

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

18 August 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	26/01488/FUL HATHAWAY	46 Hathaway Green Lane, Stratford-upon-Avon, CV37 9HX	Proposed lean to porch roof, rear single storey extension and side first floor extension to form additional living accommodation.	No reps, subject to no adverse harm to neighbours. Pleased to see subservient design
2	26/01475/FUL CLOPTON	73 Albany Road, Stratford-upon-Avon, CV37 6PQ	Proposed single storey rear extension to replace existing modern uPVC conservatory extension. Formation of bin store within existing covered alleyway between adjacent property	No representation
3	26/01154/FUL HATHAWAY	Woodlands, Bordon Hill, Stratford-upon-Avon, CV37 9RX	Proposed rear and side extension, extension to rear decking area and associated steps, provision of raised decking on side of property, reduction in size and reforming of existing garage and provision of	No representation

			timber cladding on property and garage.	
4	26/01689/OUT HATHAWAY	Stratford Car Centre, Bordon Hill Garage, Bordon Hill, Stratford-upon-Avon CV37 9RX	Outline planning permission for the erection of 6 self and custom build houses including the conversion of existing garage to a bungalow, associated open space, parking and works with all matters (save for access and layout) to be reserved for future approval.	The Town Council is aware of the history on this site 10 years ago and the dismissed appeal and history on neighbouring sites on the top of Bordon Hill. The Town Council objected to the previous application on highway safety grounds and still has serious concerns about traffic turning right into this development in an overtaking lane. The Highway Authority has not commented on this application as yet and the Town Council would be interested to hear their views. The site is in an unsustainable location at the top of a steep hill meaning that residents will not walk or cycle into town. Whilst the layout is indicative, it is cramped, poorly laid out and very urban in appearance which demonstrates that 6 dwellings and a retained dwelling on the site would not be in keeping with the rural character and appearance of the area.
5	26/01676/FUL WELCOMBE	Stratford Leisure Centre, Bridgeway, Stratford-upon-Avon, CV37 6YX	The provision of three flood lit Padel Tennis courts on an existing outside court.	No representation
6	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	Maintain no reps.

			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.	
7	26/01689/OUT HATHAWAY	Stratford Car Centre, Bordon Hill Garage, Bordon Hill, Stratford-upon-Avon CV37 9RX	Outline planning permission for the erection of 6 self and custom build houses including the conversion of existing garage to a bungalow, associated open space, parking and works with all matters reserved for future approval.	An amendment / additional information has been received for the application shown above as follows: Amendment to the description of development to reflect change to all matters reserved. This letter is for information only. A consultation response is not being sought.
8	26/01592/LBC WELCOMBE	57 Shakespeare Street, Stratford-upon-Avon, CV37 6RN	Replacement of windows and doors to rear and side elevations and alteration of window to door opening to rear elevation	The Town Council supports this application for being beneficial for the home owner and the environment on the grounds of energy efficiency. The Town Council has no objection to the rear and side windows being replaced with double glazing providing externally the new windows are visually similar to the existing.

9	26/01330/VARY WELCOMBE	13 St Gregorys Road, Stratford-upon-Avon, CV37 6UH	Variation of conditions no. 2 of planning permission reference 25/00841/FUL dated 27 May 2025 to allow revised plans including an increased footprint to the side extension, the addition of a lean-to roof above the garage, amendments to the fenestration. Original description of the development: Proposed single storey rear extension, first floor side extension. Renewal of previous permission, 22/00911/FUL.	No reps. Subject to no adverse harm to neighbours.
10	24/02011/VARY TIDDINGTON	Land At Spitfire 'Consilio' Estate And , Taylor Wimpey 'Tudor Gate' Estate, Loxley Road, Stratford-upon-Avon CV37 7DU	Application for variation of Condition 1 (approved plans) of reserved matters approval 18/02639/REM relating to alterations made to the play area; hedgerow along Loxley Road; a new path created to the northern Public Open Spaces; bollards to the western boundary of the Public Open Space.	Maintain no reps
11	26/01879/AGNOT TIDDINGTON	Willow Farm, Alveston, Stratford-upon-Avon, CV37 7RL	Standard steel portal frame building. Open sided with no proposed cladding. Fibre cement sheet roofing.	No representation
12	26/01319/FUL GUILDHALL & BRIDGETOWN	131 Shipston Road, Stratford-upon-Avon, CV37 7LW	2 no. single storey side extensions, alterations to front elevation, including new lean to roof canopy over garage, and increase in height of single storey roof to existing side elevation. Alterations and extension to driveway to provide turning area and additional parking	No representation

13	26/01463/ADV GUILDHALL & BRIDGETOWN	Guild Chapel Of The Holy Cross, Church Street, Stratford-upon- Avon,	Replace existing noticeboard sign with new noticeboard sign	No representation
14	26/01836/FUL BISHOPTON	6 Broadmeadow Lane, Stratford- upon-Avon, CV37 9FD	Proposed single storey side extension	No objection to the principle of the proposal. However, would like to see some fenestration on the front elevation as it appears very bland at present.

TREE APPLICATIONS

1	26/01884/TREE WELCOMBE	Shakespeares Birthplace, Henley Street, Stratford- upon-Avon, CV37 6QW	T1 - Oak - Remove dead wood for health and safety reasons. T2 - Lime - Re pollard back to old growth points as part of 4 year management cycle.	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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2	26/01887/TREE GUILDHALL & BRIDGETOWN	Halls Croft, Old Town, Stratford-upon-Avon, CV37 6BG	G1 - 7x Lime trees - remove new growth back to pollard points to manage canopys on a 4 year cycle. T1 - Magnolia Grandiflora - 20% crown reduction and crown raise to 7ft. Crown is pushing out to towards road and needs to be reduced and shaped to manage. T2 - Holm Oak - crown reduction back to original reduction points, approx 1.5m reduction to keep crown compact and reduce loading on lower lateral limbs over car park.	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
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3) Street Trading and Licencing Applications

3a. Street Trading Applications

No applications received.

3b. Licencing Applications

1.	26/01121/LAPREM	The Embankment Riverbank, Swans Nest Lane, Stratford-upon-Avon CV37 7LS	Application for a premises licence under section 17. Application received for - opening hours 24hrs Sale of alcohol on and off premises -everyday	Application Date: 04.08.2026 Last Representation Date: 01.09.2026
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			1000 to 0230 Provision late night entertainment 2300 to 0230 Live music - 1000 to 0230hrs Performance of dance 1000 to 0230hrs Recorded music 1000 to 0230hrs	
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4) Notices of Decision – for info only

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

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

	Site/Application No	STC Observations	SDC Decision
1	26/01522/TREE The White House, Kissing Tree Way, Alveston, Stratford-upon-Avon, CV37 7QT	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	Consent with conditions
2	26/01524/TREE 22 Welcombe Road, Stratford-upon-Avon, CV37 6UJ	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	Consent with conditions

		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	25/01762/FUL Willow Farm, Alveston, Stratford-upon-Avon, CV37 7RL	The TC objected previously on the grounds of the location of the new house being inappropriate. Should the Council find that there is a need and justification for the new house, then a better location, closer to the existing farm house should be found in order to reduce the visual and landscape impact.	Permission with conditions
4	26/01581/TREE 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	Consent with conditions

		species in a suitable location for future generations to enjoy.	
5	26/01552/TREE Montgomery, Cottage Lane, Shottery, Stratford-upon-Avon, CV37 9HH	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	Consent with conditions
6	26/01250/FUL 10 Wootton Close, Stratford-upon-Avon, CV37 7HA	No reps	Permission with conditions
7	26/00762/FUL 5 Wincott Close, Stratford-upon-Avon, CV37 7EP	No reps	Permission with conditions
8	26/01346/FUL 37 To 76, Park Court, Stratford-upon-Avon, CV37 0AU	No reps	Permission with conditions
9	26/01344/FUL Blacks, 18 High Street, Stratford-upon-Avon, CV37 6AU	No reps	Permission with conditions
10	26/01282/FUL 5 Alveston Pastures, Alveston, Stratford-upon-Avon, CV37 7RP	Support the application for the following planning reasons: The Town Council is pleased to see	Permission with conditions

		this renewable energy project for the property.	
11	26/01345/LBC Blacks, 18 High Street, Stratford-upon-Avon, CV37 6AU	No reps, subject to Conservation Officer approval.	Consent granted with conditions
12	26/00909/FUL 51 West Street, Stratford-upon-Avon, CV37 6DR	No reps	Permission with conditions
13	26/01160/FUL 27 South Green Drive, Stratford-upon-Avon, CV37 9HR	No reps, subject to no adverse harm to neighbour.	Permission with conditions
14	26/01203/FUL 75 Townsend Road, Tiddington, Stratford-upon-Avon, CV37 7DF	No reps	Permission with conditions
15	26/01213/FUL The Grange, 64 Tiddington Road, Stratford-upon-Avon, CV37 7BA	No reps	Permission with conditions
16	25/02495/FUL Land Rear Of 12A 12B 12C And 12D Greenhill Street Accessed From, Mansell Street, Stratford-upon-Avon	Amendments noted, maintain no reps subject to no adverse harm to neighbours.	Permission with conditions
17	26/01479/ADV Land To The West Of Western Road, Stratford-upon-Avon, CV37 0AH	No reps	Consent granted with conditions

5) Any Other Business

5(a)

ENVIRONMENT

6) Neighbourhood Plan

To receive a verbal update from the Chair.

Planning Admin Officer
12.08.2026