

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

14 April 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	26/00530/FUL TIDDINGTON	Sequels, Alveston Lane, Alveston, Stratford-upon-Avon CV37 7QF	Proposed ground floor in-fill structure to enclose carport, first floor extension, and garage	No representation
2	26/00085/FUL BISHOPTON	37 Bishops Close, Stratford-upon-Avon, CV37 9ED	To demolish an existing conservatory and replace with an extension	No representation
3	26/00573/VARY TIDDINGTON	The Flat, Frazier House, Main Street, Tiddington Stratford-upon-Avon	Condition 2 - alter the ground floor and rear elevation and vary the approved drawings replace approved drawing 1095-03c with 1095-03d. Condition 3 - the application is providing details the bat or bird box to remove the condition relating to application 23/01697/FUL	No representation
4	26/00554/ADV CLOPTON	Murley Suzuki, Western Road, Stratford-upon-Avon, CV37 0AH	Advertising display: 1off totem sign, 4off fascia signs, 2off welcome signs.	No representation

5	26/00351/FUL GUILDHALL & BRIDGETOWN	12 And 13 Wood Street, Stratford-upon-Avon, CV37 6JF	Partial replacement of windows and door fenestration with roof covering.	No representation
6	26/00637/PVN AVENUE	Aldi, Cannors Way, Stratford-upon-Avon, CV37 0BJ	Prior Approval application for the installation of solar PVs at the existing ALDI foodstore	The TC fully supports the generation of renewable energy from PV panels on flat roofs
7	25/02310/FUL ORCHARD HILL	12 Wootton Close, Stratford-upon-Avon, CV37 7HA	Erection of two storey side, front and rear extensions, replacement front facing dormer and installation of exterior render	Sunlight Assessment noted. The TC would maintain its comments of "no reps subject to no adverse harm to neighbours"
8	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.	No reps, subject to Conservation Officer approval.
9	26/00555/FUL TIDDINGTON	Kissing Tree House, Kissing Tree Way, Alveston, Stratford-upon-Avon CV37 7QT	Erection of single storey outbuilding for storage of tractor	No representation
10	26/00457/FUL GUILDHALL & BRIDGETOWN	Swans Nest Hotel, Swans Nest Lane, Stratford-upon-Avon, CV37 7LT	Proposed additional car parking area for guest and visitor use only.	Its a shame this pocket of amenity land will be lost to a car park but there appears to be no planning reason to resist this. On balance therefore the TC submits no reps.
11	26/00668/FUL GUILDHALL & BRIDGETOWN	King Edward VI School, Chapel Lane, Stratford-upon-Avon, CV37 6BE	Proposed erection of 2 storey building, providing 6 new classrooms with a linked bridge connecting to the existing adjacent building	No representation
12	26/00501/FUL ORCHARD HILL	8 Tiddington Road, Stratford-upon-Avon, CV37 7AE	Demolition of the existing detached building and construction of a replacement detached apartment building and coach house with associate landscaping	No reps subject to no adverse impact on surrounding neighbours.

13	26/00407/TEL56 SHOTTERY	Seven Meadows Road, Stratford-upon-Avon	Removal of existing Phase 1 K3 monopole and Phase 3 headframe Proposed installation of 20.5m CU Phosco Phase 4.5 monopole, Proposed installation of Phase 4.9 Headframe Proposed installation of 6no. antennas, Proposed installation of 15no. RRUs, Proposed relocation of 1no. dish, Proposed installation of 1no. dish, Proposed extension to concrete base, Proposed internal upgrades to existing cabin, and Ancillary development thereto.	No representation
14	26/00425/VARY CLOPTON	Flat 1, 15 Alcester Road, Stratford-upon-Avon, CV37 6PH	Variation of condition 2 and 3 of planning permission 23/02884/FUL dated 14th March 2024 to amend the design to include a proposed garden room extension, replace flat roof over extension with mono-pitched roof, install solar panels and 2 Air Source Heat Pumps. Original description of development: Proposed conversion of existing house from 8 No. Bedsits to two residential flats with associated parking and amenity space.	No representation
15	26/00403/FUL ORCHARD HILL	15 Manor Green, Stratford-upon-Avon, CV37 7ES	Change of use of annex to holiday let	On balance, no reps because there appears to be no planning grounds to refuse this application
16	26/00064/FUL TIDDINGTON	Stable Flat, Lawnside, Kissing Tree Way, Alveston Stratford-upon-Avon	Proposed amalgamation of Lawnside and Stable Flat into one family dwelling allowing for and including the following:	No representation

			<p>New raised arched underpass to existing driveway entrance.</p> <p>Extension, conversion and refurbishment of Lawnside's adjoining garage block consisting of garaging, storage and Stable Flat. To include new roof dormers to match those of existing main house [Lawnside] and improving the condition and appearance of the property.</p> <p>Removal of the existing separate street entrance to Stable Flat.</p> <p>Enlargement and landscaping of existing driveway to allow for car turning within the property.</p> <p>Proposed new timber framed carport within the property.</p> <p>New gates to driveway.</p>	
17	24/03056/FUL SHOTTERY	Bell Inn, Shottery, Stratford-upon-Avon, CV37 9HD	Replacement kitchen extract system and associated mitigation screening (part-retrospective)	Maintain no reps.
18	26/00471/FUL GUILDHALL & BRIDGETOWN	37 College Lane, Stratford-upon-Avon, CV37 6DD	Replace existing single glazed sash windows in timber frames, with double glazed sash windows in uPVC frames. Glazing bar positions will be replicated. Replace existing timber door with composite insulated uPVC door, replicating mouldings and fixed lights over, double glazed. To improve the thermal efficiency of the property and raise the EPC rating from D to C.	The Town Council does not support the use of white UPVC windows on this prominent property in the conservation area. A more sympathetic material should be used.
19	26/00422/FUL TIDDINGTON	Dial House, The Green, Alveston, Stratford-upon-Avon CV37 7QU	Proposed demolition of pool house associated with Dial House, and erection of a new 3 storey self build dwelling,	No reps, subject to no adverse harm to neighbours amenity and highway approval.

			with associated landscaping and parking.	
20	26/00306/LBC GUILDHALL & BRIDGETOWN	5 Ely Street, Stratford-upon- Avon, CV37 6LW	Minor external works, replacement of existing signage with new installation of strip light w/ pelmet and re-painting of existing ground floor shop front features.	No reps, subject to Conservation Officer approval.
21	25/02675/FUL GUILDHALL & BRIDGETOWN	First Stratford Upon Avon Scout Group Scout Headquarters, New Broad Street, Stratford-upon- Avon, CV37 6HW	Demolition and replacement two-storey scout hut premises	The Town Council maintains its original objection for the reasons previously stated.
22	26/00718/VARY GUILDHALL & BRIDGETOWN	Avonfield, Mill Lane, Stratford- upon-Avon, CV37 6BJ	Variation of conditions 2, 6, 7, 8, 10 and 22 of 25/02879/VARY dated 29/01/2026 to allow: minor amendments to the approved design; the installation of a below-ground rainwater harvesting tank in lieu of a rainwater butt; retention of the existing vehicle access for garden maintenance purposes. Original description of development: Demolition of existing dwelling and construction of replacement self-build dwelling with associated ancillary accommodation, landscaping, closure of existing access and new access off Mill Lane.	No representation
23	26/00647/COUMA SHOTTERY	32 Evesham Road, Stratford-upon- Avon, CV37 9AA	Change of use of part of building from dry cleaners (Use Class E) to one dwelling (Use Class C3)	No representation
24	26/00362/FUL WELCOMBE	Flat 3, Payton Court, 4 Payton Street, Stratford- upon-Avon CV37 6UA	Replacement of 6 existing single glazed timber/metal windows to sides and rear with new UPVC casement windows	WITHDRAWN

25	25/02959/LBC WELCOMBE	Flat 3, Payton Court, 4 Payton Street, Stratford-upon-Avon CV37 6UA	Replacement of 6 existing single glazed timber/metal windows to sides and rear with new UPVC casement windows	WITHDRAWN
26	26/00302/FUL WELCOMBE	Grandview Dental Practice, 7 John Street, Stratford-upon-Avon, CV37 6UB	Retrospective planning application for the installation of a lean-to structure at the rear of the building	No representation
27	26/00537/LBC WELCOMBE	Grandview Dental Practice, 7 John Street, Stratford-upon-Avon, CV37 6UB	Retrospective planning application for the installation of a lean-to structure at the rear of the building	Comments due by 23.04.2026
28	26/00708/FUL BISHOPTON	16 Heather Close, Stratford-upon-Avon, CV37 9DQ	Single storey front and rear extensions, garage conversion with other internal alterations and shed to rear garden with raised level balcony over shed level with existing rear terrace.	No representation
29	26/00662/FUL TIDDINGTON	Cedar Lawns, Alveston Leys, Alveston, Stratford-upon-Avon CV37 7QN	Proposed single-storey rear extension, ground-floor balcony infill, and associated works	No representation
30	26/00185/FUL SHOTTERY	Wheelbarrow Lane House, Seymour Road, Stratford-upon-Avon, CV37 9EP	Single storey rear extension to Wheelbarrow Lane House	No representation
31	26/00734/FUL SHOTTERY	Roselawn, 10 Tavern Lane, Shottery, Stratford-upon-Avon CV37 9HE	Construction of rear side extensions to existing dwelling house combined with external insulation and white render finish to all pre-existing brick elevations and new extensions.	No representation

TREE APPLICATIONS

1	26/00572/TREE TIDDINGTON	Dial House, The Green, Alveston,	-T8 - sycamore - to be re-pollarded - This is for maintenance	The Town Council does not object to necessary works to
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		Stratford-upon-Avon CV37 7QU	of this tree. It was last cut 8 to 10 years ago according to the tree report	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	26/00602/TREE CLOPTON	38 Albany Road, Stratford-upon-Avon, CV37 6PQ	-T1 - conifer - Reduce by 2.5 metres. Trim sides to shape.	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>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>
3	26/00635/TREE GUILDHALL & BRIDGETOWN	19 Broad Street, Stratford-upon-Avon, CV37 6HN	T1 - Silver birch- Reduce by up to 2m	<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.
4	26/00728/TREE WELCOMBE	Land Immediately South Of Bridgeway Multi-surface Car Park, Bridgeway, Stratford-upon-Avon	Prunus padus tree within narrow strip of land adjacent to southern pedestrian entry/exit point for Bridgeway car park. Remove of lower limb from eastern side of tree canopy at point where it joins trunk.	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	26/00631/TREE CLOPTON	57 Albany Road, Stratford-upon-Avon, CV37 6PG	-T1 - apple - Reduce by up to 2.5 metres to improve shape. -T2 - apple - Reduce by up to 2.5 metres to improve shape. -T3 - contorted willow - Remove x1 low branch over garden side. Reduce	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

			height and spread by up to 2.5 meters.	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	26/00651/TREE ORCHARD HILL	River Cottage, Tiddington Road, Stratford-upon-Avon, CV37 7AE	-T1 - willow - around 15metres - This tree has already failed. -T2 - willow - Fell -T3 and T4 - willows – 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.
7	26/00663/TREE GUILDHALL & BRIDGETOWN	The Dirty Duck, 53 - 54 Waterside, Stratford-upon-Avon, CV37 6BA	T1-Yew- 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.

8	26/00670/TREE TIDDINGTON	Chestnut Cottage, Kissing Tree Lane, Alveston, Stratford-upon- Avon CV37 7RB	T1-Hornbeam-Fell T2-Apple-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.
9	26/00732/TREE GUILDHALL & BRIDGETOWN	Childrens Play Area, Recreation Ground, Swans Nest Lane, Stratford-upon-Avon	- T1 Salix alba - Re-pollard (see photograph) - T2 Salix fragilis - Re-pollard (see photograph) - T3 Fraxinus excelsior - Remove limbs overhanging path, to ensure access for high sided emergency and service vehicles (see photograph)	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

				<p>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>
10	26/00817/TREE GUILDHALL & BRIDGETOWN	8 Sequoia Mews, Shipston Road, Stratford-upon-Avon, CV37 7PZ	- T1 horse chestnut - Re-pollard back to previous pollard points, removing approximately 1 metre (2 years re-growth)	<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</p>

				applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
11	26/00763/TREE TIDDINGTON	10 Avonfields Close, Alveston, Stratford-upon-Avon, CV37 7RD	- T1 apple - Crown thin by approximately 30%, achieved predominantly by removing rubbing, crossing and deadwood. Remove suspected partially failed limb on southern aspect of 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 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.
12	26/00793/TREE GUILDHALL & BRIDGETOWN	Stratford Sports Club Limited, Stratford Sports Club, Swans Nest Lane, Stratford-upon-Avon CV37 7LS	Ash Tree -T1-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

				<p>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>
13	26/00819/TPO ORCHARD HILL	The Green And Public Open Space, Wordsworth Avenue, Stratford-upon-Avon	- T480 Pedunculate oak (tag number 493) - Reduce 2x no. extended limbs to upper canopy to meet with rest of canopy, reduce limbs by approximately 3-4 metres (see 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 townscape, the Town Council does not support the removal of perfectly healthy trees</p>

				but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
14	26/00833/TREE GUILDHALL & BRIDGETOWN	Holy Trinity Church, Old Town, Stratford-upon-Avon, CV37 6BG	- T1 yew - Crown raise approximately 2-3 metres above car park (as per annotated photograph)	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.
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3) Street Trading and Licencing Applications

3a. Street Trading Applications

No applications received.

3b. Licencing Applications

1.	26/00321/LAPREM	The Ivy 33-35 High Street Stratford-upon-Avon CV37 6AU	Application for a premises licence under section 17	Application Date: 16.03.2026 Last Representation Date: 13.04.2026
2.	26/00413/LAPREM	Pick Thai 5 Ely Street Stratford Upon Avon CV37 6LW	Application for a premises licence under section 17	Application Date: 02/04/2026 Last Representation Date: 30/04/2026

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	26/00047/FUL Arden House, Church Lane, Shottery, Stratford-upon-Avon CV37 9HQ	No reps	Permission with conditions
2	26/00253/TREE 14 Shakespeare Street, Stratford-upon-Avon, CV37 6RN	Object. There is no arboricultural justification for the removal of this tree. Perfectly healthy trees should not be removed without reason.	Consent with conditions
3	26/00261/TREE 106 Maidenhead Road, Stratford-upon-Avon, CV37 6XY	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	Consent with conditions

		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	26/00126/TPO Belmont, 29 Carters Lane, Tiddington, Stratford-upon-Avon, CV37 7AP	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	25/02405/FUL Wildmoor Health And Fitness Club, Alcester Road, Stratford-upon-Avon, CV37 9RJ	No reps	Permissions with conditions
6	26/00358/FUL 4 Mountbatten Close, Stratford-upon-Avon, CV37 9ET	No reps	Permission with conditions
7	26/00224/ADV 36 Wood Street, Stratford-upon-Avon, CV37 6JG	No reps	Consent granted with conditions
8	26/00356/FUL 22 Halford Road, Stratford-upon-Avon, CV37 9BD		Permission with conditions

9	25/02549/FUL 19 Bridgetown Road, Stratford-upon-Avon, CV37 7JH	No reps	Permission with conditions
10	26/00268/TPO 27 Great William Street, Stratford-upon-Avon, CV37 6RZ	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
11	25/02116/LBC The Red Lion, 1 Warwick Road, Stratford-upon-Avon, CV37 6YW	No reps.	Consent granted with conditions
12	25/02108/ADV The Red Lion, 1 Warwick Road, Stratford-upon-Avon, CV37 6YW	No reps subject to no adverse impact on neighbours amenity.	Consent granted with conditions
13	26/00400/FUL 25 Plough Drive, Stratford-upon-Avon, CV37 9GD	No reps	Permission with conditions
14	26/00334/VARY 81 Evesham Road, Stratford-upon-Avon, CV37 9BE	No reps	Permission
15	26/00349/FUL	No reps	Permission with conditions

	23 Bridgetown Road, Stratford-upon-Avon, CV37 7JH		
16	26/00267/TPO Durham Lodge, The Avenue, Bishopton, Stratford-upon-Avon, CV37 0RH	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
17	26/00191/FUL 5 The Courtyard, Timothys Bridge Road, Stratford Enterprise Park, Stratford-upon-Avon CV37 9NP	No reps	Permission with conditions
18	25/02321/FUL Meadow Cottage, Alveston Lane, Alveston, Stratford- upon-Avon CV37 7QF	The Town Council withdraws its holding objection, noting that the EA has raised no objections. However, the Town Council would submit "No Reps" subject to the Tree Officer raising no objections.	Permission with conditions
19	26/00260/LDP 83 Loxley Road Stratford-upon-Avon CV37 7DR		Certificate of lawful proposed use or development
20	25/02578/FUL 143 Loxley Road, Stratford-upon-Avon, CV37 7DS	Whilst the Town Council notes that the proposed extension is not fully subservient, given that the extension is set back from the main gable on the existing house, on balance, it is not essential that the ridge is also lowered, on this occasion.	Permission with conditions

21	26/00217/TREE 24 Cottage Lane, Shottery, Stratford-upon-Avon, CV37 9HH	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
22	26/00231/FUL Green Leys, Beech Close, Stratford-upon-Avon, CV37 7EB	No reps	Permission with conditions
23	26/00432/TREE 100 Maidenhead Road, Stratford-upon-Avon, CV37 6XY	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
24	26/00325/FUL	No reps	Permission with conditions

	87 Banbury Road, Stratford-upon-Avon, CV37 7HW		
25	26/00275/FUL 1A Bridgetown Road, Stratford-upon-Avon, CV37 7JH	No reps	Permission with conditions
26	25/02944/VARY 40 Eton Road, Stratford-upon-Avon, CV37 7ER	No reps subject to no additional harm to neighbours amenity, especially the Air Source Heat Pump.	Notice of decision
27	26/00458/TREE 3 Shottery Green, Shottery, Stratford- upon-Avon, CV37 9FY	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
28	26/00259/VARY 58 Loxley Road, Stratford-upon-Avon, CV37 7DR	No reps	Permission
29	26/00233/FUL 28 Saxon Close, Stratford-upon-Avon, CV37 7DX	No reps	Refusal
30	26/00033/FUL 33 Orchard Way, Stratford-upon-Avon, CV37 9QE	No reps, subject to no adverse harm to neighbours	Permission with conditions

31	26/00384/LDP Tylers Croft 188 Loxley Road Stratford-upon-Avon CV37 7DU		Certificate of lawful proposed use or development
32	26/00352/FUL Tylers Croft, 188 Loxley Road, Stratford-upon-Avon, CV37 7DU	No reps	Permission with conditions
33	26/00177/ADV William Hill, 30 - 31 Wood Street, Stratford-upon-Avon, CV37 6JG	No reps	Consent granted with conditions
34	25/01461/FUL 15 Holtom Street, Stratford-upon-Avon, CV37 6DQ	No objections in principle and pleased to see a subservient design. However, the proximity of the proposed two-storey side extension to the neighbour to the north must be carefully considered to ensure that there is no adverse impact on the amenity of the occupiers of that property.	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
08.04.2026