STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

10 November 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	**26/02041/FUL WELCOMBE**	15 Fordham Avenue, Stratford-upon-Avon, CV37 6XD	Demolition of porch and garage and erection of part single storey and part two storey rear extension, single storey front extension and proposed driveway	No reps subject to no adverse harm to neighbours.
2	**26/02254/FUL WELCOMBE**	50 Clopton Road, Stratford-upon-Avon, CV37 6SN	Proposed single storey part rear extension	No representation
3	**26/02240/FUL GUILDHALL & BRIDGETOWN**	14 Keats Road, Stratford-upon-Avon, CV37 7JL	Two-storey front and side extensions and single-storey rear extension to existing two-storey detached dwelling; loft conversion including rear dormer; provision of new car parking area; and erection of front boundary wall with railings and gate.	No representation
4	**26/02522/ADV CLOPTON**	Listers Group Limited, Western	Removal of existing signage and the display	No representation

		Road, Stratford-upon-Avon	of 3 no. illuminated fascia signs, 1 no. illuminated pylon sign and new illuminated entrance portal	
5	**26/02530/FUL GUILDHALL & BRIDGETOWN**	United Reformed Church, Rother Street, Stratford-upon-Avon, CV37 6LU	Installation of an air-conditioning system serving the main auditorium and backstage area, comprising five internal air-conditioning units and five external Daikin AZAS100M7Y1B condenser units.	No representation
6	**26/01694/FUL WELLESBOURNE NORTH & RURAL**	Land At Middle Hunscote Farm, Charlecote	Installation of horticultural polytunnels	No representation
7	**26/02547/LBC TIDDINGTON** *The National Scheme of Delegation defines this application as a Schedule 2 function.*	Long Barn, The Elms, Main Street, Tiddington Stratford-upon-Avon	Change of use of former agricultural building (Barn 2) to a dwellinghouse, demolition of domestic outbuildings, erection of a car port building, alterations to courtyard and associated works	No reps subject to no objections from the Conservation Officer
8	**26/02546/FUL TIDDINGTON** *The National Scheme of Delegation defines this application as a Schedule 2 function.*	Long Barn, The Elms, Main Street, Tiddington Stratford-upon-Avon	Change of use of former agricultural building (Barn 2) to a dwellinghouse, demolition of domestic outbuildings, erection of a car port building, alterations to courtyard and associated works	No reps subject to no adverse effects from flood risk.
9	**26/02449/FUL GUILDHALL & BRIDGETOWN**	19 Byron Road, Stratford-upon-Avon, CV37 7JP	Front, side and rear extensions to the dwellinghouse, including a front extension to create a new entrance area with cloakroom and WC, together with side and rear extensions to enlarge the existing accommodation.	No representation
10	**26/02506/FUL GUILDHALL & BRIDGETOWN** *The National Scheme of Delegation defines this*	King Edward VI School, Chapel Lane, Stratford-upon-Avon, CV37 6BE	Proposed erection of 3 storey building, providing new classrooms and a sixth form centre including a roof terrace, with link connecting to	The Town Council notes the extant permission (26/00668/FUL) for the two storey building and does not object to this

	application as a Schedule 2 function.		the adjacent building.	being a three storey building within this context.

TREE APPLICATIONS

1	**26/02601/TREE TIDDINGTON**	The Lodge, The Green, Alveston, Stratford-upon-Avon CV37 7QU	T1, T2, T3, T4 - fir trees - Fell as all four are dying. Wish to replace them with standard English 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 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	**26/02561/TREE WELCOMBE**	9 Mulberry Street, Stratford-upon-Avon, CV37 6RS	-T1 - silver birch - Reduce the overall height by 3 metres and the lateral limbs by 2 metres, cutting back to previous pruning points, in keeping with the tree's previous pruning history.	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	**26/02624/TREE WELCOMBE**	1 Benson Road, Stratford-upon-Avon, CV37 6UU	G1 - 8 x limes - Reduce height and spread by approximately 2 metres. Finished pruning height approximately 2 metres above previous pollard points. T1 - horse chestnut - Reduce height by approximately 3 metres. Reduce spread by approximately 2 metres. T2 - lime - Reduce height and spread by approximately 2 metres. T3 - lime - Reduce height and spread by approximately 2 metres. T4 - apple - Reduce height and spread by approximately 2 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 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.
4	**26/02611/TREE CLOPTON** *The National Scheme of Delegation defines this application as a Schedule 1 function.*	81 Albany Road, Stratford-upon-Avon, CV37 6PQ	T1 - magnolia - Whole crown reduction to 12 metres above ground level to provide sufficient clearance to the property and to secure sunlight for neighbours.	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.

5	**26/02460/TREE WELCOMBE**	23 Avenue Road, Stratford-upon-Avon, CV37 6UW	T1 - lime - Reduce by approximately 2 metres. Marked 'A' in Location Plan. T2 - ash - Reduce by approximately 2 metres. Marked 'B' in Location Plan. T3 - conifer - 3 close conifers. Fell middle one only. Marked 'C' in Location Plan. T4 - ash - Reduce by approximately 2.5 metres. Marked 'D' in Location Plan. T5-7 - conifers - 3 close together double-trunk conifers. Reduce by 1/3, approximately 6 metres. Fell other 2 conifers. Marked 'E' in Location Plan. T8 - conifer - Adjoining neighbour at 21 Avenue Road. Approximately 7 metres to be removed. Marked 'F' in Location Plan. T9-11 - conifers - 3 conifers. Approximately 5 metres to be removed. Marked 'G' in 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 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

None received.

3b. Licencing Applications

None 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	26/00266/LDE 201 Drayton Avenue, Stratford-upon-Avon, CV37 9LD	The Town Council is aware of this historical use, no reps.	Certificate of lawful existing use or development
2	26/02300/LDP 31 Brookvale Road Stratford-upon-Avon CV37 9QD		Certificate of lawful proposed use or development
3	26/02204/TREE Stratford Lock Islands at Lucys Mill and River Avon, Mill 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 species in a suitable location for future generations to enjoy.	Consent with conditions
4	26/02190/TREE The Coach House, 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	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.	
5	26/02151/ADV The Squirrel, 138 Drayton Avenue, Stratford-upon-Avon, CV37 9LD	No reps.	Consent granted with conditions
6	26/01042/FUL 28 Townsend Road, Tiddington, Stratford-upon-Avon, CV37 7DE	No reps, pleased to see subservient design and the use of PV on the roof.	Permission with conditions
7	26/00978/LBC Barclays Bank Plc, Market Cross, Stratford-upon-Avon, CV37 6AP	No reps	Consent granted with conditions
8	26/02199/TREE The Beeches, 11 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 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.	
9	26/02282/TREE Lower Recreation Ground, Seven Meadows Road, 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 goop 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
10	26/02259/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 goop 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.	
11	26/02288/TREE Stratford Tramway Footpath, 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 goop 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	26/02285/TREE Lower Recreation Ground, Seven Meadows Road, 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.	
13	26/02169/OUT Land Rear Of 3, Evenlode Close, Stratford-upon-Avon	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.	Outline Permission
14	26/02295/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 goop 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	26/02375/TREE 4 Wellesbourne Grove, Stratford-upon-Avon, CV37 6PD	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 goop 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	Consent with conditions

		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.	
16	26/01605/FUL 6 Warwick Crescent, Stratford-upon-Avon, CV37 6YP	No reps, pleased to see subservient design.	Permission with conditions
17	26/01982/FUL 21 Meadow Close, Stratford-upon-Avon, CV37 9PJ	No reps.	Permission with conditions
18	26/01463/ADV Guild Chapel Of The Holy Cross, Church Street, Stratford-upon-Avon	No reps.	Consent granted with conditions
19	26/01899/FUL Stratford-upon-Avon Golf Club, Tiddington Road, Stratford-upon-Avon, CV37 7BA	No reps.	Permission with conditions
20	26/02366/TREE Royal Shakespeare Theatre, Waterside, Stratford-upon-Avon, CV37 6BB	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.	
21	26/02281/HHPA Rivers Edge, 4 Avoncliffe, Main Street, Tiddington Stratford-upon-Avon		Prior approval not required
22	26/01858/ADV 53 Henley Street, Stratford-upon-Avon, CV37 6PT	No reps, subject to Conservation Officer approval.	Consent granted with conditions

5) Stratford-on-Avon District Council Draft Taxi Licensing Policy

Members were asked to consider the draft Stratford-on-Avon District Council Taxi Licensing Policy at the Planning, Environment and Transport Committee meeting held on 20 October 2026. It was agreed that the Licensing Team and Portfolio Holder be invited to attend the next Committee meeting to provide clarification and respond to questions raised by Councillors.

The following information has been provided by Stratford-on-Avon District Council's Licensing Department regarding the current number of licences issued:

- 126 Dual Drivers (Able to drive both types of vehicles)
- 42 Hackney Carriage vehicles (Taxis) – this type of vehicle can apply for hire on a rank and be hailed in the street.
- 65 Private Hire Vehicles – this type of vehicle can only be prebooked – they must also hold an operator's licence.
- 33 Private Hire Operators

They do not currently impose a limit on the number of Hackney Carriage licences that may be issued.

This information is provided for Members' consideration as part of the Committee's ongoing review of the draft Policy.

6) Any Other Business

None received.

ENVIRONMENT

6) Neighbourhood Plan

To receive a verbal update from the Chair.

Planning Admin Officer
04.11.2026