

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

8 September 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	26/00553/FUL GUILDHALL & BRIDGETOWN	33-35 High Street, Stratford-upon- Avon, CV37 6AU	Partial demolition and external alterations to facilitate the sub-division into four units (Use Class E) with associated shopfront alterations and external seating area for RU.1 An amendment / additional information has been received for the application shown above as follows: Notice has been served on another land owner as such the certificate within the application form has been updated. Revised existing and proposed elevations have been provided. Comments due by 11.09.2026
2	26/01935/FUL TIDDINGTON	River Reach, Ferry Lane, Alveston, Stratford-upon- Avon CV37 7QX	Proposed self-build dwelling on existing foundations of demolished dwelling and alteration to existing ancillary Boat House annexe No representation

3	26/02055/ADV GUILDHALL & BRIDGETOWN	Bell Court And 33-35 High Street, Stratford-upon-Avon, CV37 6AU	Proposed advertisements consisting of fascia signs, a projecting sign, window vinyls, a menu sign, and advertisements on awnings for 33-35 High St. Re-siting of Bell Court sign	No representation
4	25/00280/FUL TIDDINGTON	Ferry Inn, Ferry Lane, Alveston, Stratford-upon-Avon CV37 7QX	Installation of replacement kitchen extraction and associated mitigation screening	An amendment / additional information has been received for the application shown above as follows: On the 20.7.26 you were notified of drawing no. 61521-03E Proposed, 320250822 RandTech report 51521, Design and access statement REVC and 420260713 Aceror P5999-Rev B being submitted to show a whole new system has been designed to meet the specifications set out in the sound reports and the odour assessment thus (retrospective) has now been removed from the description of development. This letter is for information only. A consultation response is not being sought.
5	26/01181/ADV SHOTTERY	Cottage Tea Garden, Cottage Lane, Shottery, Stratford-upon-Avon CV37 9HH	3 Directional Signs and one entrance sign	The Town Council is now supportive of these amended modest signs and submits no reps.
6	26/01930/VARY TIDDINGTON	Croft House, Banbury Road, Stratford-upon-Avon, CV37 7NF	Variation of Condition 2 (Plans), 4 (Landscaping) and 6 (Ecological Enhancements) of 24/00999/FUL granted 17th September 2024 to	No representation

			allow for alterations to site layout, elevation changes and internal layout changes. Original Description: Change of use of swimming pool to create a single dwelling (Use Class C3) and all associated works.	
7	26/01954/FUL WELCOMBE	20 Lock Close, Stratford-upon-Avon, CV37 6GF	Single storey rear extension	No reps, subject to no adverse harm to neighbours.
8	26/00879/FUL ORCHARD HILL	111 Banbury Road, Stratford-upon-Avon, CV37 7HR	Partial demolition of the dining room, kitchen, and rear bedrooms and the erection of front, side and rear extensions to the existing dwelling to provide an additional bedroom, three ensuites, a family bathroom, and enlarged kitchen and dining areas with paviors for a driveway.	The design and mass of the proposed extension may be acceptable even though this is not a subservient design. There appears to be windows in the neighbouring properties which those neighbours have raised as an issue so these will need careful consideration. On balance, the Town Council maintains no reps, subject to no adverse harm to neighbours.
9	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 finish to front and rear elevations.	WITHDRAWN

Pre-Consultation Request:

PRE-CONSULTATION REQUEST – PROPOSED UPGRADE TO EXISTING BASE STATION INSTALLATION AT: (CS 10710730) STRATFORD (TE), PREMIER INN, STRATFORD-UPON-AVON, WARWICKSHIRE, CV37 6UQ (E: 420295 & N: 255130).

Please find attached pre-application consultation information regarding the above telecommunications upgrade proposal at the above address.

Cornerstone consider it important that both you and your community are kept informed and advised of the proposed development in your area. Accordingly, with this letter we have included details of our proposal and advice on how you can comment.

As the proposal is for the upgrade of an existing installation, we intend to consult with the Local Planning Authority, Local Ward Councillors, Local MP and the Local Town Council. However, should you feel appropriate, we would be happy to engage with other local stakeholders/groups that you consider would like to know more about our proposal.

(Documents attached to email sending out Chair's Actions List 28.08.2026)

This pre-application information was noted.

TREE APPLICATIONS

1	26/02035/TREE GUILDHALL & BRIDGETOWN	9 Sequoia Mews, Shipston Road, Stratford-upon- Avon, CV37 7PZ	-T1- sequoia (Sequoiadendron) Lower canopy crown lift - Remove lowest primary/secondary whorls around full circumference up to 1.0 m above ground level. Achieve a uniform 1.0 m increase in ground clearance. -T2 - ash - (Fraxinus excelsior) South/East canopy (above shed) Crown lift and lateral clearance. Prune lower foliage and branch tips extending toward and over the adjacent shed structure. Maintain a minimum 2.0 m spatial clearance above the shed roof. Upper and outer canopy selective crown reduction / shaping. Reduce overextended limbs by up to 1.5 m back to suitable live growth points (target branch collar/ridge). Maximum cut diameters capped at 45 mm. -T3 - purple plum / cherry (prunus) - Entire Crown. Crown reduction and shaping.	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
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			Reduce overall height and spread by approximately 1.0 -1.5 m taking back to viable lateral branches. Maintain an overall canopy height of approx. 3.5 m and spread of 3.0m. -T4 - holly - (Ilex aquifolium) - Outer foliage and skirt. Light crown lift and trim. Prune back current season's extension growth by 0.3 -0.5m and lift lower branches to 1.8m clearance. Tidy, compact profile retaining natural form - clear of paths/structures.	future generations to enjoy.
2	26/02070/TREE GUILDHALL & BRIDGETOWN	The Dirty Duck, 53 - 54 Waterside, Stratford-upon-Avon, CV37 6BA	T1 Yew - Sympathetic reduction of 30% to accommodate the space its outgrowing and causing issues for the pub and the neighbouring nursery.	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	26/02104/TREE TIDDINGTON	78 Tiddington Road, Stratford-upon-Avon, CV37 7BA	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 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	26/02110/TREE WELCOMBE	12 Lock Close, Stratford-upon-Avon, CV37 6GF	T1-Small tree (rotten at base) -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.
5	26/02109/TREE TIDDINGTON	Old Vicarage, Mill Lane, Alveston, Stratford-upon-Avon CV37 7QL	T1 and T2 - lime - Reduce to previous pollard points, removing approximately 2metres. T3 - lime - Reduce to previous height, removing approximately 2metres.	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.	Application Reference no: Not applicable.	The Royal British Legion 29 Bull Street Stratford Upon Avon CV37 6DT	Vary a Club premises certificate under section 84. Application received for variation of club premise licence to supply alcohol hours. Mon to Thurs 1100 to 2300 Fri & Sat 1100 to 0000 Sun 1130 to 1900hrs	Application Date: 25/08/2026 Last Representation Date: 22/09/2026
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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	26/01681/TREE 1 Farnborough Cottages, Ferry Lane, Alveston, Stratford-upon-Avon, CV37 7QZ	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	Consent with conditions

		maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	
2	26/01661/TREE King Edward VI School, Chapel Lane, Stratford-upon-Avon, CV37 6BE	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
3	26/01699/PVN Crowne Plaza, Bridgefoot, Stratford-upon-Avon, CV37 6YR	The Town Council fully supports the use of flat roofs for PV panels.	Prior approval not required
4	26/01879/AGNOT Willow Farm, Alveston, Stratford-upon-Avon, CV37 7RL	No reps	Prior approval not required (Agricultural and forestry buildings and operations)

5	26/00901/FUL 152 Loxley Road, Stratford-upon-Avon, CV37 7DT	No reps	Permission with conditions
6	26/00667/FUL 59A Shipston Road, Stratford-upon-Avon, CV37 7LN	The Town Council still has concerns about the impact of this extension on the neighbouring property but given that they have now removed their objection, the Town Council submits no reps.	Permission with conditions
7	26/01314/FUL 22 Masefield Road, Stratford-upon-Avon, CV37 7JT	No reps	Permission with conditions
8	26/00976/FUL Hill Lodge, Warwick Road, Stratford-upon-Avon, CV37 0NP	No reps	Permission with conditions
9	26/01348/FUL 8 Yeomanry Mews, Stratford-upon-Avon, CV37 6FJ	No reps	Permission with conditions
10	26/01622/FUL Roselawn, 10 Tavern Lane, Shotton, Stratford-upon-Avon CV37 9HE	No reps, subject to no adverse harm to neighbours.	Permission with conditions
11	26/01799/TREE 7 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	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.	
12	26/01750/LBP 23 College Lane, Stratford-upon-Avon, CV37 6BS		Refusal of certificate of lawfulness of proposed works
13	26/01761/TREE Sundial House, The Rookery, Alveston, Stratford-upon-Avon, CV37 7QP	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
14	26/01173/ADV Bus Shelter, Birmingham Road, Stratford-upon-Avon	No reps	Consent granted with conditions
15	26/01666/VARY 1 Larch Close, Stratford-upon-Avon, CV37 6XJ	No reps	Permission
16	25/03102/FUL Oakhurst, Avenue Road, Stratford-upon-Avon, CV37 6UN	No reps	Permission with conditions
17	25/02675/FUL	Object to the application: the Town Council maintains its	Permission with conditions

	First Stratford Upon Avon Scout Group Scout Headquarters, New Broad Street, Stratford-upon-Avon, CV37 6HW	original objection for the reasons previously stated.	
18	26/01239/LDP Meadow Cottage Alveston Lane Alveston Stratford-upon-Avon CV37 7QF		Certificate of lawful proposed use or development
19	26/01918/AGNOT Langley Farm, Birmingham Road, Bishopton, Stratford-upon-Avon CV37 0RN	The Town Council has now issue with this proposal if it is genuinely needed for agricultural purposes but would query this given the adjoining stables. Is this land agricultural land or equestrian grazing land?	Prior approval not required
20	26/01326/LBC Barclays Bank Plc, Market Cross, Stratford-upon-Avon, CV37 6AP	No reps	Consent granted with conditions
21	26/01813/HHPA 4 Burford Road, Stratford-upon-Avon, CV37 7ET		Prior approval not required
22	26/01580/ADV Barclays Bank Plc, Market Cross, Stratford-upon-Avon, CV37 6AP	No reps	Consent granted with conditions
23	25/02310/FUL 12 Wootton Close, Stratford-upon-Avon, CV37 7HA	Sunlight Assessment noted. The TC would maintain its comments of 'no reps subject to no adverse harm to neighbours'.	Permission with conditions
24	26/01796/TREE Church View, 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	Consent with conditions

		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.	
25	26/01342/FUL 95 Shipston Road, Stratford-upon-Avon, CV37 7LW	No reps	Permission with conditions
26	26/01387/LBC Trinity College, Church Street, Stratford-upon-Avon, CV37 6HB	No reps, subject to Conservation Officer approval	Consent refused
27	26/01528/TREE 1 The Old Square, Shottery, Stratford-upon-Avon, CV37 9HG	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	Consent with conditions
28	26/01884/TREE	The Town Council does not object to necessary works to trees in the Conservation Area	Consent with conditions

	Shakespeare's Birthplace, Henley Street, Stratford-upon-Avon, CV37 6QW	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.	
29	26/01887/TREE Halls Croft, Old Town, Stratford-upon-Avon, CV37 6BG	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
30	26/01515/FUL 62 Albany Road, Stratford-upon-Avon, CV37 6PQ	No reps	Permission with conditions

31	26/01488/FUL 46 Hathaway Green Lane, Stratford-upon-Avon, CV37 9HX	No reps, subject to no adverse harm to neighbours. Pleased to see subservient design.	Permission with conditions
32	26/01833/LDP 6 Blacon Way Stratford-upon- Avon CV37 9DU		Certificate of lawful proposed use or development

5) Any Other Business

5(a)

ENVIRONMENT

6) Neighbourhood Plan

To receive a verbal update from the Chair.

Planning Admin Officer
02.09.2026