

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

27 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

- **26/01004/FUL**
Footpath outside 13 Waterside, Stratford-upon-Avon
Installation of 1 No. BT Street Hub Unit and associated advertisement panels on either side of the unit.
- **26/01005/ADV**
Footpath outside 13 Waterside, Stratford-upon-Avon
Two digital 75 inch LCD display screen, one on each side of the Street Hub Unit.

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	26/01037/FUL WELCOMBE 5 Swallow Close, Stratford-upon- Avon, CV37 6TT	Proposed single storey rear/side extension	Holding objection. The plans have not been published online so no one can view them...
2	26/00992/FUL ORCHARD HILL 42 Saxon Close, Stratford-upon- Avon, CV37 7DX	Rear Two storey extension ad single storey front garage extension.	No representation
3	26/00995/FUL WELCOMBE Welcombe House, 32 Avenue Road, Stratford-upon- Avon, CV37 6UN	Demolition of existing conservatory and the erection of a rear/side single storey extension	No representation
4	26/00441/LBC GUILDHALL & BRIDGETOWN Halls Croft, Old Town, Stratford- upon-Avon, CV37 6BG	Temporary and permanent repair proposals for the front left hand corner of Halls Croft	An amendment / additional information has been received for

			due to vehicle impact damage sustained locally.	<p>the application shown above as follows:</p> <p>Updated plans have been received separating out the temporary and permanent repairs to clarify the works.</p> <p>This letter is for information only. A consultation response is not being sought.</p>
5	26/00440/FUL GUILDHALL & BRIDGETOWN	Halls Croft, Old Town, Stratford-upon-Avon, CV37 6BG	Temporary and permanent repair proposals for the front left hand corner of Halls Croft due to vehicle impact damage sustained locally.	<p>An amendment / additional information has been received for the application shown above as follows:</p> <p>Updated plans have been received separating out the temporary and permanent repairs to clarify the works.</p> <p>This letter is for information only. A consultation response is not being sought.</p>
6	25/03102/FUL WELCOMBE	Oakhurst, Avenue Road, Stratford-upon-Avon, CV37 6UN	Proposed single-storey rear extension; loft conversion incorporating new fenestration; extension and modification to existing porch; alterations to the existing first-floor accommodation over the garage to include an external access stair on the north-west elevation and the installation of two rooflights on the north-east roof slope; replacement of two existing double garage doors with a single garage door.	No representation

7	26/00815/FUL TIDDINGTON	The Lawn Place, Alveston Leys, Alveston, Stratford-upon- Avon CV37 7QN	Extension and internal alterations with associated landscaping	No Reps - subject to no adverse harm to neighbours.
8	26/00963/FUL WELCOMBE	Nationwide, 36A Wood Street, Stratford-upon- Avon, CV37 6JG	Pitch roof overhaul (new slates to match existing), building fabric and rainwater good repairs, Chimney repairs, demolition of outbuilding store.	No representation
9	26/01042/FUL TIDDINGTON	28 Townsend Road, Tiddington, Stratford-upon- Avon, CV37 7DE	Single Storey Rear Extension, First Floor Side Extension and Loft Conversion.	No reps. Pleased to see subservient design and the use of PV on the roof.
10	26/00762/FUL ORCHARD HILL	5 Wincott Close, Stratford-upon- Avon, CV37 7EP	Two-storey extension to rear, replacement single storey extension to rear and side, new front entrance porch and part dormer window to landing	No representation
11	26/01004/FUL GUILDHALL & BRIDGETOWN	Footpath Outside, 13 Waterside, Stratford-upon- Avon	Installation of 1 No. BT Street Hub Unit and associated advertisement panels on either side of the unit	Holding objection - this application will be considered at the next PCC meeting on Wednesday 27th May.
12	26/01005/ADV GUILDHALL & BRIDGETOWN	Footpath Outside, 13 Waterside, Stratford-upon- Avon	Two digital 75 inch LCD display screen, one on each side of the Street Hub unit.	Holding objection - this application will be considered at the next PCC meeting on Wednesday 27th May.
13	26/01017/VARY TIDDINGTON	232 Loxley Road, Stratford-upon- Avon, CV37 7DU	Variation of condition 2 of planning permission 23/01385/FUL dated 10/07/2023 to substitute approved drawings with new drawings 2010- 01(20)M-201 Rev B & 2010-01(20)M-401 Rev B to include rear and side window modifications and reduction of rear extension projection. Original description of development: Loft	No representation

			conversion, hip-to-gable, ground floor rear extension, and replacement glazing to the rear elevation	
14	26/00667/FUL GUILDHALL & BRIDGETOWN	59A Shipston Road, Stratford-upon-Avon, CV37 7LN	Proposed two storey rear extension	Holding objection. There are no proposed plans on the website for anyone to see and comment on...
15	26/01057/FUL GUILDHALL & BRIDGETOWN	34 Rushbrook Road, Stratford-upon-Avon, CV37 7JW	First floor side extension over existing garage	No Reps - Subject to no adverse harm to neighbours (noting the minor infringement on the 45-degree line)

TREE APPLICATIONS

1	26/01147/TREE GUILDHALL & BRIDGETOWN	7 Old Town, Stratford-upon-Avon, CV37 6BG	T1-Reduce lateral branches 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
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				suitable location for future generations to enjoy.
2	26/01135/TREE TIDDINGTON	The Paddocks, Alveston Leys, Alveston, Stratford-upon-Avon CV37 7QN	T1 - Sycamore - Fell T2 - 5 metre Yew Hedge - No work required.	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	26/01099/TPO AVENUE	Beaudesert, The Avenue, Bishopston, Stratford-upon-Avon CV37 0RH	T40 Lime - reduce upper crown removing the deadwood by 3m and reduce laterals by 1m to reshape the tree T41 Lime - reduce upper crown removing the deadwood by 3m and reduce laterals by 1m to reshape the tree	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

				<p>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>
4	26/01106/TREE SHOTTERY	5 Bell Lane, Shottery, Stratford-upon-Avon, CV37 9HF	T1-Holly Tree-Fell	<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 Planning Authority cannot prevent this from happening due to</p>

				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	26/01101/TREE SHOTTERY	Quince Cottage, Hathaway Lane, Stratford-upon-Avon, CV37 9BL	T1-Silver Birch-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 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	26/01067/TREE WELCOMBE	78 Maidenhead Road, Stratford-	-T1 - Large Sycamore - reduce over extended laterals by 1-2	The Town Council does not object to necessary works to

		upon-Avon, CV37 6XU	<p>meters.</p> <ul style="list-style-type: none"> -T2 - Acacia, 90% dead - fell to ground. -T3 - Lawson 80% dead fell. -T4 - Laburnum, falling over - fell. -T5 - Silver birch - fell. -G1 - Yew, Holly, Prunus - reduce back from roof - 0.5-1 meter. 	<p>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.</p>
7	26/01166/TREE WELCOMBE	4 Lock Close, Stratford-upon-Avon, CV37 6GF	T1 - Acacia - Reduce canopy by 1.5-2.5 metres as per annotated photograph	<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</p>

				<p>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>
8	26/01199/TREE GUILDHALL & BRIDGETOWN	5 Ely Street, Stratford-upon-Avon, CV37 6LW	T1 - Portuguese laurel - Reduce height by approximately 3 metres and spread by up to 3 metres to reduce the overall crown by approximately 40%	<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 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</p>

				new trees of a suitable native species in a suitable location for future generations to enjoy.
9	26/01202/TPO CLOPTON	163 Clopton Road, Stratford-upon- Avon, CV37 6TE	T1 - lime - Remove deadwood, reduce height by approximately 4 metres (30%) and where necessary prune any eccentric limbs post- reduction	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.	26/00603/LAPREM	Uncorked Rebellion 41, Woodlands Road Stratford upon Avon CV37 0DH	Application for a premises licence under section 17	Application Date: 15.05.2026 Last Representation Date: 12.06.2026
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4) Notices of Decision – for info only

If a member has any queries regarding a decision, then in the first instance they should seek the resolution by visiting the SDC planning portal and searching for that application.

<http://apps.stratford.gov.uk/eplanning>

	Site/Application No	STC Observations	SDC Decision
1	26/00732/TREE Children's Play Area, Recreation Ground, Swans Nest Lane, 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
2	26/00114/LDP Stratford Upon Avon College The Willows North Stratford-upon- Avon CV37 9QR		Certificate of lawful proposed use or development
3	25/02860/LDE 14 Ely Street, Stratford- upon-Avon, CV37 6LW		Certificate of lawful existing use Or development
4	26/00833/TREE Garden Of Remembrance, Old	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order	Consent with conditions

	Town, Stratford-upon-Avon.	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	26/00835/TREE T824 Wild Cherry Tree (tag Number 813), Adjacent The Embankment, Swans Nest Lane, 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
6	26/00144/FUL The Shakespeare Hospice Trust, Church Lane, Shottery, Stratford-upon-Avon CV37 9UL	No reps	Permission with conditions
7	26/00647/COUMA	No reps	Prior approval granted

	32 Evesham Road, Stratford-upon-Avon, CV37 9AA		
8	26/00302/FUL Grandview Dental Practice, 7 John Street, Stratford-upon-Avon, CV37 6UB	No reps	Refusal
9	26/00595/FUL 21 Lea Close, Stratford- upon-Avon, CV37 9JS	No reps	Permission with conditions
10	26/00537/LBC Grandview Dental Practice, 7 John Street, Stratford-upon-Avon, CV37 6UB		Consent refused
11	26/00530/FUL Sequels, Alveston Lane, Alveston, Stratford-upon- Avon CV37 7QF	No reps	Permission with conditions
12	26/00670/TREE Chestnut Cottage, Kissing Tree Lane, Alveston, Stratford-upon- Avon, CV37 7RB.	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	26/00371/FUL	No reps	Permission with conditions

	7 Broad Street, Stratford-upon-Avon, CV37 6HN		
14	26/00710/LDP Gospel Oak House Gospel Oak Lane Pathlow Stratford-upon-Avon CV37 0JA		Certificate of lawful proposed use or development
15	26/00728/TREE Land Immediately South Of Bridgeway Multi-surface Car Park, Bridgeway, 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
16	26/00763/TREE 10 Avonfields Close, Alveston, Stratford-upon-Avon, CV37 7RD	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.	
17	26/00817/TREE 8 Sequoia Mews, Shipston Road, Stratford-upon-Avon, CV37 7PZ	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
18	26/00085/FUL 37 Bishops Close, Stratford-upon-Avon, CV37 9ED	No reps	Permission with conditions
19	26/00501/FUL 8 Tiddington Road, Stratford-upon-Avon, CV37 7AE	No reps, subject to no adverse impact on surrounding neighbours.	Permission with conditions
20	26/00403/FUL 15 Manor Green, Stratford-upon-Avon, CV37 7ES	On balance, no reps because there appears to be no planning grounds to refuse this application.	Permission with conditions
21	26/00306/LBC 5 Ely Street, Stratford-upon-Avon, CV37 6LW	No reps, subject to Conservation Officer approval.	Consent granted with conditions
22	25/03133/FUL 5 Ely Street, Stratford-upon-Avon, CV37 6LW	The Town Council is concerned about the long LED strip light. If this was a low glowing light it would be subtle and could be acceptable.	Permission with conditions

		However, if this was a bright light then this would appear quite garish in the street scene. The colour orange is not ideal against this important listed building and the Town Council would ask that the Applicant reconsiders and keeps the white infill panels on the shop front.	
23	25/03134/ADV 5 Ely Street, Stratford-upon-Avon, CV37 6LW	The Town Council is concerned about the long LED strip light. If this was a low glowing light it would be subtle and could be acceptable. However, if this was a bright light then this would appear quite garish in the street scene. The colour orange is not ideal against this important listed building and the Town Council would ask that the Applicant reconsiders and keeps the white infill panels on the shop front.	Consent granted with conditions
24	26/00709/HHPA Gospel Oak House, Gospel Oak Lane, Pathlow, Stratford-upon-Avon CV37 0JA		Prior approval not required
25	26/00621/FUL Twelfth Night Guest House, 13 Evesham Place, Stratford-upon-Avon, CV37 6HT	No reps	Permission with conditions
26	26/00678/LDP Grey Cedars 6 Beeches Walk Tiddington Stratford-upon-Avon CV37 7AT		Certificate of lawful proposed use or development
27	26/00425/VARY Flat 1, 15 Alcester Road, Stratford-upon-Avon, CV37 6PH	No reps	Permission
28	26/00064/FUL Stable Flat, Lawnside, Kissing Tree Way, Alveston Stratford-upon-Avon	No reps	Permission with conditions

29	26/00793/TREE Stratford Sports Club Limited, Stratford Sports Club, Swans Nest Lane, Stratford-upon-Avon, CV37 7LS.	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
30	26/00984/TREE Bridgeway Multi Storey Car Park, Bridgeway, 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
31	26/00441/LBC Halls Croft, Old Town, Stratford-upon-Avon, CV37 6BG	No reps, subject to Conservation Officer approval.	Consent granted with conditions

32	26/00440/FUL Halls Croft, Old Town, Stratford-upon-Avon, CV37 6BG	Support the application subject to Conservation Officer approval.	Permission with conditions
33	26/00708/FUL 16 Heather Close, Stratford-upon-Avon, CV37 9DQ	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.

Planning Admin Officer
20.05.2026