

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

5 May 2026

TOWN CLERK'S OPEN REPORT

- 1) Planning Application(s) deferred from Chair's Actions Meeting with Chair, Vice-Chair (or their substitutes) & Avon Planning Services- actioned under delegated authority by the Town Clerk

No applications deferred.

- 2) Chair's Actions list of planning applications with Chair, Vice-Chair (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	26/00460/FUL CLOPTON	Cherry Blossom House, 51 Grove Road, Stratford-upon-Avon, CV37 6PB	Proposed internal alterations, new open porch and first floor accommodation over existing garage.	No representation
2	26/00757/VARY WELCOMBE	2 Mayfield Avenue, Stratford-upon-Avon, CV37 6XB	Variation of condition 3 of planning permission 14/01343/FUL Original planning approval Date of Decision: 07/07/2014 to enlarge the front dormer window.	No representation
3	26/00391/LBC GUILDHALL & BRIDGETOWN	13 Chapel Street, Stratford-upon-Avon, CV37 6ET	New solar film to be installed	No reps. Subject to Conservation Officer approval.
4	26/00488/FUL TIDDINGTON	The Old Bakery, Ferry Lane, Alveston, Stratford-upon-Avon CV37 7RA	Proposed Internal Alterations, addition and replacement of flat roof roof lights, removal of timber bay and roof and replacement with new proper bay structure and roof	No representation

5	24/03174/OUT WELLESBOURNE NORTH & RURAL	Wellesbourne Campus, Wellesbourne, Warwick, CV35 9EF	Outline planning application for the University of Warwick Innovation Campus with all matters reserved, except for means of access from the A429, for a mixed use development comprising up to 280,000 sq.m (gross) of laboratory, offices and light industrial floorspace (Use Class E(g)) and a proportion of ancillary retail, food and drink, hotel, gym, maintenance accommodation and/or creche floorspace (Use Classes E(a), E(b), E(d), E(f), C1, C3 and sui generis), multi-storey car parking (sui generis), alongside public realm, landscaping, other related infrastructure and associated demolition of specified buildings.	Maintain no reps to the latest amendments
6	26/00884/FUL ORCHARD HILL	King Edward VI School Sports Field And Pavilion, Manor Road, Stratford-upon- Avon,	Relocation of cricket practice nets within existing sports field (retrospective)	No representation
7	26/00844/FUL SHOTTERY	144 Evesham Road, Stratford- upon-Avon, CV37 9BP	Extension of the existing dropped kerb to widen the vehicular access serving the dwellinghouse, subject to separate approval from the Highway Authority.	No representation
8	26/00830/FUL ORCHARD HILL	7 Tiddington Road, Stratford-upon- Avon, CV37 7AE	Erection of new gate and construction of brick wall to replace existing gate.	No representation
9	26/00409/LBC GUILDHALL & BRIDGETOWN	18 Sheep Street, Stratford-upon- Avon, CV37 6EF	Repairs to main pitched roof located at the front of the property.	WITHDRAWN
10	26/00693/FUL GUILDHALL & BRIDGETOWN	20 Masefield Road, Stratford- upon-Avon, CV37 7JT	Two Storey Side Extension and Internal Alterations	No objection in principle subject to no adverse harm to No 18 Masefield Road.

11	26/00888/FUL TIDDINGTON	Arden House, Stratford-upon- Avon, CV37 7QD	Erection of a single self- build, flood-resilient family dwelling and garage within Alveston	The Town Council places a holding objection on the basis that the proposal seeks permission for a house in the active flood plain. We should not be allowing development like this in flood plains. The EA should be consulted and the Town Council look forward to reading their comments in due course. Additionally, the design is inappropriate and unsympathetic to the local vernacular and should be completely reconsidered with a more traditional design in keeping with the local area.
12	26/00262/FUL TIDDINGTON	Court Leys, Kissing Tree Way, Alveston, Stratford-upon- Avon CV37 7QT	Proposed demolition of conservatory. Erection of a side extension to provide ancillary indoor swimming pool.	No representation

TREE APPLICATIONS

1	26/00949/TREE CLOPTON	54 Albany Road, Stratford-upon- Avon, CV37 6PQ	T1-Conifer-Fell	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees
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				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	26/00957/TREE GUILDHALL BRIDGETOWN	& Le Bistro Pierre, Swans Nest Hotel, Swans Nest Lane, Stratford-upon- Avon CV37 7LT	- T1 willow tree - Crown reduction, reduce regrowth back to previously pollarded points both laterally and in height by approximately 4 metres	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for

				future generations to enjoy.
3	26/00984/TREE WELCOMBE	Bridgeway Multi Storey Car Park, Bridgeway, Stratford-upon-Avon	- T1 Leylandii cypress (tree tag 598) - Fell and grind out roots. Replant with hedge along the length of the boundary fence, which will serve as a more manageable asset. Specimen stands at 17m high, has 2 stems with an approximate diameter of 795mm	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	26/00993/TPO ORCHARD HILL	King Edward VI School Sports Field And Pavilion, Manor Road, Stratford-upon-Avon,	- T102/G rowan - Fell (and replace) - T103/H sycamore - Raise crown to clear property by 2m	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	26/00994/TREE GUILDHALL & BRIDGETOWN	Bancroft Gardens, Waterside, Stratford-upon-Avon	<ul style="list-style-type: none"> - T1 cedar of Lebanon - Reduce South East side canopy away from River Cruise Ticket Office to allow a 1-2m clearance, remove medium diameter deadwood - T2 common lime - Reduce canopy by approximately 5m, remove deadwood - T3 horse chestnut - Reduce height and weighted lateral branches by 2-3m (due to bleeding canker and high target area) - T4 common lime - Remove lower stem epicormic, remove medium diameter deadwood - T5 elm - Remove medium diameter deadwood 	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.

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3) Street Trading and Licencing Applications

3a. Street Trading Applications

No applications received.

3b. Licencing Applications

1.	26/00499/LAPREM	Pappa Johns 39 Greenhill Street Stratford upon Avon CV37 6LE	Application for a premises licence under section 17	Application Date: 22/04/2026 Last Representation Date: 20/05/2026
2.	26/00394/LAPREM	The Kingfisher 13 Ely Street Stratford upon Avon Alcester CV37 6LW	Application for a premises licence under section 17	Application Date: 17/04/2026 Last Representation Date: 15/05/2026

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	25/02656/VARY Land South Of The A46 West Of The Proposed Western Relief Road, Alcester Road, Stratford-upon-Avon,	Pleased to see that attenuation basins are replacing underground tanks.	Permission
2	25/03048/PIP Land Between Clunes And Sundial, Bordon Hill, Stratford-upon-Avon	The Town Council objects to the principle of residential development on this site. The site is not in a sustainable location being some distance from the Built up Area Boundary of the town. The site is a considerable walk/cycle away from the town amenities and via a very	Refusal

		steep hill which will discourage residents from using these modes of transport thereby making them reliant on the car for daily trips.	
3	25/02208/VARY The Willows North, Stratford-upon-Avon, CV37 9QR	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.	Permission
4	26/00534/TREE STREET RECORD, Welcombe Road, Stratford-upon-Avon	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	Consent with conditions
5	26/00240/FUL 30 Meer Street, Stratford-upon-Avon, CV37 6QB	The TC supports this proposal for renewable energy generation.	Refusal
6	25/01814/LBC Royal Shakespeare Theatre, Waterside, Stratford-upon-Avon, CV37 6BB	No reps, subject to Conservation Officer approval.	Consent granted with conditions
7	26/00602/TREE 38 Albany Road, Stratford-upon-Avon, CV37 6PQ	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	Consent with conditions

		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	26/00572/TREE Dial House, The Green, Alveston, Stratford-upon- Avon, CV37 7QU	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	26/00203/FUL 43 Cherry Orchard, Stratford-upon-Avon, CV37 9AP	No reps, since none of the neighbours have objected and on this basis, the Planning Officer has carefully considered the proposal and the Town Council would change their response to 'no reps'.	Permission with conditions
10	26/00637/PVN Aldi, Cannors Way, Stratford-upon-Avon, CV37 0BJ	The Town Council fully supports the generation of renewable energy from PV panels on flat roofs.	Prior approval not required

11	26/00573/VARY The Flat, Frazier House, Main Street, Tiddington Stratford-upon-Avon	No reps	Permission
12	26/00476/LDP Roselawn 10 Tavern Lane Shottery Stratford- upon-Avon CV37 9HE		Certificate of lawful proposed use or development
13	25/01025/LBC Shakespeare Hotel, Chapel Street, Stratford- upon-Avon, CV37 6ER	No reps	Consent granted with conditions
14	26/00526/LDP Pennyford, The Avenue, Bishopton Stratford- upon-Avon CV37 0RH		Refusal of certificate of lawful proposed use or development
15	26/00631/TREE 57 Albany Road, Stratford-upon-Avon, CV37 6PG	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
16	26/00355/FUL Recreation Ground Car Park, Swans Nest Lane, Stratford-upon-Avon	No reps	Permission with conditions
17	26/00554/ADV	No reps	Consent granted with conditions

	Murley Suzuki, Western Road, Stratford-upon-Avon, CV37 0AH		
18	26/00635/TREE 19 Broad Street, Stratford-upon-Avon, CV37 6HN	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
19	26/00651/TREE River Cottage, Tiddington Road, Stratford-upon-Avon, CV37 7AE	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

20	25/02843/FUL 44 Cherry Orchard, Stratford-upon-Avon, CV37 9AP	No reps	Permission with conditions
21	26/00289/FUL Avoncliffe House, 1 Avoncliffe, Main Street, Tiddington, Stratford- upon-Avon	No reps	Permission with conditions
22	26/00555/FUL Kissing Tree House, Kissing Tree Way, Alveston, Stratford-upon- Avon CV37 7QT	No reps	Permission with conditions

5) Any Other Business

5(a) Calendar of Meetings 2026/27

6) Neighbourhood Plan

To receive an update from the Chair following an initial meeting with Avon Planning Services regarding works required for the Neighbourhood Development Plan.

Planning Admin Officer
29.04.2026