p>
5	<b>25/02422/TREE SHOTTERY</b>	Stratford On Avon Grammar School For Girls, Shottery, Stratford-upon-Avon, CV37 9HA	- T35 willow - Fell or pollard (due to decay and a cavity at the base)	<p>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</p>

				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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## 79. Street Trading and Licensing Applications

No street trading applications were received.

The following Licensing Applications were received:

1.	25/01290/LAPREM	Stratford-upon-Avon BID Stage Wood Street Stratford-upon-Avon CV37 6NE	Application for a premises licence under section 17	Application Date: 19/09/2025 Last Representation Date: 17/10/2025
2.	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

No objections were raised for the Licensing Applications.

## 80. Notices of Decision

The following decisions were noted:

	Site/Application No	STC Observations	SDC Decision
1	25/01841/TREE	The Town Council objects to the continued felling of	Consent with conditions

	Kissing Tree House, Kissing Tree Way, Alveston, Stratford-upon-Avon, CV37 7QT	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 and the conservation area.	
2	25/02005/TREE 25 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 inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to	Consent with conditions

		remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	
3	25/00625/REM Land To The West Of Western Road, Western Road, Stratford-upon-Avon	The Town Council withdraws its holding objection and is grateful that the applicant has submitted amended plans to include PV on the roof of the new building.	Approval
4	25/01716/TPO Land adjacent to - King Edward VI School Sports Field and Pavilion, Manor 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 for Arboricultural Work

5	25/01796/LBC 45A Wood Street (66 Henley Street) And 45 Wood Street, Stratford-upon-Avon, CV37 6PT,	No reps, subject to Conservation Officer approval.	Consent granted with conditions
6	25/01848/TPO 16 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 for Arboricultural Work
7	25/01885/LBC 21 Chapel Street, Stratford-upon-Avon, CV37 6EP	No reps, subject to Conservation Officer approval	Consent granted with conditions
8	25/02014/TREE Flat 4, 8 Evesham Place, Stratford-upon-Avon, CV37 6HT	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

		<p>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.</p>	
9	<p>25/02055/TREE 10 Campbell Close, Shottery, Stratford-upon-Avon, CV37 9EH</p>	<p>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</p>	<p>Consent with conditions</p>

		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	25/01703/FUL Unit K And Unit C, Maybird Retail Park, Birmingham Road, Stratford-upon-Avon CV37 0HZ	As per our previously submitted comments, the Town Council will remove their objection if there is lift access to the mezzanine floor.	Permission with conditions
11	25/01797/FUL 65 Maidenhead Road, Stratford-upon-Avon, CV37 6XU	No reps	Permission with conditions
12	25/01881/LDE 24 - 26 Bridge Street, Stratford-upon-Avon, CV37 6AD	No reps	Certificate of lawful existing use Or development
13	25/01564/ADV Pavement Area, Alcester Road, Stratford-upon-Avon,	No reps	Consent granted with conditions
14	25/01563/FUL Pavement Area, Alcester Road, Stratford-upon-Avon	No reps	Permission with conditions
15	25/02061/FUL 43 Townsend Road, Tiddington, Stratford-upon-Avon, CV37 7DF	No reps	Permission with conditions
16	25/01818/LDE 2 Wootton Close, Stratford-upon-Avon, CV37 7HA	No reps	Refusal of certificate of lawful existing use or development
17	25/02084/LDP 110 Bridgetown Road Stratford-upon-Avon CV37 7JA		Certificate of lawful proposed use or development

18	25/01898/VARY 3 Trinity Place, Bull Street, Stratford-upon-Avon, CV37 6DU	No reps	Permission
19	25/01673/LDP Hemingford Cottage Alveston Lane Alveston Stratford-upon-Avon CV37 7QQ		Certificate of lawful proposed use or development
20	25/01737/FUL 42 Saxon Close, Stratford-upon-Avon, CV37 7DX	No reps, subject to no adverse harm to neighbours.	Permission with conditions
21	25/01682/FUL 38 East Green Drive, Stratford-upon-Avon, CV37 9HT	No reps, pleased to see subservient design.	Permission with conditions
22	25/01597/FUL 27 St Martins Close, Stratford-upon-Avon, CV37 9QW	No reps. 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.	Permission with conditions
23	25/02103/LBC WHSmith, 4 - 5 High Street, Stratford-upon-Avon, CV37 6AU	No reps	Consent granted with conditions
24	25/01711/FUL Holy Trinity Church, Old Town, Stratford-upon-Avon, CV37 6BG	No reps	Permission with conditions

### 81. Any Other Business

Councillor MacDonald was absent from the meeting but at the previous meeting had requested that the Committee give consideration to the potential archaeological impacts on applications submitted to the Town Council.

This request had been considered by Councillor Alcock and Neil Pearce and he shared the following information with the Committee:

*Stratford District Council (SDC) is the local planning authority. The Town Council (TC) are simply a consultee. It is therefore the responsibility of SDC to decide who to consult and carry out that consultation. My understanding is that*

*SDC send the weekly list of planning applications to, amongst others, Warwickshire County Council (WCC) who as you will be aware have a number of functions, including Archaeology. The weekly list is certainly published on the SDC website each week so WCC have access to it.*

*Undertaking archaeological investigations is not straight forward and can be very costly. The decision maker (SDC) would need to ascertain whether it was appropriate and proportionate to impose a planning condition requiring archaeological watching briefs or surveys. In cases where there is justification then I am sure WCC Archaeology would communicate this to the Planning Officer.*

*I do not feel it would be appropriate or necessary for the TC to submit comments on each application within the town where there may be archaeological interest or prepare a Policy Statement (this would carry no weight in the planning process). However, I do think it would be a good idea to write to SDC and WCC Archaeology and highlight the issue. There is no harm in raising awareness so that, where appropriate opportunities arise, we can broaden our archaeological knowledge.*

It was therefore Proposed, Seconded and

Recommended	That Councillor MacDonald draft a letter for review by the Town Council, prior to sending to Stratford District Council (SDC) and Warwickshire County Council (WCC), highlighting the importance of addressing archaeological issues as they arise. The purpose of the letter is to raise awareness with the relevant authorities so that, where appropriate, opportunities to broaden archaeological knowledge can be identified and pursued.
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## 82. **Chair's Verbal Report**

Councillor Alcock informed the meeting that she was still pursuing a meeting with John Careford, Head of Development at the District Council with regard to timescales for applications. A further update would be provided on this matter.

## 83. **Neighbourhood Plan**

Councillors were happy with the proposal put forward from Avon Planning Services. Work on the NDP would incur costs to consider proposals going forward.

It was Proposed, Seconded and unanimously

Recommended	To take to full Town Council that a Working Group, led by the Planning Consultative Committee (PCC), be established to progress the Neighbourhood Development Plan (NDP). Furthermore, it was recommended to engage Avon Planning Services on a time and materials basis, subject to a capped value to be agreed by the Working Group, with a
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subsequent recommendation to be submitted to the Finance Committee for approval.

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

There were none.

**85. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford-on Avon District Council Planning meeting on the 22 October 2025 at 6:00pm.**

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

**86. To appoint substitutes for the next Chair's Actions meeting on 29 October 2025, if required.**

No substitutes are required for this meeting.

**87. Date of next meeting**

Tuesday 4 November 2025, at 6:30pm

Signed:

**Chair of Planning Committee**