

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

28 July 2026

TOWN CLERK'S OPEN REPORT

PLANNING

- 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	26/01141/FUL WELCOMBE	The Hill, Warwick Road, Stratford-upon-Avon, CV37 0NP	Conversion and extensions from flat to 3 no. dwellings and associated garages	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.
2	26/01348/FUL GUILDHALL & BRIDGETOWN	8 Yeomanry Mews, Stratford-upon-Avon, CV37 6FJ	Proposed two storey side extension, part over existing garage	No representation
3	26/01272/FUL GUILDHALL & BRIDGETOWN	Stratford Sports Club Limited,	Redevelopment of existing open air tennis court to 3 covered	The Town Council is aware of the local concerns and the

		Stratford Sports Club, Swans Nest Lane, Stratford-upon-Avon CV37 7LS	padel courts	previous application which was withdrawn. The current application with a fabric roof is accompanied by a Noise Assessment which is welcomed. The Town Council submits no reps, subject to the Environmental Health Officer raising no objections.
4	26/01261/VARY HATHAWAY	Land South Of Alcester Road (A46) And East Of Drayton Manor Drive Stratford-upon-Avon	Variation of Condition number 5 of application 25/02656/VARY to amend the floorspace composition within the approved development parameters. (Proposed attachment of a hillside related planning condition to the permission.) Original description of development of 25/02656/VARY: Variation of conditions 2 (approved plans), 7 (FRA), as well as a variation of conditions 10 (archaeology), 12 (phasing strategy), 16 (CEMP), 21 (tree protection), 27 (site access roundabout) to reflect agreed discharge of conditions relating to planning approval reference: 19/01402/OUT (Date of Decision:12/12/2019). Original description of development: Hybrid planning application comprising: Outline planning application with all matters reserved except for access for a mixed use business park comprising offices (B1a), research and development (B1b), light industry (B1c), general industrial (B2), storage and distribution (B8), car showrooms (sui generis)	No representation

			and bulky goods store (A1), cafe/amenity facilities (A1/A3), internal roads, car parking, service yards, pedestrian and cycle infrastructure and associated development; and full planning permission for new roundabout access from A46 and spine road, engineering operations comprising ground re-profiling, structural landscaping and associated development (resubmission of application 17/03629/OUT).	
5	26/00370/FUL GUILDHALL & BRIDGETOWN	Units 1,2,3,5,6,13,14,16, 17,18,21,22 And 25, Bell Court, Stratford-upon-Avon	Change of use from the former Classes A1, A3 and A4 uses to a flexible Class E use (and dual Class E use and sui generis (public house, wine bar or drinking establishment) for Units 13 and 14 only).	An amendment / additional information has been received for the application shown above as follows: The description of the development has been updated to clarify the proposals to read: "Change of use from the former Classes A1, A3 and A4 uses to a flexible Class E use (and dual Class E use and sui generis (public house, wine bar or drinking establishment) for Units 13 and 14 only)" This letter is for information only. A consultation response is not being sought.
6	26/00915/FUL WELCOMBE	100 St Marys Road, Stratford-upon-Avon, CV37 6TL	Two storey rear extension, two storey front extension, and single storey side and front wraparound extension (replacing existing flat roofed structure with pitched roof), with white render	No representation

			finish to front and rear elevations.	
7	26/01622/FUL SHOTTERY	Roselawn, 10 Tavern Lane, Shotton, Stratford-upon-Avon CV37 9HE	Construction of rear and side extensions to existing dwelling house combined with external insulation and white render finish to all pre-existing brick elevations and new extensions.	No reps, subject to no adverse harm to neighbours.
8	26/01479/ADV CLOPTON	Land To The West Of Western Road, Stratford-upon-Avon, CV37 0AH	2 x ground mounted totem sign. 2 x wall mounted fascia sign (2.9 x 0.8m). 1 x wall mounted fascia sign (3.815 x 0.6m). 1 x ground mounted directional sign. 1 x wall mounted fascia sign (0.3 x 0.45m)	No representation
9	26/00818/FUL ORCHARD HILL	148 Banbury Road, Stratford-upon-Avon, CV37 7HU	Erection of two-storey front, side and rear extensions, incorporating associated internal alterations and modifications to the external appearance of the dwelling, including the application of render and cladding finishes.	No representation
10	26/01580/ADV WELCOMBE	Barclays Bank Plc, Market Cross, Stratford-upon-Avon, CV37 6AP	Non illuminated ATM header signs (replacement)	No representation
11	26/01326/LBC WELCOMBE	Barclays Bank Plc, Market Cross, Stratford-upon-Avon, CV37 6AP	Replacement of 2 existing ATM's and installation of 2 non illuminated signage panels	No representation
12	26/01699/PVN WELCOMBE	Crowne Plaza, Bridgefoot, Stratford-upon-Avon, CV37 6YR	The solar PV system will be installed on the rooftops at the above mentioned site. The installation will be installed via a flat roof mounting kit on the rooftops. Please refer to	The Town Council fully supports the use of flat roofs for PV panels.

			the attached rooftop designs.	
13	26/00901/FUL ORCHARD HILL	152 Loxley Road, Stratford-upon-Avon, CV37 7DT	Proposed Part Two Storey Rear Extension plus Part Single Storey Rear Extension.	No representation
14	26/01161/FUL GUILDHALL & BRIDGETOWN	12 Byron Road, Stratford-upon-Avon, CV37 7JP	First Floor Extension to the side of existing dwelling with ground floor extension to front of garage. First floor window to existing bedroom brought forward.	No representation
15	26/01515/FUL CLOPTON	62 Albany Road, Stratford-upon-Avon, CV37 6PQ	Proposed replacement detached garage, new lean-to roof between dwelling and existing boundary wall, increase in height of walling with new railings to side and front with gated access, PV panels to roof and air source heat pump to side elevation.	No representation
16	26/01441/LBC GUILDHALL & BRIDGETOWN	Guild Chapel Of The Holy Cross, Church Street, Stratford-upon-Avon	Replace existing noticeboard sign with new noticeboard sign	No representation
17	26/01261/VARY HATHAWAY	Land South Of Alcester Road (A46) And East Of Drayton Manor Drive, Stratford-upon-Avon	Variation of Condition number 5 of application 25/02656/VARY to amend the floorspace composition within the approved development parameters. (Proposed attachment of a hillside related planning condition to the permission.) Original description of development of 25/02656/VARY: Variation of conditions 2 (approved plans), 7 (FRA), as well as a variation of conditions 10 (archaeology), 12 (phasing strategy), 16 (CEMP), 21 (tree	No representation

			protection), 27 (site access roundabout) to reflect agreed discharge of conditions relating to planning approval reference: 19/01402/OUT (Date of Decision:12/12/2019). Original description of development: Hybrid planning application comprising: Outline planning application with all matters reserved except for access for a mixed use business park comprising offices (B1a), research and development (B1b), light industry (B1c), general industrial (B2), storage and distribution (B8), car showrooms (sui generis) and bulky goods store (A1), cafe/amenity facilities (A1/A3), internal roads, car parking, service yards, pedestrian and cycle infrastructure and associated development; and full planning permission for new roundabout access from A46 and spine road, engineering operations comprising ground re-profiling, structural landscaping and associated development (resubmission of application 17/03629/OUT).	
18	25/00641/FUL TIDDINGTON	The Lench House, 51 Tiddington Road, Stratford-upon-Avon, CV37 7AF	Construction of new self-build dwelling and associated works.	An amendment / additional information has been received for the application shown above as follows: updates have been made to the following documents resulting in the following updated revision:

				Proposed Landscape Plan- 599_AR_340_007_C Construction Environment Management Plan R3 Design and Access Statement 599_4.01_5717_MK_R 4 This letter is for information only. A consultation response is not being sought.
19	26/01666/VARY WELCOMBE	1 Larch Close, Stratford-upon-Avon, CV37 6XJ	Variation of conditions no. 2 of planning permission reference 25/00478/FUL dated 22 May 2025 to allow revised plans including the omission of one ground-floor rooflight and the substitution of metal cladding with brickwork. Original description of the development: Proposed front and rear two-storey extensions with associated works.	No representation

TREE APPLICATIONS

1	26/01681/TREE TIDDINGTON	1 Farnborough Cottages, Ferry Lane, Alveston, Stratford-upon-Avon CV37 7QZ	- T1 yew - Reduce height of tree by approximately 1.37 metres (4.5 foot)	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
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				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	26/01661/TREE GUILDHALL & BRIDGETOWN	King Edward VI School, Chapel Lane, Stratford-upon-Avon, CV37 6BE	- T1 ash - Fell to ground level (to allow refurbishment and building works, tree is encroaching on building and boundary lines)	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

No applications received.

4) Notices of Decision – for info only

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

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

	Site/Application No	STC Observations	SDC Decision
1	25/02037/FUL Tesco, Supermarket, Birmingham Road, Stratford-upon-Avon CV37 0UA	No reps	Permission with conditions
2	26/01057/FUL 34 Rushbrook Road, Stratford-upon-Avon, CV37 7JW	No reps, subject to no adverse harm to neighbours (noting the minor infringement on the 45-degree line)	Permission with conditions
3	26/01099/TPO Beaudesert, 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	Consent for arboricultural work

		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	26/01356/TREE Between 5-17 Church Lane, Alveston, Stratford-upon-Avon, CV37 7QJ	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	Consent with conditions
5	26/01280/TREE 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	Consent with conditions

		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	26/01217/COUQ Agricultural Building, Croft Farm, Banbury Road, Stratford-upon-Avon	The Town Council has no objections in principle subject to all accommodation complying with the Nationally Described Space Standards and all habitable rooms having acceptable levels of natural light and ventilation.	Prior approval granted
7	26/00662/FUL Cedar Lawns, Alveston Leys, Alveston, Stratford-upon-Avon CV37 7QN	No reps	Permission with conditions
8	26/01202/TPO 163 Clopton Road, Stratford-upon-Avon, CV37 6TE	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
9	26/01338/TREE Butterfly Farm, Swans Nest Lane, Stratford-upon-Avon, CV37 7LS	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to	Consent with conditions

		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.	
10	26/01374/TREE Timber Top, Tavern Lane, Shottery, 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
11	26/01017/VARY 232 Loxley Road, Stratford-upon-Avon, CV37 7DU	No reps	Permission

12	26/01281/TPO The Lodge, Stratford Court, Avenue Road, Stratford-upon- Avon, CV37 6UF	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
13	26/01004/FUL Footpath Outside, 13 Waterside, Stratford-upon- Avon	The Town Council objects to the application on the basis that it would be out of character within this open and sensitive area. It is very large modern structure at nearly 3m tall and 1.2 m wide and would adversely disrupt the views towards the canal basin and RSC. The need for this is questioned because mobile phone reception is already very good within the town. The advertisements would not be static and in close proximity to the road and junction with Bridge Street, this could be a distraction to drivers and pedestrians crossing the road and therefore a highway safety risk. The market is held in this location so there would be a conflict with this important facility.	Refusal
14	26/00830/FUL 7 Tiddington Road, Stratford-upon-Avon, CV37 7AE	Maintain no reps	Permission with conditions

15	26/01405/TREE Land Adjacent To 15 College Mews And, Land Rear Of 10 College Street, Stratford-upon-Avon, CV37 6BN	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 qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	Consent with conditions
16	26/01005/ADV Footpath Outside, 13 Waterside, Stratford-upon-Avon	The Town Council objects to the application on the basis that it would be out of character within this open and sensitive area. It is very large modern structure at nearly 3m tall and 1.2 m wide and would adversely disrupt the views towards the canal basin and RSC. The need for this is questioned because mobile phone reception is already very good within the town. The advertisements would not be static and in close proximity to the road and junction with Bridge Street, this could be a distraction to drivers and pedestrians crossing the road and therefore a highway safety risk. The market is held in this location so there would be a conflict with this important facility.	Consent refused
17	26/01243/FUL	No reps	Permission with conditions

	7 Toll Gate Close, Stratford-upon-Avon, CV37 9JY		
18	26/01100/LBC 18 High Street, Stratford-upon-Avon, CV37 6AU	No reps	Consent granted with conditions
19	26/01046/FUL Salamander Guest House, 40 Grove Road, Stratford-upon-Avon, CV37 6PB	No reps	Permission with conditions
20	26/00878/FUL 67 St Peters Way, Stratford-upon-Avon, CV37 0RX	No reps	Permission with conditions
21	25/02391/FUL 49 Rother Street, Stratford-upon-Avon, CV37 6LT	No reps	Permission with conditions
22	25/02392/LBC 49 Rother Street, Stratford-upon-Avon, CV37 6LT	No reps, subject to Conservation Officer approval.	Consent granted with conditions
23	26/01245/FUL 3 Chestnut Walk, Stratford-upon-Avon, CV37 6HG	No reps	Permission with conditions
24	26/01499/TREE Flat A, 3 Rowley Crescent, Stratford-upon-Avon, CV37 6UT	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	Consent with conditions

		new trees of a suitable native species in a suitable location for future generations to enjoy.	
25	26/01498/TREE Boyden House, 6A Avenue Road, Stratford-upon-Avon, CV37 6UW	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
26	26/01501/TREE 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 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	Consent with conditions

		new trees of a suitable native species in a suitable location for future generations to enjoy.	
27	25/00641/FUL The Lench House, 51 Tiddington Road, Stratford-upon-Avon, CV37 7AF	No reps, maintain no reps.	Permission with conditions
28	26/01511/TREE Payton House, 5 Tyler Street, Stratford-upon-Avon, CV37 6TY	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
29	26/01523/TREE 62 Shottery, Stratford-upon-Avon, CV37 9HD	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	Consent with conditions

		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.	
30	26/01544/COUG 12 Wood Street, Stratford-upon-Avon, CV37 6JF	Support the application for the following reasons: The reuse of unused upper floors in the town centre is fully supported by the Town Council in accordance with Policy TC7 of the Neighbourhood Plan	Prior approval granted
31	26/00370/FUL Units 1,2,3,5,6,13,14,16,17,18,21,22 And 25, Bell Court, Stratford-upon-Avon	No reps	Permission with conditions
32	26/00668/FUL King Edward VI School, Chapel Lane, Stratford-upon-Avon, CV37 6BE	No reps	Permission with conditions
33	26/00718/VARY Avonfield, Mill Lane, Stratford-upon-Avon, CV37 6BJ	No reps	Permission

5) Any Other Business

5(a)

ENVIRONMENT

6) Neighbourhood Plan

To receive a verbal update from the Chair.

Planning Admin Officer
22.07.2026