

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

18 March 2025

TOWN CLERK'S OPEN REPORT

- 1) Planning Application(s) deferred from Chairman's Actions Meeting with Chairman, Vice-Chairman (or their substitutes) & Avon Planning Services- actioned under delegated authority by the Town Clerk

No applications deferred.

- 2) Chairman's Actions list of planning applications with Chairman, Vice-Chairman (or their substitutes) & Avon Planning Services – actioned under delegated authority by the Town Clerk

If you wish to view why SDC 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	25/00294/VARY SHOTTERY	60 Evesham Road, Stratford-upon-Avon, CV37 9BA	Vary conditions 2 and 5 of planning permission 24/02568/FUL (date of decision 23/12/2024). Condition 2 - drawing reference number to be changed from 24-565-08C to 24-565-08D due to change in proposed external material. Condition 5 - delete as the reference to timber cladding is no longer applicable.	No representation
2	25/00393/FUL GUILDHALL & BRIDGETOWN	7 Primrose Way, Stratford-upon-Avon, CV37 7EF	New boundary fence erection between properties 7 and 6 (timber closed board fence of 90cm with timber trellis above, 90cm height. The total height is 1.8metres (under 2metres)	No representation
3	25/00292/ADV WELCOMBE	44 Wood Street, Stratford-upon-Avon, CV37 6JG	The building is an existing Mint Velvet retail unit and the proposal is comprised of alterations to the facade only. The	No representation

			works comprise of the removal of the existing 3D cutout signage and removal of the existing projecting sign. The shopfront facade will be retained, made good and repainted. New pinned out lettering will be installed above the entrance, and a new projecting sign will be installed. A hand painted building number will be applied to the right hand side of the shopfront fascia panel.	
4	25/00382/FUL ORCHARD HILL	5 Eton Road, Stratford-upon-Avon, CV37 7EJ	Proposed erection of a two storey side rear extension, new porch, replacement front dormer and windows	No reps. Whilst this extension does not appear to be subservient, on balance the proposed design in this location is acceptable.
5	25/00258/FUL CLOPTON	11 Burbage Avenue, Stratford-upon-Avon, CV37 0DU	Alterations to existing dropped kerb to widen existing access, change of use of amenity land to residential and proposed extensions and alterations to dwelling	No representation
6	25/00375/FUL ORCHARD HILL	40 Dale Avenue, Stratford-upon-Avon, CV37 7EW	Rear single storey extensions	No representation
7	24/02991/FUL GUILDHALL & BRIDGETOWN	7B Shrieves Walk, Stratford-upon-Avon, CV37 6GJ	Change of use from Sui Generis - Tattoo studio to Sui Generis - Hot food takeaway. Installation of extraction system with external air vent.	No representation
8	23/03277/FUL WELCOMBE	General Site , Bards Walk, Stratford-Upon-Avon, Warwickshire CV37 6EY	An amendment / additional information has been received for the application shown above as follows: Revised design of detached dwelling fronting Meer Street Updated plans;	Object for the following reasons: The change to roofing materials and the addition of an overly large chimney do not address the objections previously raised by the Town Council. The Town Council

			3240-00 Rev A Location Plan 3240-01 Rev A Existing Ground Floor Plan 3240-02 Rev A Existing First Floor Plan 3240-03 Rev A Existing Second Floor Plan 3240-04 Rev A Existing Elevations 3240-05 Existing Roof Plan 3240-15 Rev A Existing Sections Sht 1 3240-16 Rev A Existing Sections Sht 2 3240-30 Rev E Proposed Ground Floor Plan 3240-31 Rev C Proposed First Floor Plan 3240-32 Rev C Proposed Second Floor Plan 3240-33 Rev B Proposed Roof Plan 3240-34 Rev D Proposed Elevations 3240-40 Rev C Proposed Sections Sht 1 3240-41 Rev B Proposed Sections Sht 2 Design and Access Statement Rev H	therefore maintains its objection.
9	25/00163/FUL WELCOMBE	24 Payton Street, Stratford-upon-Avon, CV37 6UA	Rebuilding collapsed boundary wall	An amendment / additional information has been received for the application shown above as follows: Arboricultural Report submitted Minor amendments requested by Conservation Officer received This letter is for information only. A consultation response is not being sought.
10	25/00164/LBC WELCOMBE	24 Payton Street, Stratford-upon-Avon, CV37 6UA	Rebuilding collapsed boundary wall	An amendment / additional information has been received for

				the application shown above as follows: Minor amendments requested by Conservation Officer received This letter is for information only. A consultation response is not being sought.
11	25/00293/LBC WELCOMBE	44 Wood Street, Stratford-upon-Avon, CV37 6JG	The building is an existing Mint Velvet retail unit and the proposal is comprised of alterations to the facade only. The works comprise of the removal of the existing 3D cutout signage and removal of the existing projecting sign. The shopfront facade will be retained, made good and repainted. New pinned out lettering will be installed above the entrance, and a new projecting sign will be installed. A hand painted building number will be applied to the right hand side of the shopfront fascia panel.	No representation
12	25/00325/ADV GUILDHALL & BRIDGETOWN	The Windmill, Church Street, Stratford-upon-Avon, CV37 6HB	Item 1: 1x Wall mounted double sided pictorial sign trough lighting to existing gable; Item 2: 1x House name lettering; Item 3: 1x Single sided amenity board; Item 4: 1x House name signwritten lettering 1No. 50W LED slimline floodlight. Warm white illumination; Item 5: 1x Internally illuminated A3 black menu case; and Item 6: 1x Antique Plaque	No representation

13	25/00323/LBC GUILDHALL & BRIDGETOWN	The Windmill, Church Street, Stratford-upon- Avon, CV37 6HB	Item 1: 1x Wall mounted double sided pictorial sign trough lighting to existing gibbet; Item 2: 1x House name lettering; Item 3: 1x Single sided amenity board; Item 4: 1x House name signwritten lettering 1No. 50W LED slimline floodlight. Warm white illumination; Item 5: 1x Internally illuminated A3 black menu case; and Item 6: 1x Antique Plaque.	No representation
14	24/03003/FUL TIDDINGTON	Land Adjacent, Riverside Caravan Park, Tiddington Road, Tiddington Stratford-upon- Avon	Change of use of land from agriculture to touring caravan site and associated development	WITHDRAWN
15	25/00286/COUQ HATHAWAY	Drayton Farm, Alcester Road, Stratford-upon- Avon, CV37 9RQ	Prior approval for the change of use of agricultural buildings to 5no. dwellinghouses and associated operational development.	No representation.
16	25/00330/FUL HATHAWAY	Drayton Farm, Alcester Road, Stratford-upon- Avon, CV37 9RQ	Alterations and extensions to the farmhouse, with conversion of agricultural buildings to residential use ancillary to the farmhouse	No representation
17	24/03261/FUL SHOTTERY	44 Cherry Orchard, Stratford- upon-Avon, CV37 9AP	Proposed demolition of existing garage and single storey side extension and the erection of single storey front extension and two storey side extension with alterations to porch.	No reps. Pleased to see subservient design.
18	25/00349/FUL WELCOMBE	No 1 TAJ Bar And Grill, 1 Shakespeare Street, Stratford-	Mechanical extraction to existing kitchen, bar and restaurant (Retrospective)	No representation

		upon-Avon, CV37 0RN		
19	25/00050/FUL BISHOPTON	22 Lea Close, Stratford-upon-Avon, CV37 9JS	Demolition of existing garage and garden room erection of single storey rear extension and two storey side extension Render existing property to match proposed extension	The Town Council is pleased to see a revised subservient design and thanks the applicant for making this change. The Town Council removes their objection.
20	25/00278/FUL GUILDHALL & BRIDGETOWN	44 Bull Street, Stratford-upon-Avon, CV37 6DS	Construction of dormer to rear elevation	No representation
21	25/00418/FUL HATHAWAY	78 Alcester Road, Stratford-upon-Avon, CV37 9DP	Change of Use from Garden Room to Holiday Let	No representation
22	25/00461/LBC GUILDHALL & BRIDGETOWN	The Old Thatch Tavern, Greenhill Street, Stratford-upon-Avon, CV37 6LE	The hanging sign and painted lettering to the gable end on the proposed page is different to that on the existing page. This work requires listed building consent and thus needs to form part of the description of work.	No representation
23	25/00460/ADV GUILDHALL & BRIDGETOWN	The Old Thatch Tavern, Greenhill Street, Stratford-upon-Avon, CV37 6LE	New swing sign and gibbet	No representation
24	25/00419/FUL KINWARTON	Dunroaming Stables, Gospel Oak Lane, Pathlow, Stratford-upon-Avon CV37 0JA	Siting of five additional static caravans, four touring caravans, demolition of existing day room and conversion of existing stables into day room	No representation

TREE APPLICATIONS

1	25/00334/TREE TIDDINGTON	Old Vicarage, Mill Lane, Alveston, Stratford-upon-Avon CV37 7QL	T1 and T2 - lime - Reduce to previous pollard points removing all new growth, approximately 1-2metres T3 and T4 - willow - Reduce by 50% approximately to prevent	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order
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			failure, as per annotated photograph T5 and T6 - leylandii - Reduce in line with conifer hedge to prevent failure as per annotated photograph G1 - mixed row of trees - Fell 3 trees, crab, maple, and cherry as per annotated photograph	providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
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3) Street Trading and Licencing Applications

3a. Street Trading Applications

None received.

3b. Licencing Applications

1.	25/00223/LAPREM	Simply Fresh West Shuttery Stratford CV37	Application for a premises licence under section 17 Sale of alcohol	Application Date: 25/02/2025 Last Representation Date: 25/03/2025
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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	25/00034/COUMA Retirement Security Ltd, Part Ground First And Second Floors, 18 Wood Street, Stratford-upon-Avon CV37 6JF	No reps, subject to the proposed accommodation meeting the Nationally Described Space Standards.	Prior approval refused
2	25/00112/TREE 8 Tavern Lane, Shottery, Stratford- upon-Avon, CV37 9HE	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	Consent with conditions
3	24/03227/FUL 9 Avon Crescent, Stratford-upon- Avon, CV37 7EU	No reps	Refusal
4	25/00400/LBP Cordelia 31 Sheep Street Stratford- upon-Avon CV37 6EE		Certificate of lawfulness of proposed works
5	25/00039/TREE	The Town Council does not object to necessary works	Consent with conditions

	Royal Shakespeare Theatre, The Other Place, Southern Lane, Stratford-upon-Avon, CV37 6BH	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	24/02918/FUL 35 Drayton Avenue, Stratford-upon-Avon, CV37 9PF	No reps. Pleased to see a subservient design.	Permission with conditions
7	24/03091/FUL Arden Garages, Masons Road, Stratford-upon-Avon, CV37 9NF	The Town Council supports this local business and their expansion/improvements	Permission with conditions
8	25/00139/TREE Avonfield, Mill Lane, Stratford-upon-Avon, CV37 6BJ	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	Consent with conditions

		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	25/00209/LDP Shottery Memorial Hall Hathaway Lane Stratford-upon-Avon		Certificate of lawful proposed use or development
10	25/00108/TREE 42 Maidenhead Road, Stratford-upon-Avon, CV37 6XT	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	Consent with conditions

		suitable native species in a suitable location for future generations to enjoy.	
11	25/00129/TREE Land Adjacent To Westbridge House, 19 Church Lane, Alveston, CV37 7QJ	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	24/02670/FUL 118 Shottery Road, Stratford-upon-Avon, CV37 9QA	Pleased to see the extension has been amended to include a subservient design. The TC withdraws its holding objection. Please note that the plans were not available on the new system.	Permission with conditions
13	24/03255/LDP 8 Masefield Road Stratford-upon-Avon CV37 7JT	No reps	Certificate of lawful proposed use or development

14	25/00098/FUL 41 Orchard Way, Stratford-upon-Avon, CV37 9QE	No reps	Permission with conditions
15	24/03273/FUL 83 St Marys Road, Stratford-upon-Avon, CV37 6TL	No reps	Permission with conditions
16	24/03262/COUMA 34 Wood Street, Stratford-upon-Avon, CV37 6JG	No reps, subject to the proposal complying with the National Described Minimum Space Standards	Prior approval granted
17	25/00164/LBC 24 Payton Street, Stratford-upon-Avon, CV37 6UA	No reps	Consent granted with conditions
18	25/00163/FUL 24 Payton Street, Stratford-upon-Avon, CV37 6UA	No reps	Permission with conditions
19	25/00073/FUL 148 Bridgetown Road, Stratford-upon-Avon, CV37 7JA	On balance, no reps. The site is located in a small cul-de-sac so is not particularly prominent in a street scene and the front extension will create a feature to an existing bland elevation. The extension is also lower than the ridge of the main house so appears like a subservient extension to it.	Permission with conditions
20	24/03264/FUL 5 Redlands Crescent, Stratford-upon-Avon, CV37 9HS	No reps	Permission with conditions
21	25/00213/HHPA 17 Manor Green, Stratford-upon-Avon, CV37 7ES		Prior approval refused
22	23/03270/FUL Bridge House, 3 Timothys Bridge Road, Stratford Enterprise Park, Stratford-Upon Avon, Warwickshire	The TC has considered this application alongside application 23/03272/FUL given the intrarelationship between the two applications and sites. The TC recognises the principle of the development is established in Policy SSB1	Refusal

		And SUA.1 so does not oppose the redevelopment of these sites now for residential development. However the TC submits a holding objection for the following reasons with the TC would welcome further discussions with the applicant/agent about. The TC would like to investigate whether the proposed development conforms to the governments described internal space standards. The TC would like the upper floors of the development to be set back as per the SPD design guide. The TC would like to see an increase in parking to allow for visitor spaces, which is particularly important given the shortfall in residents spaces as set out in the SPD. The TC is concerned about the proximity of the development to the extant planning permission adjacent to the site. No assessment of sunlight/daylight or overshadowing has been carried out to assess this issue. The TC is pleased to see the use of brick for the walls as this provides a quayside/warehouse style which you would expect to see in a location such as this. However, the TC would like to see more articulation in the external appearance with perhaps recessed windows to create shadowline and more focal entrances. Whilst there are some concerns about the overall height, the TC understand the parameters set by the adjoining consented scheme and the attempt to step down the proposed buildings along this part of	
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		the canal frontage. The TC accepts the proposed mixe on the proviso that the shortfall in family ohmes is met on the remainder of the CQRZ allocation.	
23	23/03272/FUL 5 Timothys Bridge Road, Stratford Enterprise Park, Stratford-Upon-Avon, Warwickshire, CV37 9NQ	The TC has considered this application alongside application 23/03270/FUL given the intrarelationship between the two applications and sites. The TC recognises the principle of the development is established in Plicy SSB1 And SUA.1 so does not oppose the redevelopment of these sites now for residential development. However the TC submits a holding objection for the following reasons with the TC would welcome further discussions with the applicant/agent about. The TC would like to investigate whether the prposed development conforms to the governments descirbed internal space standards. The TC would like the upper floors of the development to be set back as per the SPD design guide. The TC would like to see an increase in parking to allow for visitor spaces, which is particularly important given the shortfall in residents spaces as et out in the SPD. The TC is concerned about the proximity of the development to the extant planning permission adjacent to the site. No assessment of sublight/daylight or over shadowing has been carried out to assess this issue. The TC is pleased to see the use of brick for the walls as this provides a quayside/warehouse style	Refusal

		which you would expect to see in a location such as this. However, the TC would like to see more articulation in the external appearance with perhaps recessed windows to create showline and more focal entrances. Whilst there are some concerns about the overall height, the TC understand the parameters set by the adjoining consented scheme and the attempt to step down the proposed buildings along this part of the canal frontage. The TC accepts the proposed mix on the proviso that the shortfall in family homes is met on the remainder of the CQRZ allocation.	
24	24/02950/FUL Bancroft Basin, Waterside, Stratford-upon-Avon,	No reps	Permission with conditions
25	25/00068/ADV Paul Rigby Hyundai, Avenue Farm, Stratford-upon-Avon, CV37 0HR	No reps	Consent granted with conditions
26	24/03251/LDP Yeomanry Mews Development Site Yeomanry Mews Stratford-upon-Avon		Certificate of lawful proposed use or development

5) Any Other Business

5a.

Planning Admin Officer
12.03.2025