

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

29 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	26/01949/PVN GUILDHALL & BRIDGETOWN	Parish Centre, Holy Trinity Church, Old Town, Stratford-upon- Avon CV37 6BG	Installation of a solar panel array on the east facing pitched roof of the parish centre	The TC supports this initiative.
2	26/02044/FUL ORCHARD HILL	168 Loxley Road, Stratford-upon- Avon, CV37 7DT	Erection of a first floor and single storey rear extensions and garage conversion	No representation.
3	26/02169/OUT ORCHARD HILL	Land Rear Of 3, Evenlode Close, Stratford-upon- Avon	Outline application with all matters reserved except for access, for the proposed replacement of a triple bay garage building with a dwelling	The TC does not have an in-principle objection to this proposal. However, there may be issues relating to access and the size of the proposed new dwelling in relation to the amenity of neighbouring properties.
4	25/02167/FUL TIDDINGTON	Stratford-upon- Avon Rugby	Demolition of existing clubhouse, replacement	The TC notes the amended documents

		Football Club Ltd, Pearcecroft, Loxley Road, Stratford-upon-Avon CV37 7DU	with new clubhouse, gym, changing and community facilities building; upgrade of existing pitches; additional car parking with upgraded access roads; redevelopment of former clubhouse space and adjacent allotments for 23 no. dwellings as enabling development.	and rebuttal letter. However, the TC maintains its objections submitted in October 2025 and notes (and supports) the significant objections from the Highway Authority. The pitch side dwellings should be removed and the layout redesigned to provide a lower density and higher quality layout.
5	26/01933/VARY TIDDINGTON	Grey Cedars, 6 Beeches Walk, Tiddington, Stratford-upon-Avon CV37 7AT	Variation of condition 2 of Application Reference Number: 25/01653/FUL Date of Decision: 15/01/2026 To alter the design of the approved building.	No representation.
6	26/00553/FUL GUILDHALL & BRIDGETOWN	33-35 High Street, Stratford-upon-Avon, CV37 6AU	Partial demolition and external alterations to facilitate the subdivision 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: The following updates have been received: Updated Noise Impact Assessment (dated September 2026) prepared by Tetra Tech; and Drawings prepared by Chapman Ventilation: o HVAC Layout Ground Floor (drawing no. 001-1546-01 Rev K); o HVAC Layout First Floor (drawing no. 001-1546-02 Rev J); and o HVAC Layout Rear Elevation (drawing no. 001-1546-21 Rev E). This letter is for information only. A consultation response is not being sought.

7	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	Restarted application noted. Previous comments still stand.
8	26/02140/FUL GUILDHALL & BRIDGETOWN	Lucys Mill, Mill Lane, Stratford-upon-Avon	Remodelling of entrances to both buildings (1 and 2). 1.) Replace flat roofed canopy with a new low-pitched roof structure, glazing and access for wheelchair users. 2.) Replace flat roofed canopy with a new low-pitched roof structure and glazing.	The TC supports this remodelling as an improvement to the external appearance of the building.
9	26/01605/FUL WELCOMBE	6 Warwick Crescent, Stratford-upon-Avon, CV37 6YP	Side extension to improve existing utility and provide new WC and en-suite	Pleased to see subservient extension.
10	26/02048/FUL GUILDHALL & BRIDGETOWN	6 - 7 Bridge Street, Stratford-upon-Avon, CV37 6AB	Existing double doors and frame to left hand side front elevation to be removed and new stallriser and aluminium shopfront installed.	No representation.
11	26/02049/ADV GUILDHALL & BRIDGETOWN	6 - 7 Bridge Street, Stratford-upon-Avon, CV37 6AB	2 no. fascia signs to front elevation	No representation.
12	26/02118/FUL HATHAWAY	Morrisons, Alcester Road, Stratford-upon-Avon	Removal of an existing EV charger and creation of a charging zone, erection of EV chargers with canopy, installation of new jet wash bays, substation enclosure, LV panel, meter cabinet, plant room, air and vacuum units, combi unit and associated works.	The TC has no objection in principle. However, careful consideration needs to be given to the potential noise from the jet washes on the amenity of the residents on the newly built care home opposite.
13	26/02209/FUL SHOTTERY	The Paddock (former Salmon Tail), 37 Evesham	Change of use and extension of the existing building to provide a	The TC supports the principle of the change of use to retail and

		Road, Stratford-upon-Avon, CV37 9AA	ground floor retail unit and four residential flats across the first and second floors, and the construction of a detached dwelling within the existing car park area.	residential. However, there are concerns about the new dwelling which appears cramped and surrounded by parking. The effect of this new building on the adjoining house needs careful consideration. The large flat roof extension is unsightly and detrimental to the street scene. Whilst the extensions are not subservient, they appear in keeping with the style and design of the host dwelling. The TC would like to see some improvements to the proposal in line with these comments.
14	26/01899/FUL TIDDINGTON	Stratford-upon-Avon Golf Club, Tiddington Road, Stratford-upon-Avon, CV37 7BA	Erection of new greenkeeper's facilities and associated groundworks at Stratford-upon-Avon Golf Club, utilising existing access and parking.	No representation.
15	26/02093/ADV HATHAWAY	The Shakespeare Hospice Trust, Church Lane, Shottery, Stratford-upon-Avon CV37 9UL	4300mm x 1490mm PVC banner for the Shakespeare Hospice, with hem and eyelets to all edges.	The TC objects to the size of this temporary banner sign. A sign in principle would be acceptable but smaller and of a more permanent nature would be more appropriate to this sensitive conservation area location.
16	26/02030/FUL TIDDINGTON	Alveston Hill Farm, Alveston, Stratford-upon-Avon, CV37 7RL	Construction of 5no. new dwellings and 1no. replacement dwelling (in lieu of extant permission, ref: 25/02463/COUQ, and approved extensions to existing cottage).	The TC notes the fallback position in respect of the Class Q conversions. The proposed house types appear to be well designed and have an agricultural style which is more in keeping in this rural location than conventional house types.

TREE APPLICATIONS

1	26/02174/TREE GUILDHALL & BRIDGETOWN	Bancroft Gardens, Waterside, Stratford-upon- Avon	T1 - Tilia x europaea - Reduce canopy by circa 5 metres and remove deadwood. Labelled T74 on location plan. T2 - Aesculus hippocastanum - Reduce height and weighted lateral branches by 2-3 metres due to bleeding canker and high target area. Labelled T76 on location plan. T3 - Tilia x europaea - Remove lower stem epicormic. Remove medium diameter deadwood. Labelled T77 on location plan. T4 - Ulmus sp. - Remove medium diameter deadwood. Labelled T101 on location plan.	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.
2	26/02204/TREE GUILDHALL & BRIDGETOWN	Stratford Lock Islands At Lucys Mill And River Avon, Mill Lane, Stratford-upon- Avon	T1 - willow - Situated on Stratford New Lock. Carefully pollard to leave a framework at approximately 7 metres above ground level. To prevent failure. The adjacent willow has already collapsed.	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	26/02190/TREE SHOTTERY	Coach House, Cottage Lane, Shottery, Stratford-upon-Avon CV37 9HH	T1 - norway maple - Re-pollard to previous (lapsed) pollard points at approximately 3 metres from ground level. T2 - conifer tree - Sectional fell to ground level. To help identify the conifer tree, its had the side of the tree adjacent to the driveway removed in the past.	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	26/02199/TREE WELCOMBE	The Beeches, 11 Welcombe Road, Stratford-upon-Avon, CV37 6UJ	T3 - western red cedar - Fell. T26 - holly tree - Fell. T14.1 - silver birch - Crown reduction of 9 metres. Height reduced to 3 metres. Spread reduced to 2 metres from 4 metres. T14.2 - silver birch - Crown reduction of 3 metres. Height reduced to 3 metres. Spread reduced to 2 metres from 3 metres. T44 - sycamore - Remove. T33 - sycamore - Remove.	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	26/02253/TPO WELCOMBE	6 Old Potting Shed Lane, Stratford-	T1 - sycamore - Fell as close to ground level as	The Town Council does not object to

		upon-Avon, CV37 6UG	the environment will allow due to the species not being favourable for the location. Also, this tree is showing signs of die back in the top of the canopy. Labelled T001 on location plan. T2 - cherry - Thin out the canopy by 10% and prune 1.5-2.5 meters of the top of the canopy to balance the crown. Labelled T002 on location plan. T3 - oak - Reduce height by 1-2 meters and reduce the side to match the rest of the canopy to try to balance up the canopy of the tree. Labelled T003 on location plan.	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	26/02259/TREE GUILDHALL & BRIDGETOWN	Recreation Ground, Swans Nest Lane, Stratford-upon-Avon	T1 - Salix alba - Labelled T363 on location plan. Pollard tree to point above secondary union to allow proportionate future management and reduce risk of large branch failure as tree matures further. T2 - white willow - Labelled T362 on location plan. Pollard tree to point above secondary union to allow proportionate future management and reduce risk of large branch failure as tree matures further.	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.
7	26/02282/TREE GUILDHALL & BRIDGETOWN	Lower Recreation Ground, Seven Meadows Road, Stratford-upon-Avon	T159 - Ash - Monolith to approx 7m to retain stem as habitat. Canopy exhibits infection of ash dieback and limited future longevity.	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	26/02285/TREE GUILDHALL & BRIDGETOWN	Lower Recreation Ground, Seven Meadows Road, Stratford-upon-Avon	G1 - Ash Specimens - Monolith to approx 3 metres to retain stems as habitat. Bark splitting and development of cankers to stems are systematic of ash dieback.	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	26/02288/TREE GUILDHALL & BRIDGETOWN	Stratford Tramway Footpath, Stratford-upon-Avon	T1 - ash - Large mature ash tree at bottom of embankment. Remove limbs to create monolith to secondary union at approximately 10 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

			Labelled T158 on location plan.	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.
10	26/02295/TREE GUILDHALL & BRIDGETOWN	Lucys Mill Footbridge, Mill Lane, Stratford-upon-Avon	35x Weeping Willow - Pollard to 7/8m. 8x Weeping Willow - Pollard to previous points. 6x Weeping Willow - Pollard to 5/6m. 1x Weeping Willow - Pollard to 5m.	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

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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	26/01475/FUL 73 Albany Road, Stratford-upon-Avon, CV37 6PQ	No reps	Permission with conditions
2	26/01588/PIP Land Between Clunes And Sundial, Bordon Hill, Stratford-upon-Avon	The Town Council is aware of the previous refusal on this site based on landscape impact. However, the Town Council maintains objection to the principle of residential development on this site. The site is not in a sustainable location being some distance from the built-up area boundary of the town. The site is a considerable walk/cycle away from the town amenities and via a very steep hill which will discourage residents from using	Grant of permission in principle

		these modes of transport thereby making them reliance on the car for daily trips.	
3	26/01836/FUL 6 Broadmeadow Lane, Stratford-upon-Avon, CV37 9FD	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.	Permission with conditions
4	26/01181/ADV Cottage Tea Garden, Cottage Lane, Shottery, Stratford-upon-Avon CV37 9HH	No reps, the Town Council is now supportive of these amended modest signs and submits no reps.	Consent granted with conditions
5	26/01330/VARY 13 St Gregorys Road, Stratford-upon-Avon, CV37 6UH	No reps, subject to no adverse harm to neighbours.	Permission
6	25/00280/FUL Ferry Inn, Ferry Lane, Alveston, Stratford-upon-Avon CV37 7QX	Maintain no reps	Permission with conditions
7	26/01592/LBC 57 Shakespeare Street, Stratford-upon-Avon, CV37 6RN	The Town Council supports this application for being beneficial for the homeowner 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.	Consent granted with conditions
8	26/00818/FUL 148 Banbury Road, Stratford-upon-Avon, CV37 7HU	No reps	Permission with conditions
9	26/01404/FUL Toll House Garage, Alcester Road, Stratford-upon-Avon, CV37 9JJ	No reps, subject to no adverse harm to neighbours in respect of noise.	Permission with conditions
10	26/01920/COUMA 32 Evesham Road, Stratford-upon-Avon, CV37 9AA	No reps	Prior approval granted

11	26/01972/TREE 8A 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 new trees of a suitable native species in a suitable location for future generations to enjoy.	Consent with conditions
12	26/01966/TREE 5 Holtom Street, Stratford-upon-Avon, CV37 6DQ	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

13	26/01301/FUL 187 Evesham Road, Stratford-upon-Avon, CV37 9BS	No reps	Permission with conditions
14	26/01989/TREE 15 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
15	26/01154/FUL Woodlands, Bordon Hill, Stratford-upon-Avon, CV37 9RX	No reps	Permission with conditions
16	26/02006/TREE 11 Warwick Crescent, Stratford-upon-Avon, CV37 6YP	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.	
17	26/01987/TREE River Cottage, Tiddington Road, Stratford-upon-Avon, CV37 7AE	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	26/00879/FUL 111 Banbury Road, Stratford-upon-Avon, CV37 7HR	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.	Permission with conditions

5) Any Other Business

5(a)

ENVIRONMENT

6) Neighbourhood Plan

To receive a verbal update from the Chair.

Planning Admin Officer
23.09.2026