**STRATFORD-UPON-AVON TOWN COUNCIL**

PLANNING, ENVIRONMENT & TRANSPORT COMMITTEE

20 October 2026

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

Meeting commenced: 6:30pm Meeting ended: 7:13pm

# MINUTES

Present: Councillor Alcock in the Chair

Councillors:

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| Duck | MacDonald |
| Harding | McNaught Barrow |
| Lee | |

**Minutes Clerk**: Lisa Campion
**Planning Advisor(s):** Not present
**Press:** None present
**Public:** One member present
**Registered speaker:** None present

43. **Apologies for Absence**

Apologies were received from Councillor Fojtik and accepted for the reason given.

44. **Declarations of interest on items on the agenda**

None were received.

45. **To receive written requests for dispensation for disclosable pecuniary interests.**

None were received.

46. **To grant any requests for dispensation as appropriate**

None were received.

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

None received.

48. **Public Participation of non-agenda items on matters under which the Council has control or is a consultative body**

One member of the public was present but did not wish to address the Committee.

49. **To approve the draft open minutes of the Planning Consultative Committee meeting held on 29 September 2026**

The minutes of the meeting held on 29 September 2026 were approved as a correct record.

50. **Terms of Reference**

The Committee reviewed the amendments to the Terms of Reference.

The following points were discussed:

- Clarification regarding substitutes only being required where attendance is necessary to achieve a quorum.
- Amendments relating to attendance at Stratford District Council Planning Committee meetings.
- Provision for the Planning Advisor to speak on behalf of the Town Council where appropriate.
- Minor grammatical amendments.

It was therefore

RECOMMENDED: That the amended Terms of Reference be submitted to Council for consideration and approval.

51. **List of planning applications deferred from the Chair's Actions meeting on 14 October 2026 with any additional items deferred from the Additional Chair's Actions meeting on 19 October 2026**

No applications were deferred.

52. **To note action of the Town Clerk after consultation with the Chair (or their substitutes) and Avon Planning Services on 14 October 2026**

The actions were noted. The Chair's Action meeting on 14 October 2026 was attended by Councillor Alcock and Councillor McNaught Barrow. The Additional Chair's Action meeting on 19 October 2026 was attended by Councillor Alcock and Councillor McNaught Barrow. The following applications were discussed and the respective observations recorded:

**Chair's Actions meeting 14 October 2026**

| | Application No | Address | Proposed Development | Observations |
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| 1 | **24/03200/FUL SHOTTERY** | Stratford Bike Hire, The Greenway | Change of use of land for the proposed cycle storage, hire and | Maintain support for this application. |

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| | | Picnic Area, Seven Meadows Road, Stratford-upon-Avon | maintenance facility. | |
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| 2 | **26/02318/FUL CLOPTON** | 15 Evesham Place, Stratford-upon-Avon, CV37 6HT | Remove conservatory construct single storey rear extension | No representation. |
| | | | | |
| 3 | **26/02370/FUL GUILDHALL & BRIDGETOWN** | 35 - 36 Rother Street, Stratford-upon-Avon, CV37 6LP | Full planning application for the temporary change of use of a residential flat into offices for a further three years. | No representation. |
| | | | | |
| 4 | **26/02385/FUL GUILDHALL & BRIDGETOWN** | Halls Croft, Old Town, Stratford-upon-Avon, CV37 6BG | Removal of an existing door and installation of frame and panels. | No reps. Subject to conservation officer approval. |
| | | | | |
| 5 | **26/02386/LBC GUILDHALL & BRIDGETOWN** | Halls Croft, Old Town, Stratford-upon-Avon, CV37 6BG | Removal of an existing door and installation of frame and panels. | No reps. Subject to conservation officer approval. |
| | | | | |
| 6 | **26/00004/FUL TIDDINGTON** | 52 Tiddington Road, Stratford-upon-Avon, CV37 7BA | Single storey rear extension, internal alterations, detached garage building and new access | **WITHDRAWN** |
| | | | | |
| 7 | **26/01739/FUL ORCHARD HILL** | 8 Scott Close, Stratford-upon-Avon, CV37 7LB | No exterior building works proposed just change of use from residential (C3) to residential institution home (C2) | The Town Council submits a holding objection until such time as the concerns raised by the EHO have been addressed. |
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| 8 | **26/01960/FUL SHOTTERY** | 19 Halford Road, Stratford-upon-Avon, CV37 9BD | Proposed first floor part side extension and single storey extension to rear | No representation. |
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| 9 | **26/02443/DEM11 WELCOMBE** | Windsor Street Car Park, Windsor Street, Stratford-upon-Avon, CV37 6NL | Demolition of multi-storey car park | No representation. |
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| 10 | **26/02444/DEM11 WELCOMBE** | The Gateway, Arden Street, Stratford-upon-Avon, CV37 6NW | Demolition of former office building, known as the Gateway | No representation. |
| | | | | |
| 11 | **26/02348/FUL GUILDHALL & BRIDGETOWN** | The Encore, 1 Bridge Street, Stratford-upon-Avon, CV37 6AB | Internal and external refurbishment works, including alterations to bar and servery areas; refurbishment of selected floor finishes, new fixed seating and joinery; repair and redecoration of existing doors, screens and windows; new internal lighting; reinstatement of retained upper window; new external doors; and timber planters with glass screens. | No reps. Subject to conservation officer approval. |
| | | | | |
| 12 | **26/02349/LBC GUILDHALL & BRIDGETOWN** | The Encore, 1 Bridge Street, Stratford-upon-Avon, CV37 6AB | Internal and external refurbishment works, including alterations to bar and servery areas; refurbishment of selected floor finishes, new fixed seating and joinery; repair and redecoration of existing doors, screens and windows; new internal lighting; reinstatement of retained upper window; new external doors; and timber planters with glass screens. | No reps. Subject to conservation officer approval. |
| | | | | |
| 13 | **26/02182/FUL TIDDINGTON** | Avon View, 32 Tiddington Road, Stratford-upon-Avon, CV37 7BA | Proposed replacement timber close boarded fence and installation of sliding motorised gate | No representation. |
| | | | | |
| 14 | **25/02149/FUL KINWARTON** | Dunroaming Stables, Gospel Oak Lane, Pathlow, Stratford- | Siting of three additional static mobiles, four touring caravans and | This application has been received and you are being **notified as an adjoining** |

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| | | upon-Avon CV37 0JA | five day rooms within an existing Gypsy and Traveller site, demolition of existing dayroom and widening of existing vehicle access (part retrospective). | **Parish Council.** Please be aware that as an adjoining Parish Council your comments will not trigger this application being determined at a Planning Committee but will be fully considered in coming to a decision on the application. You will not be formally notified if this application is being determined by Committee. |
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| 15 | **25/02149/FUL KINWARTON** | Dunroaming Stables, Gospel Oak Lane, Pathlow, Stratford-upon-Avon CV37 0JA | Siting of three additional static mobiles, four touring caravans and five day rooms within an existing Gypsy and Traveller site, demolition of existing dayroom and widening of existing vehicle access (part retrospective). | An amendment / additional information has been received for the application shown above as follows:<br>Additional information provided:<br>- Stage 1 RSA Dated February 2026 311024-01<br>- Road Safety Audit Response Report (Planning Applications)<br>- Location Plan 2025-PPP039v3-Location<br>- Block Plans 2025-PPP039v3-Block<br>- Day Room 2025-PPP039v3-4x3DayRoom<br>**You are being notified as an adjoining Parish Council.** |
| | | | | |
| 16 | **26/02160/ADV GUILDHALL & BRIDGETOWN** | 38 Greenhill Street, Stratford-upon-Avon, CV37 6LE | Display of a non-illuminated fascia sign comprising black-painted timber panels with individual vinyl lettering and an ampersand (&) applied to the face. The sign will be positioned within the existing shopfront fascia area. | No representation. |

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| 17 | **26/02179/FUL GUILDHALL & BRIDGETOWN** | 21A Greenhill Street, Stratford-upon-Avon, CV37 6LF | Change of use of the first floor from office accommodation (Use Class E) to form one two-bedroom residential apartment (Use Class C3), subdivision of the ground floor to form two independent commercial units (Use Class E), and associated internal and external alterations, including the provision of a separate residential access. | No representation. |

**TREE APPLICATIONS**

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| 1 | **26/02401/TREE CLOPTON** | 24 Albany Road, Stratford-upon-Avon, CV37 6PG | T1 - variegated holly (Ilex Aquifolium Cultivar) - Fell and remove to ground level. T2 - apple (Malus Domestica) - Fell and remove to ground level. T3 - Viburnum - Fell and remove to ground level. Replacement planting: It is proposed to replace the three specimens with three smaller-growing, appropriately selected trees. | 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 a suitably qualified agriculturalist and the works represent good agricultural practice. In a time of climate crisis and in order to maintain a green and ecological 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 |

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| | | | | trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy. |
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| 2 | **26/02394/TREE GUILDHALL & BRIDGETOWN** | 3 Chestnut Walk, Stratford-upon-Avon, CV37 6HG | T1- sycamore (Acer Pseudoplatanus) - Fell to ground level and remove due to its size and location within the garden and to facilitate the proposed landscaping works. T2 - holly (Ilex Aquifolium) - Fell to ground level and remove due to its size and location within the garden and to facilitate the proposed landscaping works. | 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 a suitably qualified agriculturalist and the works represent good agricultural practice. In a time of climate crisis and in order to maintain a green and ecological 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 | **26/02453/TREE GUILDHALL & BRIDGETOWN** | 2 Chestnut Walk, Stratford-upon-Avon, CV37 6HG | T1 - common beech (Fagus Sylvatica) - Crown reduce by approximately 3-4 metres in height and lateral | The Town Council does not object to necessary works to trees in the conservation area or trees that are subject |

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| | | | spread, maintaining a balanced and natural crown form, crown lift to achieve approximately 3 metres clearance above ground level, removing selected lower branches as necessary. | to a preservation order providing that the works are carried out to a high professional standard by a suitably qualified agriculturalist and the works represent good agricultural practice. In a time of climate crisis and in order to maintain a green and ecological 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. |

**Additional Chair's Action meeting 19 October 2026**

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| 1 | **26/02414/LBC GUILDHALL & BRIDGETOWN** | 21A Greenhill Street, Stratford-upon-Avon, CV37 6LF | Internal and external alterations to facilitate the refurbishment and change of use of the building, including subdivision of the ground floor to form two independent commercial units and alterations to facilitate a single residential apartment at first-floor level; formation and alteration of internal openings and partitions; installation of kitchen, bathroom and WC facilities and associated services; acoustic and fire | No reps. Subject to Conservation Officer approval. |

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| | | | upgrading works; internal secondary glazing; and associated repair and refurbishment works, with retention of historic fabric wherever practicable. | |
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| 2 | **26/02392/FUL WELCOMBE** | 14 Guild Street, Stratford-upon-Avon, CV37 6RE | Remedial refurbishment, replacement and minor demolition works to 14 Guild Street, Stratford-upon-avon. Works include demolition of single storey carport to the rear of the site; installation of fire rated barrier between ground floor and first floor across an existing staircase; refurbishment and replacement of deteriorated windows on a like-for-like basis, both sash and casement, and associated internal secondary glazing, to match existing; replacement of deteriorated guttering to match existing; creation of a new ground floor accessible WC; blocking-up of non-primary internal windows; remedial refurbishment works to all internal and external elevations. | No reps. Subject to Conservation Officer approval. |
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| 3 | **26/02393/LBC WELCOMBE** | 14 Guild Street, Stratford-upon-Avon, CV37 6RE | Remedial refurbishment, replacement and minor demolition works to 14 Guild Street, Stratford-upon-avon. Works include demolition of singlestorey carport to the rear of the site; installation of fire rated barrier between ground floor and first floor across an existing staircase; refurbishment and replacement of deteriorated windows on a like-for-like basis, both sash and casement, and associated internal secondary glazing, to match existing; replacement of deteriorated guttering to match existing; creation of a new ground floor accessible WC; blocking-up of non- | No reps. Subject to Conservation Officer approval. |

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| | | | primary internal windows; remedial refurbishment works to all internal and external elevations. | |
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| 4 | **26/02280/FUL TIDDINGTON** | 35 Oak Road, Tiddington, Stratford-upon-Avon, CV37 7BU | Two-storey side extension, a single-storey front entrance porch, removal of the existing side garden store, a detached garden room for ancillary office and storage use, solar photovoltaic panels, boundary and landscaping works, three off-street parking spaces and an electric vehicle charging point. | Whilst the extension is subservient, it is very large for this currently very open corner plot location. The mass and bulk of the extension would be very prominent and therefore conspicuous in the street scene. There does not appear to be any opportunity to turn and manoeuvre within the site so there may be a highway danger with more cars reversing into the highway on this corner location. |
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| 5 | **26/02466/TPO WELCOMBE** | 7 Old Potting Shed Lane, Stratford-upon-Avon, CV37 6UG | T1 Yew - reduce the limb overhanging the road by 2-3m. The weight of this limb is putting stress on the lower union and reducing the weight will help prevent future limb failure. | 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 a suitably qualified agriculturalist and the works represent good agricultural practice. In a time of climate crisis and in order to maintain a green and ecological 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 |

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| | | | | 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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| 6 | **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. | Maintain no reps. |
| | | | | |
| 7 | **26/02410/LBC WELCOMBE** | 1 Henley Street, Stratford-upon-Avon, CV37 6PT | Installation of a new timber non-illuminated fascia sign with recessed aluminium signage panel to the front elevation of the existing listed building. | No reps. Subject to Conservation Officer approval. |
| | | | | |
| 8 | **26/02419/ADV WELCOMBE** | 1 Henley Street, Stratford-upon-Avon, CV37 6PT | Installation of a new timber non-illuminated fascia sign with recessed aluminium signage panel to the front elevation of the existing listed building. | Subject to Conservation Officer approval. |
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| 9 | **26/02492/TREE WELCOMBE** | Riverbank Adjacent To, River Avon, Stratford-upon-Avon | T1 - willow - Works to coppice specimen | 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 a suitably qualified agriculturalist and the works represent good agricultural practice. In a time of climate crisis and in order to maintain a green and ecological 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 |

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| | | | | 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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| 10 | **26/02266/FUL TIDDINGTON** | 1 Alveston Pastures, Alveston, Stratford-upon-Avon, CV37 7RP | Widening the existing driveway and dropped kerb, and installation of new gate and fencing. Creation of additional access driveway including dropped kerb, and installation of a second new gate. | The Town Council submits a holding objection until such time as the public right of way issue has been resolved and the Highway Authority has confirmed there are no highway safety issues. Furthermore, the removal of significant areas of grass verge and hedges and replacement with tarmac and fencing will dramatically change the rural appearance of this property so the comments of the Councils landscape officer should be sought. The Town Council reserves the right to comment further once these consultee comments have been returned. |
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| 11 | **26/02440/VARY WELCOMBE** | 12 Welcombe Road, Stratford-upon-Avon, CV37 6UJ | Variation of condition 2 of planning permission 26/01606/FUL dated 25th September 2026 to remove the approved rear extension, make changes to the roof of the side extension with change to the pitch and the addition of rooflights. Original description of development: Proposed single storey side extension and rear | No representation |

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| | | | extension, pitched roofs to replace existing flat roofs, new porch / flat roof and reroofing of existing roof. | |

**TREE APPLICATIONS**

| | Application No | Address | Proposed Development | Observations |
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| 1 | **26/02499/TREE WELCOMBE** | 41 Mansell Street, Stratford-upon-Avon, CV37 6NR | 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 a suitably qualified agriculturalist and the works represent good agricultural practice. In a time of climate crisis and in order to maintain a green and ecological 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. |

53. **Street Trading and Licensing Applications**

(a) Street Trading Application

**Application Reference: 26/01318/STCON**

Members were asked to consider a new Street Trading application for a 'Special Event' with under 10 traders to be sited at the Recreation Ground in Stratford-upon-Avon at the Shakespeare Marathon event on Sunday 25 April 2027.

It was therefore

RESOLVED: That Members had considered the application and raised no objection to the application. The Planning Clerk will inform the Licensing Department of their decision.

(b) Licensing Application

**Application Reference: 26/01382/LAPREM**

Members considered the application for a premises licence under section 17 for Avon International Mini Market situated on Greenhill Street.

Discussion addressed concerns relating to potential antisocial behaviour, impact on nearby residents and consistency with other licensed premises in the town centre.

It was therefore

RESOLVED Members unanimously agreed to submit a holding objection. The Planning Clerk would inform the Licensing Department that the Town Council would support the application if alcohol sales were restricted to 10.00 pm.

54. **Notices of Decision**

The following decisions were noted:

| | Site/Application No | STC Observations | SDC Decision |
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| | | | |
| 1 | 26/01187/ADV<br>19 Bridge Street, Stratford-upon-Avon, CV37 6AB | No reps. | Consent granted with conditions |
| | | | |
| 2 | 26/01186/LBC<br>19 Bridge Street, Stratford-upon-Avon, CV37 6AB | No reps, subject to Conservation Officer approval. | Consent granted with conditions |
| | | | |
| 3 | 26/02035/TREE<br>9 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 | Consent with conditions |

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| | | 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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| 4 | 26/01954/FUL<br>20 Lock Close, Stratford-upon-Avon, CV37 6GF | No reps, subject to no adverse harm to neighbours. | Permission with conditions |
| | | | |
| 5 | 26/01604/FUL<br>59 West Street, Stratford-upon-Avon, CV37 6DR | No reps, subject to no adverse harm to neighbours. | Permission with conditions |
| | | | |
| 6 | 26/01606/FUL<br>12 Welcombe Road, Stratford-upon-Avon, CV37 6UJ | No reps. | Permission with conditions |
| | | | |
| 7 | 26/00553/FUL<br>33-35 High Street, Stratford-upon-Avon, CV37 6AU | No reps. | Permission with conditions |
| | | | |
| 8 | 26/01197/LBC<br>33-35 High Street And, 3 And 4 Wood Street, Stratford-upon-Avon, CV37 6AU | No reps, subject to Conservation Officer approval. | Consent granted with conditions |
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| 9 | 26/02109/TREE<br>Old Vicarage, Mill Lane, Alveston, Stratford-upon-Avon, CV37 7QL | 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 | Consent with conditions |

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| | | 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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| 10 | 26/02070/TREE<br>The Dirty Duck, 53 - 54 Waterside, Stratford-upon-Avon, CV37 6BA | 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 goop 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 |

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| 11 | 26/01278/FUL<br>54 Albany Road, Stratford-upon-Avon, CV37 6PQ | No reps subject to no adverse harm to neighbours. | Permission with conditions |
| | | | |
| 12 | 26/01141/FUL<br>The Hill, Warwick Road, Stratford-upon-Avon, CV37 0NP | In light of the planning history on the site, there is no objection to the principle of the proposed development. The Town Council would normally request that any extension is designed subservient to the host building. In this case there is no subservience, but on balance given the style of building and location, this is acceptable. | Permission with conditions |
| | | | |
| 13 | 26/01933/VARY<br>Grey Cedars, 6 Beeches Walk, Tiddington, Stratford-upon-Avon CV37 7AT | No reps. | Permission |
| | | | |
| 14 | 26/02044/FUL<br>168 Loxley Road, Stratford-upon-Avon, CV37 7DT | No reps. | Permission with conditions |
| | | | |
| 15 | 26/01949/PVN<br>Parish Centre, Holy Trinity Church, Old Town, Stratford-upon-Avon CV37 6BG | The Town Council supports this initiative. | Prior approval not required |
| | | | |
| 16 | 26/01930/VARY<br>Croft House, Banbury Road, Stratford-upon-Avon, CV37 7NF | No reps. | Permission |
| | | | |
| 17 | 26/02104/TREE<br>78 Tiddington Road, Stratford-upon-Avon, CV37 7BA | 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 | Consent with conditions |

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| | | 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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| 18 | 26/02110/TREE<br>12 Lock Close, Stratford-upon-Avon, CV37 6GF | 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 | 26/02174/TREE<br>Bancroft Gardens, Waterside, 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 | Consent with conditions |

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| | | 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. | |
| | | | |
| 20 | 26/02143/TREE<br>Recreation Ground Car Park, The Old Tramway, Stratford-upon-Avon, CV37 7QW | 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 goop 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 |

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| 21 | 26/02142/TREE<br>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 |
| | | | |
| 22 | 26/02152/LDP<br>31 New Broad Street Stratford-upon-Avon CV37 6HW | | Certificate of lawful proposed use or development |

55. **Street Naming and Numbering Consultation**

**Development: Rear of York House, 17 Rother Street, Stratford-upon-Avon CV37 6NB**
**Proposed new street name: York Gardens**

Members had been asked to consider the naming of York Gardens. The name had been chosen to reflect is history as part of the rear of York House on Rother Street.

It was therefore

RESOLVED That Members unanimously raised no objection to the name York Gardens.

56. **2027/28 Budget Process**

The Chair received an update on the forthcoming budget-setting process. It was noted that budget discussions would include:

- Planning Advisor costs
- Planning training
- Neighbourhood Development Plan review and subsequent work

Members also discussed the potential use of Community Infrastructure Levy (CIL) funding and requested further guidance on eligible expenditure.

It was therefore

RESOLVED That the Chair and Deputy Chair represent the committee in budget discussion with the RFO and that further information be provided regarding potential use of CIL funding for projects. The Chair will speak to the RFO to find out more information.

**Any Other Business**

57. **Taxi Licensing Policy consultation**

Members discussed the draft Stratford District Council Taxi Licensing Policy consultation.

It was therefore

RESOLVED That members would continue to review the document and this would be an Agenda item for the next meeting. Information on the number of licensed taxis operating in Stratford-upon-Avon would be requested and the relevant portfolio holder would be invited to attend the next meeting to discuss the consultation with the Committee.

**ENVIRONMENT**

58. **Neighbourhood Plan**

The Chair provided a verbal update. Members were advised of:

- A forthcoming online parish and town council briefing regarding changes to national planning policy.

- The ongoing review and updating of the Neighbourhood Development Plan.

- Engagement with the Strategic Partnership and transport stakeholders as part of the Neighbourhood Plan process.

- The Planning Clerk had shared the link for the online meeting on Thursday evening at 6pm and will find out if the meeting will be recorded for sharing with those Councillors unable to attend. The Chair also informed the meeting that training is available through WALC and the Planning Clerk will find out more information on this.

59. **Chair's Verbal Report**

The Chair's comments regarding planning policy changes, the Neighbourhood Development Plan review and taxi licensing consultation were noted.

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

No requests had been received.

61. **To register, when necessary, a representative from the Planning, Environment & Transport Committee to attend the Stratford-on Avon District Council Planning meetings on the 4 / 18 November at 6:00pm.**

It was noted that no planning applications currently required representation at forthcoming Stratford District Council Planning Committee meetings.

62. **To appoint substitutes for the next Chair's Actions meeting on 4 November 2026, if required.**

No substitutes are required for this meeting.

63. **Date of next meeting**

Tuesday 10 November 2026 at 6:30pm

Signed:

**Chair**