

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

16 June 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	26/01072/LBC GUILDHALL & BRIDGETOWN	Newson Health, Winton House, 23 Church Street, Stratford-upon- Avon CV37 6HB	Upgrading of 7 internal fire doors through replacement of closers, hinges and intumescent strips, and adjustments to reduce the gaps between the door leaf and frame.	No representation
2	26/01088/FUL ORCHARD HILL	166 Banbury Road, Stratford- upon-Avon, CV37 7HU	Proposed single storey side extension to form new garage	No representation
3	26/01100/LBC GUILDHALL & BRIDGETOWN	18 High Street, Stratford-upon- Avon, CV37 6AU	Replacement of ground floor ceilings and installation of acoustic and fire linings between ground floor ceilings and first floors	No representation
4	26/00909/FUL GUILDHALL & BRIDGETOWN	51 West Street, Stratford-upon- Avon, CV37 6DR	Single storey rear extension	No representation

5	26/00151/FUL WELCOMBE	14 Guild Street, Stratford-upon- Avon, CV37 6RE	Remedial refurbishment and minor demolition works to include: Demolition of single-storey car-port to the rear of the site, remedial refurbishment works to all external elevations, including overhaul of doors and door furniture, replacement of windows and internal secondary glazing, to match existing, blocking-up of non-primary internal windows, repair works to roof, including slipped/damaged roof tiles.	WITHDRAWN
6	26/00152/LBC WELCOMBE	14 Guild Street, Stratford-upon- Avon, CV37 6RE	Remedial refurbishment and minor demolition works to include: Demolition of single-storey car-port to the rear of the site, Installation of fire rated barrier between ground floor and first floor across existing staircase, Remedial refurbishment works to all internal and external elevations, including overhaul of doors and door furniture, Replacement of windows and internal secondary glazing, to match existing, Creation of a new ground floor accessible WC, Blocking-up of non-primary internal windows, Repair works to roof, including slipped/damaged roof tiles.	WITHDRAWN
7	26/00878/FUL AVENUE	67 St Peters Way, Stratford-upon- Avon, CV37 0RX	Erection of outbuilding to be used for dog grooming business (retrospective).	No representation

8	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	No representation
9	26/00706/FUL SHOTTERY	Land Adjacent To, Stratford-upon- Avon Cemetery, Evesham Road, Stratford-upon- Avon	Change of use from garden plots to additional burial ground in connection with the existing cemetery	FOR INFORMATION ONLY
10	26/00976/FUL WELCOMBE	Hill Lodge, Warwick Road, Stratford-upon- Avon, CV37 0NP	Extensions and alterations to existing dwelling, detached Garage	No representation
11	26/01046/FUL CLOPTON	Salamander Guest House, 40 Grove Road, Stratford- upon-Avon, CV37 6PB	Change of Use from Guest House to Private Dwelling	No representation
12	26/00844/FUL SHOTTERY	144 Evesham Road, Stratford- upon-Avon, CV37 9BP	Extension of the existing dropped kerb to widen the vehicular access serving the dwellinghouse, subject to separate approval from the Highway Authority.	An amendment / additional information has been received for the application shown above as follows: Amended in accordance with comments from Warwickshire County Council Highways. Applicant has shortened length of proposed dropped kerb and plans indicate that Western dropped kerb will be reinstated to full height. This letter is for information only. A consultation response is not being sought.

TREE APPLICATIONS

1	26/01281/TPO WELCOMBE	The Lodge, Stratford Court, Avenue Road,	T1 - lime - requires re- pollarding for prevention of failure, due	The Town Council does not object to necessary works to
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		Stratford-upon-Avon CV37 6UF	to the presence of Ganoderma basal decay ducts	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	26/01338/TREE GUILDHALL & BRIDGETOWN	Butterfly Farm, Swans Nest Lane, Stratford-upon-Avon, CV37 7LS	- T1 Prunus - Cut back overhanging branches off fence (as per annotated photograph) - T2 Prunus - Reduce canopy by 2-3 metres (as per annotated photograph)	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

				<p>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.</p>
3	26/01335/TREE WELCOMBE	Field House, 24 Avenue Road, Stratford-upon-Avon, CV37 6UN	- T1 willow - Repollard back to previous pollarded points, removing approximately 4 metre sections to prevent failure	<p>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</p>

				trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
4	26/01356/TREE TIDDINGTON	Between 5-17 Church Lane, Alveston, Stratford-upon-Avon, CV37 7QJ	<ul style="list-style-type: none"> - T1 unknown species (flowering ornamental) - Reduce both in height and laterally, back to previous pollarding points from 2024 (reduced by 1 metre then), to stop trees obstructing road and pedestrian pavement - T2 unknown species (flowering ornamental) - Reduce both in height and laterally, back to previous pollarding points from 2024 (reduced by 1 metre then), to stop trees obstructing road and pedestrian pavement - T3 unknown species (flowering ornamental) - Reduce both in height and laterally, back to previous pollarding points from 2024 (reduced by 1 metre then), to stop trees obstructing road and pedestrian pavement - T4 unknown species (flowering ornamental) - Reduce both in height and laterally, back to previous pollarding points from 2024 (reduced by 1 metre then), to stop trees obstructing road and pedestrian pavement 	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	26/01374/TREE SHOTTERY	Timber Top, Tavern Lane, Shottery, Stratford-upon-Avon CV37 9HE	<ul style="list-style-type: none"> - T1 purple leaf plum - Reduce height from 5.5 metres to approximately 4.5 metres. Prune off split branch - T2 Leylandii - Reduce height by 1 metre to 	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

			<p>retain at approximately 4.5 metres. Reduce overhang to footpath by up to 1 metre, to retain spread of approximately 2.5 metres</p> <ul style="list-style-type: none"> - T3 Portuguese laurel - Prune back from lawn edge by approximately 2 metres to retain 4 metre spread. Reduce height by up to 1 metre to retain at approximately 5 metres - T4 cypress - Cut off at approximately 50mm above ground level (dead stump) - G1 Leylandii 2x - Grub out (both dead) - G2 ash 2x - Reduce height by approximately 2.5 metres to retain at 5 metres and 6 metres respectively - G3 Leylandii 6x - Reduce height by up to 2.5 metres to retain at approximately 10-11 metres. Prune protruding spreading branches by up to 1 metre 	<p>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.</p>
6	26/01405/TREE GUILDHALL & BRIDGETOWN	Land Adjacent To 15 College Mews And, Land Rear Of 10 College Street, Stratford-upon-Avon, CV37 6BN	T1 - rowen - Fell to ground. Overgrown shrub and multiple trunks. No replant, too close to house and tiles.	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

				<p>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.</p>
7	26/01442/TREE GUILDHALL & BRIDGETOWN	Swan Theatre, Waterside, Stratford-upon-Avon, CV37 6DX	- T1 willow - Crown lift the canopy to approximately 3 metres from the surface of the river, to remove lower secondary growth	<p>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</p>

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3) Street Trading and Licencing Applications

3a. Street Trading Applications

No applications received.

3b. Licencing Applications

1.	26/00710/LAPREM	Kelly's 13 Wood Street Stratford upon Avon Warwickshire CV37 6JF	Application for a premises licence under section 17. Late night refreshment. Applicant seeks: Sale of Alcohol for consumption on and off the premises. Everyday 0800 hours to 0000 hours. Late Night Refreshment Everyday 2300 hours to 0000 hours. House open to the public Everyday 0800 hours to 0030	Application Date: 22/05/2026 Last Representation Date: 19/06/2026
2.	26/00806/LAPREM	KFC The Maybird Retail Park, Stratford upon Avon CV37 0HZ	Application for a premises licence under section 17. Late night refreshment. Applicant seeks to provide late night refreshment EVERYDAY between 2300 -0500hours. No access to restaurant after midnight with all orders solely delivery or collection	Application Date: 05/06/2026 Last Representation Date: 03/07/2026

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	26/00819/TPO The Green And Public Open Space,	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order	Consent for arboricultural work

	Wordsworth Avenue, Stratford-upon-Avon	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	26/00293/LDP 26 Orrian Close Stratford-upon-Avon CV37 0TT		Certificate of lawful proposed use or development
3	26/00939/HHPA 21 Meadow Close, Stratford-upon-Avon, CV37 9PJ		Prior approval refused
4	26/00734/FUL Roselawn, 10 Tavern Lane, Shottery, Stratford-upon-Avon CV37 9HE	No reps	Permission with conditions
5	25/00313/LBC The Windmill, Church Street, Stratford-upon- Avon, CV37 6HB	No reps	Consent granted with conditions
6	25/00312/FUL The Windmill, Church Street, Stratford-upon- Avon, CV37 6HB	No reps	Permission with conditions
7	26/00252/FUL The Red Lion, 1 Warwick Road, Stratford-upon-Avon, CV37 6YW	No reps	Permission with conditions

8	26/00884/FUL King Edward VI School Sports Field And Pavilion, Manor Road, Stratford-upon- Avon	No reps	Permission with conditions
9	26/00118/FUL George Pragnell Limited, 5 - 7 Wood Street, Stratford-upon-Avon, CV37 6JA	No reps, subject to Conservation Officer approval.	Permission with conditions
10	26/00119/LBC George Pragnell Limited, 5 - 7 Wood Street, Stratford-upon-Avon, CV37 6JA	No reps, subject to Conservation Officer approval.	Consent granted with conditions
11	26/00994/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 species in a suitable location for future generations to enjoy.	Consent with conditions
12	26/00949/TREE 54 Albany Road, Stratford-upon-Avon, CV37 6PQ	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.	
13	26/00957/TREE Le Bistro Pierre, Swans Nest Hotel, Swans Nest Lane, Stratford-upon-Avon, CV37 7LT	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	26/00439/FUL Drayton Manor Farm, Drayton Manor Drive, Alcester Road, Stratford-upon-Avon	No reps	Permission with conditions
15	26/00391/LBC 13 Chapel Street, Stratford-upon-Avon, CV37 6ET	No reps, subject to Conservation Officer approval.	Consent granted with conditions
16	25/01520/FUL The Red Lion, 1 Warwick Road,	Supports the application.	Permission with conditions

	Stratford-upon-Avon, CV37 6YW		
17	26/01106/TREE 5 Bell Lane, Shottery, Stratford-upon-Avon, CV37 9HF	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	26/01105/LDP 12 Byron Road Stratford-upon-Avon CV37 7JP		Certificate of lawful proposed use or development
19	26/00916/LDP 4 Hay Rake Lane, Stratford-upon-Avon, CV37 9GP		Refusal of certificate of lawful proposed use or development
20	26/01012/LDP 5 Bell Lane Shottery Stratford-upon-Avon CV37 9HF		Certificate of lawful proposed use or development
21	26/01414/LDP Pennyford The Avenue Bishopton Stratford-upon-Avon CV37 0RH		Certificate of lawful proposed use or development
22	26/01050/LDP 9 South Green Drive Stratford-upon-Avon CV37 9HR		Certificate of lawful proposed use or development

23	25/03024/LBC 58-59 Rother Street, Stratford-upon-Avon, CV37 6LT	No reps, subject to Conservation Officer approval.	Consent granted with conditions
24	26/00693/FUL 20 Masefield Road, Stratford-upon-Avon, CV37 7JT	No objection in principle subject to no adverse harm to No 18 Masefield Road.	Permission with conditions

5) Any Other Business

5(a)

ENVIRONMENT

6) Neighbourhood Plan

To receive an update from the Chair.

Planning Admin Officer
10.06.2026