

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

20 October 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	24/03200/FUL SHOTTERY	Stratford Bike Hire, The Greenway Picnic Area, Seven Meadows Road, Stratford-upon-Avon	Change of use of land for the proposed cycle storage, hire and maintenance facility.	Maintain support for this application.
2	26/02318/FUL CLOPTON	15 Evesham Place, Stratford-upon-Avon, CV37 6HT	Remove conservatory construct single storey rear extension	No representation.
3	26/02370/FUL GUILDHALL & BRIDGETOWN	35 - 36 Rother Street, Stratford-upon-Avon, CV37 6LP	Full planning application for the temporary change of use of a residential flat into offices for a further three years.	No representation.
4	26/02385/FUL GUILDHALL & BRIDGETOWN	Halls Croft, Old Town, Stratford-upon-Avon, CV37 6BG	Removal of an existing door and installation of frame and panels.	No reps. Subject to conservation officer approval.
5	26/02386/LBC GUILDHALL & BRIDGETOWN	Halls Croft, Old Town, Stratford-	Removal of an existing door and installation of frame and panels.	No reps. Subject to conservation officer approval.

		upon-Avon, CV37 6BG		
6	26/00004/FUL TIDDINGTON	52 Tiddington Road, Stratford-upon-Avon, CV37 7BA	Single storey rear extension, internal alterations, detached garage building and new access	WITHDRAWN
7	26/01739/FUL ORCHARD HILL	8 Scott Close, Stratford-upon-Avon, CV37 7LB	No exterior building works proposed just change of use from residential (C3) to residential institution home (C2)	The Town Council submits a holding objection until such time as the concerns raised by the EHO have been addressed.
8	26/01960/FUL SHOTTERY	19 Halford Road, Stratford-upon-Avon, CV37 9BD	Proposed first floor part side extension and single storey extension to rear	No representation.
9	26/02443/DEM11 WELCOMBE	Windsor Street Car Park, Windsor Street, Stratford-upon-Avon, CV37 6NL	Demolition of multi-storey car park	No representation.
10	26/02444/DEM11 WELCOMBE	The Gateway, Arden Street, Stratford-upon-Avon, CV37 6NW	Demolition of former office building, known as the Gateway	No representation.
11	26/02348/FUL GUILDHALL & BRIDGETOWN	The Encore, 1 Bridge Street, Stratford-upon-Avon, CV37 6AB	Internal and external refurbishment works, including alterations to bar and servery areas; refurbishment of selected floor finishes, new fixed seating and joinery; repair and redecoration of existing doors, screens and windows; new internal lighting; reinstatement of retained upper window; new external doors; and timber planters with glass screens.	No reps. Subject to conservation officer approval.
12	26/02349/LBC GUILDHALL & BRIDGETOWN	The Encore, 1 Bridge Street, Stratford-upon-Avon, CV37 6AB	Internal and external refurbishment works, including alterations to bar and servery areas; refurbishment of selected floor finishes, new	No reps. Subject to conservation officer approval.

			fixed seating and joinery; repair and redecoration of existing doors, screens and windows; new internal lighting; reinstatement of retained upper window; new external doors; and timber planters with glass screens.	
13	26/02182/FUL TIDDINGTON	Avon View, 32 Tiddington Road, Stratford-upon-Avon, CV37 7BA	Proposed replacement timber close boarded fence and installation of sliding motorised gate	No representation.
14	25/02149/FUL KINWARTON	Dunroaming Stables, Gospel Oak Lane, Pathlow, Stratford-upon-Avon CV37 0JA	Siting of three additional static mobiles, four touring caravans and five day rooms within an existing Gypsy and Traveller site, demolition of existing dayroom and widening of existing vehicle access (part retrospective).	This application has been received and you are being notified as an adjoining Parish Council . Please be aware that as an adjoining Parish Council your comments will not trigger this application being determined at a Planning Committee but will be fully considered in coming to a decision on the application. You will not be formally notified if this application is being determined by Committee.
15	25/02149/FUL KINWARTON	Dunroaming Stables, Gospel Oak Lane, Pathlow, Stratford-upon-Avon CV37 0JA	Siting of three additional static mobiles, four touring caravans and five day rooms within an existing Gypsy and Traveller site, demolition of existing dayroom and widening of existing vehicle access (part retrospective).	An amendment / additional information has been received for the application shown above as follows: Additional information provided: - Stage 1 RSA Dated February 2026 311024-01 - Road Safety Audit Response Report (Planning Applications) - Location Plan 2025-PPP039v3-Location - Block Plans 2025-PPP039v3-Block

				- Day Room 2025-PPP039v3-4x3DayRoom You are being notified as an adjoining Parish Council.
16	26/02160/ADV GUILDHALL & BRIDGETOWN	38 Greenhill Street, Stratford-upon-Avon, CV37 6LE	Display of a non-illuminated fascia sign comprising black-painted timber panels with individual vinyl lettering and an ampersand (&) applied to the face. The sign will be positioned within the existing shopfront fascia area.	No representation.
17	26/02179/FUL GUILDHALL & BRIDGETOWN	21A Greenhill Street, Stratford-upon-Avon, CV37 6LF	Change of use of the first floor from office accommodation (Use Class E) to form one two-bedroom residential apartment (Use Class C3), subdivision of the ground floor to form two independent commercial units (Use Class E), and associated internal and external alterations, including the provision of a separate residential access.	No representation.

TREE APPLICATIONS

1	26/02401/TREE CLOPTON	24 Albany Road, Stratford-upon-Avon, CV37 6PG	T1 - variegated holly (Ilex Aquifolium Cultivar) - Fell and remove to ground level. T2 - apple (Malus Domestica) - Fell and remove to ground level. T3 - Viburnum - Fell and remove to ground level. Replacement planting: It is proposed to replace the three specimens with three smaller-growing, appropriately selected trees.	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 a suitably qualified agriculturalist and the works represent good agricultural practice. In a time of climate crisis and in order to maintain a green and ecological diverse townscape, the Town
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				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	26/02394/TREE GUILDHALL & BRIDGETOWN	3 Chestnut Walk, Stratford-upon-Avon, CV37 6HG	T1- sycamore (Acer Pseudoplatanus) - Fell to ground level and remove due to its size and location within the garden and to facilitate the proposed landscaping works. T2 - holly (Ilex Aquifolium) - Fell to ground level and remove due to its size and location within the garden and to facilitate the proposed landscaping works.	The Town Council does not object to necessary works to trees in the conservation area or trees that are subject to a preservation order providing that the works are carried out to a high professional standard by a suitably qualified agriculturalist and the works represent good agricultural practice. In a time of climate crisis and in order to maintain a green and ecological 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	26/02453/TREE GUILDHALL & BRIDGETOWN	2 Chestnut Walk, Stratford-upon-Avon, CV37 6HG	T1 - common beech (Fagus Sylvatica) - Crown reduce by approximately 3-4 metres in height and lateral spread, maintaining a balanced and natural crown form, crown lift to achieve approximately 3 metres clearance above ground level, removing selected lower branches as necessary.	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 a suitably qualified agriculturalist and the works represent good agricultural practice. In a time of climate crisis and in order to maintain a green and ecological 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) Street Trading and Licencing Applications

3a. Street Trading Applications

Ref: 26/01318/STCON

The Licensing Team have received a new Street Trading Consent application for a 'Special Event', with under 10 traders to be sited at the Recreation Ground in Stratford-upon-Avon, at the Shakespeare Marathon event on 25th April 2027.

The traders will be sited near the finish line, as per the attached plan and will be trading from 7am until 3pm.

The application form from Run Through Events is attached.

If you have any objection to the grant of this Consent, please give details in writing by return email by 5pm on Wednesday 28th October 2026.

Appendix B – Application form

Appendix C – Map of location

3b. Licencing Applications

1.	26/01382/LAPREM	Avon International Mini Market 25-26 Greenhill Street Stratford-upon-Avon CV37 6LE	Application for a premises licence under section 17. This is a notice that the Licensing Authority has received an application for a new Premises Licence for: Avon International Mini Market Ground Floor 25-26 Greenhill Street Stratford Upon Avon CV37 6LE (UPRN – 100071361657) The application seeks to permit the sale of alcohol for consumption OFF the premises Everyday 08:00 – 00:00	Application Date: 24.09.2026 Last Representation Date: 22.10.2026
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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	26/01187/ADV 19 Bridge Street, Stratford-upon-Avon, CV37 6AB	No reps.	Consent granted with conditions
2	26/01186/LBC 19 Bridge Street, Stratford-upon-Avon, CV37 6AB	No reps, subject to Conservation Officer approval.	Consent granted with conditions
3	26/02035/TREE 9 Sequoia Mews, Shipston Road, Stratford-upon-Avon, CV37 7PZ	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a	Consent with conditions

		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	26/01954/FUL 20 Lock Close, Stratford-upon-Avon, CV37 6GF	No reps, subject to no adverse harm to neighbours.	Permission with conditions
5	26/01604/FUL 59 West Street, Stratford-upon-Avon, CV37 6DR	No reps, subject to no adverse harm to neighbours.	Permission with conditions
6	26/01606/FUL 12 Welcombe Road, Stratford-upon-Avon, CV37 6UJ	No reps.	Permission with conditions
7	26/00553/FUL 33-35 High Street, Stratford-upon-Avon, CV37 6AU	No reps.	Permission with conditions
8	26/01197/LBC 33-35 High Street And, 3 And 4 Wood Street, Stratford-upon-Avon, CV37 6AU	No reps, subject to Conservation Officer approval.	Consent granted with conditions
9	26/02109/TREE Old Vicarage, Mill Lane, Alveston, Stratford-upon-Avon, CV37 7QL	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	Consent with conditions

		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	26/02070/TREE The Dirty Duck, 53 - 54 Waterside, Stratford-upon-Avon, CV37 6BA	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	26/01278/FUL 54 Albany Road, Stratford-upon-Avon, CV37 6PQ	No reps subject to no adverse harm to neighbours.	Permission with conditions
12	26/01141/FUL	In light of the planning history on the site, there is no objection to the principle of the proposed	Permission with conditions

	The Hill, Warwick Road, Stratford-upon-Avon, CV37 0NP	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.	
13	26/01933/VARY Grey Cedars, 6 Beeches Walk, Tiddington, Stratford-upon-Avon CV37 7AT	No reps.	Permission
14	26/02044/FUL 168 Loxley Road, Stratford-upon-Avon, CV37 7DT	No reps.	Permission with conditions
15	26/01949/PVN Parish Centre, Holy Trinity Church, Old Town, Stratford-upon-Avon CV37 6BG	The Town Council supports this initiative.	Prior approval not required
16	26/01930/VARY Croft House, Banbury Road, Stratford-upon-Avon, CV37 7NF	No reps.	Permission
17	26/02104/TREE 78 Tiddington Road, Stratford-upon-Avon, CV37 7BA	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.	
18	26/02110/TREE 12 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 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
19	26/02174/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 new trees of a suitable native	Consent with conditions

		species in a suitable location for future generations to enjoy.	
20	26/02143/TREE Recreation Ground Car Park, The Old Tramway, Stratford-upon-Avon, CV37 7QW	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
21	26/02142/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 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.	
22	26/02152/LDP 31 New Broad Street Stratford-upon-Avon CV37 6HW		Certificate of lawful proposed use or development

5) Street Naming and Numbering Consultation

Street Naming and Numbering – New Street Name Consultation

Development: Rear of York House, 17 Rother Street, Stratford-upon-Avon, CV37 6NB

Proposed New Street Name: York Gardens

Consultation Expiry Date: 30 October 2026

Enclosed for information is a copy of the Street Naming and Numbering Plan 880-001 for the above site. The applicant has requested that postal addresses be allocated.

As you will see from the attachment it is recommended that **1** new street name is required as highlighted and marked **yellow** on the attached plan.

The applicant has expressed a wish to name the street as they are permitted to do so by the street naming legislation. Could you therefore please consider the following names in-conjunction with the attached District Council's Street Naming Guidance, namely 'Obtaining street name addresses and postcodes for a new development'. **Point 1 of Steps 3 and 4 and Appendix One of the guidance are the relevant provisions for you to consider.**

Please note that where the applicant wishes to name the street, the Town Council **cannot** substitute the applicant's street name with their own name (as that is contrary to the legislation). Therefore you should only consider the name in accordance with **APPENDIX ONE** of the guidance giving valid reasons for any objection. The consultation is limited to the street name only and not the numbering or house names, where mentioned.

The names put forward are as follows:

'York Gardens'

The name has been chosen to reflect its history as part of the rear of York House on Rother Street.

To keep within the provisions of the street naming legislation, you must notify the District Council at your earliest opportunity or no later than **four weeks (by 30 October 2026)** of receipt of this email with **EITHER** your comments with regard to the street name put forward by the applicant **OR** to request that the District Council forwards a holding objection to the applicant to enable the names to be discussed further. If you request the latter, you must forward a response within the time period as directed by the District Council, as the applicant has a right of appeal, by way of an application to the Magistrates Court, within 21 days of receipt of a holding objection.

Due to the strict timelines of street naming where the applicant wishes to name the street, the District Council will accept the names put forward by the applicant if you do not respond by 30 October 2026 as highlighted in the above paragraph. I would appreciate your consideration of this application at your earliest opportunity as the developers are keen to finalise the postal addresses.

Appendix D – Street Naming and Numbering Plan

Appendix E – GIS Location Plan

Appendix F – Obtaining street names and addresses & postcode for a new development

6) 2027/28 Budget Process

To consider the 2027/28 budget requirements for the committee and agree any required process.

It was agreed at the Governance, Finance & Resources Committee meeting of 22 September 2026 that a working group be set up to agree the budget process for 2027/28: *...it was suggested that the Chair of Planning, Environment and Transport Committee (Councillor Alcock) and the Chair of Community, Wellbeing and Place Committee (Councillor Hunter) should also be part of the working group.*

Committee Members are asked to start to consider the Committee's budget requirements for the 2027/28 financial year and any required / suggested processes to be taken to the working group. Committee Chairs are requested to meet with the RFO as usual to run through budget figures, after which draft budgets will be issued.

7) Any Other Business

None received.

ENVIRONMENT

6) Neighbourhood Plan

To receive a verbal update from the Chair.

Planning Admin Officer
14.10.2026