



STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING, ENVIRONMENT & TRANSPORT COMMITTEE

29 September 2026

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

Meeting commenced: 6:30pm Meeting ended: 7:23pm

MINUTES

Present

Councillors:

Alcock (Chair)	MacDonald
Duck	McNaught Barrow
Fojtik	

Minutes Clerk: Lisa Champion

Planning Advisor(s): Not present

Press: None present

Public: None present

Registered speaker: None present

22. Appointment of Chair and Deputy Chair for the municipal year

Apologies were given by the Clerk, this was an error on the Agenda.

23. Apologies for Absence

Apologies were received from Councillors Albon, Harding and Lee and accepted for the reasons given.

24. Declarations of interest on items on the agenda

None were received.

25. To receive written requests for dispensation for disclosable pecuniary interests.

None were received.

26. To grant any requests for dispensation as appropriate

None were received.

27. Consultation Presentation on Pre-Planning Applications

None received.

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

No members of the public were present.

29. To approve the draft open minutes of the Planning Consultative Committee meeting held on 27 May 2026

The minutes of the meeting held on 27 May 2026 were approved as a correct record.

30. Terms of Reference

The Committee reviewed the Terms of Reference.

The following points were discussed:

- Members generally agreed that the Terms of Reference remained appropriate.
- The Chair highlighted the provision allowing the Chair, Deputy Chair or an appropriate Committee member to represent the Town Council at District Council Planning Committee meetings where required.
- Members discussed whether the Town Council should be automatically registered to speak at District Council Planning Committee meetings when an application previously objected to by the Town Council is being considered.
- It was suggested that wording relating to substitutes be amended to clarify that substitutes are required only where necessary.
- Members discussed the broad remit of the Committee and the frequent cancellation of meetings due to a lack of agenda items.
- It was agreed that members should be encouraged to submit items relevant to the Committee's remit for future agendas.
- Members discussed receiving regular updates from Town Council representatives serving on external bodies, including the Town Transport Group.

It was therefore

RECOMMENDED: That the Terms of Reference be revised to reflect the comments in the above preamble.

Note – The Clerk will explore arrangements for receiving updates from relevant outside bodies for future committee meeting.

31. **List of planning applications deferred from the Chair's Actions meeting on 23 September 2026 with any additional items deferred from the Additional Chair's Actions meeting on 28 September 2026**

No applications were deferred.

32. **To note action of the Town Clerk after consultation with the Chair (or their substitutes) and Avon Planning Services on 23 September 2026**

The actions were noted. The Chair's Action meeting on 23 September 2026 was attended by Councillor Alcock and Councillor McNaught Barrow. The Additional Chair's Action meeting on 28 September 2026 was attended by Councillor Alcock and Councillor McNaught Barrow. The following applications were discussed and the respective observations recorded:

Chair's Actions meeting 23 September 2026

Application No		Address	Proposed Development	Observations
1	24/03272/FUL GUILDHALL & BRIDGETOWN	3 Trinity Place, Bull Street, Stratford-upon-Avon, CV37 6DU	Erection of single storey and part two storey rear extension to form kitchen and garden room, single storey side extension for WC and boiler, and replacing attic rooflights with new dormer at rear.	No representation
2	24/03235/FUL HATHAWAY	49 Drayton Avenue, Stratford-upon-Avon, CV37 9PE	Erection of single storey side and rear extension.	No representation
3	24/03255/FUL GUILDHALL & BRIDGETOWN	8 Masefield Road, Stratford-upon-Avon, CV37 7JT	Proposed single storey extension to line garage up with porch, plus single storey rear extension.	No representation
4	24/02746/FUL HATHAWAY	11 Redlands Crescent, Stratford-upon-Avon, CV37 9HS	Installation of heat pump at rear of property	WITHDRAWN
5	24/03264/FUL HATHAWAY	5 Redlands Crescent, Stratford-upon-Avon, CV37 9HS	Two storey rear and single storey side and front extensions	No representation

6	25/00050/FUL BISHOPTON	22 Lea Close, Stratford-upon- Avon, CV37 9JS	Demolition of existing garage and garden room Erection of single storey rear extension and two storey side extension Render existing property to match proposed extension	The Town Council submits a holding objection on the grounds that the proposed two storey side extension is not subservient to the main house. The design needs to be amended to ensure that there is a set down at ridge and a first floor set back on the front elevation.
7	25/00057/TEL28 TIDDINGTON	57 Tiddington Road, Stratford- upon-Avon, CV37 7AF	Under The Electronic Communications Code (Conditions and restrictions) (Amendment) Regulations 2017, I hereby give you notice under Regulation 5 informing you of our intention to install 1x12m medium pole (replacement) on Outside 57 Tiddington Road, Stratford-Upon-Avon, Warwickshire,CV37 7AF.	In accordance with Part 16 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, the above Notification has been received on 10 January 2025. If you wish to make any comments regarding the above notification of works, please address you correspondence to the Applicant by 6 February 2025. THIS NOTIFICATION IS FOR INFORMATION ONLY
8	24/03075/FUL HATHAWAY	Cookes House, 11 Timothys Bridge Road, Stratford Enterprise Park, Stratford-upon- Avon CV37 9NQ	Planning permission for change of use from use class E to a mixed use scheme incorporating: Class B8 - Storage, including the stationing of 24 external storage containers Class E - Offices and indoor fitness Sui generis - Stationing of one converted shipping	No representation.

			container for hot food takeaway	
9	24/03262/COUMA WELCOMBE	34 Wood Street, Stratford-upon-Avon, CV37 6JG	Change of Use of Class E Commercial/Business Use into three C3 units.	No reps subject to the proposal complying with the Nationally Described Minimum Space Standards.
10	25/00067/PVN SHOTTERY	Shottery Memorial Hall, Hathaway Lane, Stratford-upon-Avon	Installation of 51 solar PVs to be installed on the south-facing pitched roof of Shottery Memorial Hall.	Comments due by 06.02.2025 Application subsequently withdrawn.
11	25/00073/FUL GUILDHALL & BRIDGETOWN	148 Bridgetown Road, Stratford-upon-Avon, CV37 7JA	Proposed single storey rear & side extension plus first floor extension over garage	On balance, no reps. The site is located in a small cul-de-sac so is not particularly prominent in a street scene and the front extension will create a feature to an existing bland elevation. The extension is also lower than the ridge of the main house so appears like a subservient extension to it.
12	25/00068/ADV AVENUE	Paul Rigby Hyundai, Avenue Farm, Stratford-upon-Avon, CV37 0HR	Sign 1: Hyundai fascia with logo and dealer name. Sign 2: Hyundai fascia with logo. Sign 3: Hyundai fascia. Sign 4, Hyundai fascia. Sign 5: Hyundai entrance gate. Sign 6: 6m Hyundai pylon. Sign 7: 2m Hyundai welcome sign. Sign 8: 3x 8m flagpoles with 4m flags.	No representation
13	24/03207/LBP WELCOMBE	24 Payton Street, Stratford-upon-Avon, CV37 6UA	Rebuilding of the boundary wall destroyed in recent high winds and the remaining standing sections of wall adjacent to the house and the garage in accordance with	WITHDRAWN

			details submitted on 17.12.2024	
14	24/03174/OUT WELLESBOURNE NORTH & RURAL	Wellesbourne Campus, Wellesbourne, Warwick, CV35 9EF	Outline planning application for the University of Warwick Innovation Campus with all matters reserved, except for means of access from the A429, for a mixed use development comprising up to 280,000 sq.m (gross) of laboratory, offices and light industrial floorspace (Use Class E(g)) and a proportion of ancillary retail, food and drink, hotel, gym, maintenance accommodation and / or creche floorspace (Use Classes E(a), E(b), E(d), E(f), C1, C3 and sui generis), multi-storey car parking (sui generis), alongside public realm, landscaping, other related infrastructure and associated demolition of specified buildings.	No representation
15	25/00067/PVN SHOTTERY	Shottery Memorial Hall, Hathaway Lane, Stratford-upon-Avon	Installation of 51 solar PVs to be installed on the south-facing pitched roof of Shottery Memorial Hall	WITHDRAWN
16	25/00098/FUL SHOTTERY	41 Orchard Way, Stratford-upon-Avon, CV37 9QE	Proposed two storey side and rear extension and single storey part rear extension	No representation
17	24/03169/FUL TIDDINGTON	Marendy, Ferry Lane, Alveston, Stratford-upon-Avon CV37 7QZ	Demolition of front garage, rear flat roof extension and conservatory. Erection of two story front extension, single story rear extension and associated landscaping.	No objections in principle subject to no adverse harm to Bay Tree Cottage by way of overbearing effects or loss of light/privacy.

18	25/00111/FUL TIDDINGTON	Rivers Edge, 4 Avoncliffe, Main Street, Tiddington Stratford-upon- Avon	Removal of existing conservatory and roof terrace, two storey side and rear extension	No representation
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TREE APPLICATIONS

1	25/00029/DDT	6 Evesham Place, Stratford-upon- Avon, CV37 6HT	-T1 Laburnum - Fell. (Tree has failed at rootplate. Replacement planting required).	FOR INFORMATION ONLY Notification has been received in relation to dead/dangerous tree/s at the above address. As the tree/s are dead/dangerous there is no requirement to go through the Conservation Area Notification for tree works (6 week process)/TPO application process. A Forestry and Landscape Officer has either visited the site or examined a report with photographic evidence and confirms that the works are necessary.
2	25/00039/TREE GUILDHALL & BRIDGETOWN	Avonbank Paddocks, Southern Lane, Stratford-upon- Avon	-T1-T5 sycamore - Reduce height by approximately 4.5 metres, pruning back to old points. Shorten back north facing lateral by 2 metres and prune away from south side of building by 3 metres. -T6 lime - Prune back south side of canopy by 1.5 metres, to prune away from building. -T7 Prunus - Prune back west side of canopy by 3 metres, to prune off overhang, back to boundary.	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	24/03252/TREE WELCOMBE	The Lodge, Stratford Court, Avenue Road, Stratford-upon-Avon CV37 6UF	-T1 - blue cypress – 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.
4	24/03246/TREE WELCOMBE	24 Payton Street, Stratford-upon-Avon, CV37 6UA	T1 Maple, T2, Holly, T3,T4,T5 Prunus and 3 Shrubs - pushed over wall. Fell all to ground to allow for re building of wall.	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	24/03266/TREE TIDDINGTON	Church View, Church Lane, Alveston, Stratford-upon- Avon CV37 7QJ	G1 - beech hedge - Reduce height from approx. 2.4metres to 1.8metres	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
6	25/00089/TREE GUILDHALL & BRIDGETOWN	125 Shipston Road, Stratford- upon-Avon, CV37 7LW	T1 - Lime - Crown Reduction. Mature approximately 150 year old Lime standing front of house close to pavement	The Town Council does not object to necessary works to trees in the Conservation Area or

			and main road A46, 10 metres tall. Branch crown reduction needed to reduce obstruction to pedestrians on pavement.	trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
7	25/00108/TREE WELCOMBE	42 Maidenhead Road, Stratford-upon-Avon, CV37 6XT	T1 - Sycamore - Crown Reduction. Reduce by a third removing 3 to 4 metres.	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good

				arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
8	25/00112/TREE SHOTTERY	8 Tavern Lane, Shottery, Stratford-upon-Avon, CV37 9HE	T1 - Norway Maple - Crown Reduction. Overall crown reduction up to a maximum of 2 metres height and 1 metre lateral spread over the whole canopy. Also required is the removal of selected branches (see attachments) to reduce overhang over boundary fence and neighbours garden and garage.	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees

				but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
9	25/00129/TREE TIDDINGTON	Alveston Park Management Co Ltd, Adjacent To Westbridge House, 19 Church Lane, Alveston CV37 7QJ	T1 - Cedrus Deodara. Tree on verge. Crown lift property side and roadside to provide 6 metre clearance. Crown thinning up to 30 percent maximum. Crown reduction to balance 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 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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Additional Chair's Action meeting 28 September 2026

Application No		Address	Proposed Development	Observations
1	24/02903/FUL GUILDHALL & BRIDGETOWN	George Pragnell Limited, 5 - 7 Wood Street, Stratford-upon-Avon, CV37 6JA	Formation of an external glass link between no's 05 and 06 Wood Street at first floor	WITHDRAWN
2	24/02904/LBC GUILDHALL & BRIDGETOWN	George Pragnell Limited, 5 - 7 Wood Street, Stratford-upon-Avon, CV37 6JA	Formation of an external glass link between no's 05 and 06 Wood Street at first floor	WITHDRAWN
3	24/02883/FUL SHOTTERY	Burnside Hotel, Church Lane, Shottery, Stratford-upon-Avon CV37 9HQ	Kitchen extension and store room extension (part retrospective)	No reps. Subject to Conservation Officer approval.
4	25/00163/FUL WELCOMBE	24 Payton Street, Stratford-upon-Avon, CV37 6UA	Rebuilding collapsed boundary wall	No representation
5	25/00164/LBC WELCOMBE	24 Payton Street, Stratford-upon-Avon, CV37 6UA	Rebuilding collapsed boundary wall	No representation
6	24/01552/FUL CLOPTON	Lock Up Garages, Hodgson Road, Stratford-upon-Avon	Demolition of former block of lock up garages, and erection of 3 dwellings together with associated works	No reps to additional BNG Assessment.

TREE APPLICATIONS

1	25/00139/TREE GUILDHALL & BRIDGETOWN	Avonfield, Mill Lane, Stratford-upon-Avon, CV37 6BJ	-T001 cypress: lift crown to 3.5 metres above ground level on northern side. -T002 cypress: lift crown to 3.5 metres above ground level on northern side. -T006 blue cedar: fell. -T007 birch: fell. -T008 Norway maple: fell. -T014 Judas tree: fell. -T015 cherry: fell. -T018 Judas tree: fell. -T020 Lawson cypress: fell. -T021 Lawson cypress: fell. -T027 Magnolia: fell -G004 cypress: fell. -G005 cypress x21no.: fell. -G016 cherry, whitebeam, pine x2no.: lift crown to 2.5 metres above ground level. -G019 hawthorn, apple, cypress, elder, holly: fell. -G022 cypress x4no.: fell. -H13 western red cedar and laurel: localised pruning to facilitate soft landscape 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 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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33. Street Trading and Licensing Applications

No street trading applications were received.
No Licensing Applications were received.

34. Notices of Decision

The following decisions were noted:

	Site/Application No	STC Observations	SDC Decision
1	24/02818/FUL 8 Tiddington Road, Stratford-upon-Avon, CV37 7AE	No reps, subject to no adverse harm to neighbours and existing trees	Refusal
2	24/03016/TPO Swan Business Park, Avenue Farm, 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 for Arboricultural Work
3	24/03076/TREE 8 Wellesbourne Grove, Stratford-upon-Avon, CV37 6PD	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard	Consent with conditions

		by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	
4	24/02608/FUL 187 Loxley Road, Stratford-upon-Avon, CV37 7DU,	The Town Council withdraws its holding objection and submits a comment no reps. The Town Council is grateful the applicant has made these changes which result in an approved design.	Permission with conditions
5	24/02771/FUL Stratford-on-Avon Racecourse Co Ltd, Stratford-on-Avon Racecourse, Luddington Road, Stratford-upon-Avon CV37 9SE	No reps	Permission with conditions
6	24/02889/LDP Fieldings Alveston Lane Alveston Stratford-upon-Avon CV37 7QD		Certificate of lawful proposed use or development
7	24/02881/FUL 38 Eton Road, Stratford-upon-Avon, CV37 7ER	The Town Council is grateful for the amended design which now shows a	Permission with conditions

		subservient design. The Town Council therefore removes its holding objection.	
8	24/02901/FUL 6 Partridge Road, Stratford-upon-Avon, CV37 9FQ	No reps.	Permission with conditions
9	24/02928/FUL New Look, Unit K, Maybird Retail Park, Birmingham Road Stratford-upon-Avon	Subject to no risk to fire / safety evacuation.	Permission with conditions
10	24/02945/COUMA The Old Granary, Windsor Court, Greenhill Street, Stratford-upon-Avon CV37 6GG	This proposal appears to comply with Policy TC7 of the Neighbourhood Plan so the Town Council is supportive of the proposal.	Prior approval granted
11	24/02267/FUL 72 Loxley Road, Stratford-upon-Avon, CV37 7DR	No reps to amendments	Permission with conditions
12	24/02963/LDP 12 Holtom Street Stratford-upon-Avon CV37 6DQ		Certificate of lawful proposed use or development
13	24/02807/FUL The Croft Guest House, 49 Shipston Road, Stratford-upon-Avon, CV37 7LN	No reps	Permission with conditions
14	24/01823/FUL Avonfield, Mill Lane, Stratford-upon-Avon, CV37 6BJ	No reps to amended plans	Permission with conditions
15	24/02445/VARY 22 Henley Street, Stratford-upon-Avon, CV37 6QW	No reps	Permission
16	24/02572/LDE Morrisons, Alcester Road, Stratford-upon-Avon, CV37 9DA	The Town Council has no objections in principle with the 24 hours use of the existing filling station. However, there is a new care home opposite the site	Certificate of lawful existing use Or development

		and the amenity of the future occupiers of this building must be considered in respect the additional activity and noise from comings and goings and car doors and engines particularly during the night and early hours of the morning.	
17	24/03120/TREE Lucys Mill, Mill 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
18	24/02047/LBC 7 Shakespeare Street, Stratford-upon-Avon, CV37 6RN	No reps, subject to Conservation Officers approval	Consent granted with conditions

19	24/02046/FUL 7 Shakespeare Street, Stratford-upon-Avon, CV37 6RN	No reps	Permission with conditions
20	24/02804/FUL New Look, Unit K, Maybird Retail Park, Birmingham Road Stratford-upon-Avon	No reps	Permission with conditions
21	24/02809/ADV New Look, Unit K, Maybird Retail Park, Birmingham Road Stratford-upon-Avon	No reps	Consent granted with conditions
22	24/03139/TREE Ptarmigan, Tavern Lane, Shotton, Stratford-upon-Avon, CV37 9HE	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

23	24/02834/VARY Halls Croft, Old Town, Stratford-upon-Avon, CV37 6BG	No reps, subject to Conservation Officer	Permission
24	24/02947/VLBC Halls Croft, Old Town, Stratford-upon-Avon, CV37 6BG	No reps, subject to Conservation Officer	Consent granted with conditions
25	24/03034/FUL 6 Percy Street, Stratford-upon-Avon, CV37 6SL	No reps	Permission with conditions
26	24/03126/FUL 42 Aintree Road, Stratford-upon-Avon, CV37 9FU	No reps	Permission with conditions
27	24/03209/LDP 5 Burbage Avenue Stratford-upon-Avon CV37 0DU		Certificate of lawful proposed use or development
28	24/02487/TPO 174 Clopton Road, Stratford-upon-Avon, CV37 6TF	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	Consent for arboricultural work

		planting new trees of a suitable native species in a suitable location for future generations to enjoy.	
29	24/01916/FUL King Edward VI School Sports Field And Pavilion, Manor Road, Stratford-upon-Avon	No reps	Permission with conditions
30	24/03176/TREE The Shakespeare Hospice Trust, Church Lane, Shotton, Stratford-upon-Avon, CV37 9UL	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	24/02313/FUL Twelfth Night Guest House, 13 Evesham Place, Stratford-upon-Avon, CV37 6HT	No reps.	Refusal

32	24/02768/FUL 208 Birmingham Road, Stratford-upon-Avon, CV37 0AX	No reps.	Permission with conditions
33	24/02571/FUL 23 The Willows, Stratford-upon-Avon, CV37 9QJ	No reps, pleased to see subservient design.	Permission with conditions
34	24/02775/LBC Royal Shakespeare Theatre, Waterside, Stratford-upon-Avon, CV37 6BB	No reps.	Consent granted with conditions

The Chair reported attendance at a Stratford-on-Avon District Council Planning Committee meeting relating to the following applications:

- The Scout Hut, previously objected to by the Town Council, which was approved by Stratford-on-Avon District Council.
- The application for 65 homes on the Alcester Road, also previously objected to by the Town Council, which was approved by Stratford-on-Avon District Council.

Any Other Business

35. No further planning matters were raised.

ENVIRONMENT

36. Neighbourhood Plan

The Chair advised that work with Avon Planning Services on the Neighbourhood Plan had commenced but that recent legislative changes affecting the planning system would need to be considered as the work progresses.

37. Update on the National Planning Policy Framework

The Chair provided a verbal update on forthcoming changes to planning legislation and the National Planning Policy Framework.

Key Points Noted

- New arrangements are expected to take effect from 31 October 2026.
- The changes are intended to streamline planning decisions and increase the use of delegated officer decisions.

- Town Council objections will no longer automatically trigger consideration by a District Council Planning Committee for certain categories of development.
- The future role of town and parish councils within the revised process remains subject to clarification.
- Larger applications are expected to continue to be consulted upon, although the precise arrangements are still being developed.
- Tree applications are expected to continue under the current consultation arrangements.
- Members were encouraged to attend the Town and Parish Forum on 22 October 2026, where further information would be provided.

Discussion

Members expressed concern regarding:

- Reduced public scrutiny of planning decisions.
- The potential loss of democratic accountability and transparency.
- The importance of ensuring future development remains appropriate to Stratford-upon-Avon's character.

The Chair highlighted that the Neighbourhood Plan would become increasingly important as a mechanism for influencing future development, infrastructure provision, open spaces and transport considerations.

38. Chair's Verbal Report

The Chair reported on:

- The implications of the planning reforms.
- Ongoing liaison with Stratford-on-Avon District Council.
- The continuing importance of the Neighbourhood Plan review

The Chair also advised members of a consultation on Stratford-on-Avon District Council's draft Hackney Carriage and Private Hire Licensing Policy and requested members submit comments to assist in preparing the Town Council's response. The Clerk had sent out the information to Councillors via email, a paper copy of the draft Policy could be requested if required. This matter would be an Agenda item for the next meeting.

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

None were received but a discussion followed relating to wider planning policy matters, including:

- The treatment of archaeological considerations in planning applications.
- The protection of mature trees within the town.
- The possibility of strengthening policies relating to archaeology and tree protection through the Neighbourhood Plan review.

The Chair agreed to ensure these matters were considered as part of the Neighbourhood Plan review process and to seek information on approaches taken by other historic towns.

40. **To register, when necessary, a representative from the Planning, Environment & Transport Committee to attend the Stratford-on Avon District Council Planning meeting on the 9 / 23 October at 6:00pm.**

It was agreed that the Chair would be registered to attend Stratford-on-Avon District Council Planning Committee meetings scheduled for 9 and/or 23 October 2026, with alternative arrangements to be made if necessary.

41. **To appoint substitutes for the next Chair's Actions meeting on 14 October 2026, if required.**

No substitutes are required for this meeting.

42. **Date of next meeting**

Tuesday 20 October 2026 at 6:30pm

Signed:

Chair