

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

14 October 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

25/02167/FUL

Stratford-upon-Avon Rugby Football Club Ltd

- 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	25/01247/FUL GUILDHALL & BRIDGETOWN	Bull, 9 - 11 Bull Street, Stratford-upon-Avon, CV37 6DT	Installation of upgraded kitchen extraction equipment	No representation
2	25/02177/FUL GUILDHALL & BRIDGETOWN	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	24/03200/FUL SHOTTERY	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	25/02124/FUL GUILDHALL & BRIDGETOWN	Swans Nest Hotel, Swans Nest Lane,	Works to facilitate approval 23/01954/FUL, namely, relocation	No representation

		Stratford-upon-Avon, CV37 7LT	of 3 condenser units & kitchen vent, omission of 2 bathroom windows.	
5	25/02125/LBC GUILDHALL & BRIDGETOWN	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	25/02167/FUL TIDDINGTON	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 former clubhouse space and adjacent allotments for 23 no. dwellings as enabling development.	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.
7	25/02116/LBC WELCOMBE	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	25/02208/VARY CLOPTON	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	25/02065/FUL WELCOMBE	20 Payton Street, Stratford-upon-Avon, CV37 6UA	Proposed single storey rear extensions	No representation
10	25/00003/LDE TIDDINGTON	230 Loxley Road, Stratford-upon-Avon, CV37 7DU	Domestic. My semi detached private dwelling house. Single-storey extension, conversion of integral garage into	No representation

			house (removal of 2 load bearing walls).	
11	25/02245/FUL HATHAWAY	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	25/02320/TEL28 GUILDHALL & BRIDGETOWN	25 Evesham Place, Stratford- upon-Avon, CV37 6HT	Install 8m Light wooden pole	For information only
13	25/02148/FUL GUILDHALL & BRIDGETOWN	Unit 22A, Bell Court, Stratford- upon-Avon, CV37 6EX	Installation of external flue to the rear of the unit	No representation
14	25/02132/FUL ORCHARD HILL	Land Opposite 6A, Tiddington Road, Stratford-upon- Avon	Proposed extension to existing dropped kerb to provide access to amenity land	No representation
15	25/02309/ADV ORCHARD HILL	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	25/02223/TPO WELCOMBE	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 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	25/02222/TPO SHOTTERY	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	25/01390/TPO ORCHARD HILL	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	25/02382/TREE WELCOMBE	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	25/02266/TREE TIDDINGTON	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	25/02324/TREE SHOTTERY	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 out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
7	25/02357/TREE GUILDHALL & BRIDGETOWN	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	25/02254/TREE GUILDHALL & BRIDGETOWN	Brett House, 8 Broad Walk, Stratford-upon-Avon, CV37 6HS	- 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 - T2 cypress - Reduce the neighbouring tree to match the height and trim back the garden face as much as possible - T3 wild cherry - Crown reduce by 1m, height after pruning 3m. Remove lowest garden side limbs back to the suitable growth point	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.	25/01290/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

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	25/01841/TREE Kissing Tree House, Kissing Tree Way, Alveston, Stratford-upon-Avon, CV37 7QT	The Town Council objects to the continued felling of trees on this site. There is a history of trees being felled on this site over recent years. This latest application includes the felling of a further 11 trees without proper reasoning or justification. The continued felling of trees on this important site has, and is, having a dramatic effect on the character and appearance of the conservation area. The Town Council would ask that these trees be preserved through the serving of a TPO for their	Consent with conditions

		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 remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	Consent with conditions
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	Consent for Arboricultural Work

		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	25/01796/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	Consent for Arboricultural Work

		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	25/01885/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 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
9	25/02055/TREE 10 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	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.	
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

5) Any Other Business

5a. Consideration of potential archaeological impacts in relation to planning applications submitted to the Town Council (requested by Councillor MacDonald)

6) Neighbourhood Plan

To consider the proposals put forward by APS Ltd.

Planning Admin Officer
08.10.2025