

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

8 April 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	25/00312/FUL GUILDHALL & BRIDGETOWN	The Windmill, Church Street, Stratford-upon- Avon, CV37 6HB	External and internal decoration and alterations to seating area, including erection of new fence.	No representation
2	25/00313/LBC GUILDHALL & BRIDGETOWN	The Windmill, Church Street, Stratford-upon- Avon, CV37 6HB	External and internal decoration and alterations to seating area, including erection of new fence.	No representation
3	25/00111/FUL TIDDINGTON	Rivers Edge, 4 Avoncliffe, Main Street, Tiddington Stratford-upon- Avon	Removal of existing conservatory, extension onto existing roof terrace at first floor level and two storey side extension	WITHDRAWN
4	25/00409/LDE TIDDINGTON	Arden House, 18 Elgin Gardens, Stratford-upon- Avon, CV37 7BG	A single storey extension to kitchen at rear of property	Comments due by 07.04.2025
5	25/00558/FUL TIDDINGTON	New House Farm, Wellesbourne Road, Alveston, Stratford-upon- Avon CV37 7RE	Proposed agricultural building extensions	No representation

6	24/03134/FUL HATHAWAY	38 Drayton Avenue, Stratford-upon-Avon, CV37 9PF	Demolition of existing porch, garage and utility room and erection of two-storey side extension with external finishes including new render and windows.	No reps. Whilst this extension is not subservient, it is creating a design feature on a relatively bland property. Given the context of the house and the street, on balance, there is no objection to this proposal.
7	25/00553/FUL AVENUE	358 Birmingham Road, Stratford-upon-Avon, CV37 0RE	Proposed open porch	No representation
8	25/00217/LBC BISHOPTON	The Pump House, Bishopton Lane, Bishopton, Stratford-upon-Avon CV37 9QY	Conversion of an existing former coach house ancillary to the main house, internal alterations, installation of new windows and doors and the installation of air source heat pumps within the curtilage listing	An amendment / additional information has been received for the application shown above as follows: Amended plans to address and overcome Conservation Officer's concerns This letter is for information only. A consultation response is not being sought.
9	25/00216/FUL BISHOPTON	The Pump House, Bishopton Lane, Bishopton, Stratford-upon-Avon CV37 9QY	Conversion of an existing former coach house ancillary to the main house, internal alterations, installation of new windows and doors and the installation of air source heat pumps within the curtilage listing	An amendment / additional information has been received for the application shown above as follows: Amended plans to address and overcome Conservation Officer's concerns This letter is for information only. A consultation response is not being sought.
10	25/00549/OUT HATHAWAY	Hansell Farm, Cottage Lane, Shottery, Stratford-	Outline application for the demolition of all existing buildings and the erection	No reps. In light of the existing buildings and uses on the site the

		upon-Avon CV37 9RL	of 4 detached dwellings with garages and home working space (Use Class C3), with all matters reserved.	Town Council has no objection with this outline application. The reserved matters application will need to prove a high quality design and landscaping in the context of the new Country Park which will adjoin the site.
11	25/00617/ADV ORCHARD HILL	Co-op, Wordsworth Avenue, Stratford-upon-Avon, CV37 7BN	New external signage scheme	No representation
12	25/00598/FUL WELCOMBE	94 Maidenhead Road, Stratford-upon-Avon, CV37 6XY	Proposed Replacement single storey rear extension & new flat roof.	No representation
13	25/00640/FUL ORCHARD HILL	1 Yeats Road, Stratford-upon-Avon, CV37 7PP	Single storey rear extension	No representation
14	25/00581/FUL TIDDINGTON	Midways, School Lane, Tiddington, Stratford-upon-Avon CV37 7AJ	Erection of 1 no. dwelling and associated landscaping	The Town Council maintains its objection to this proposal which was endorsed by the District Council and the Planning Inspectorate previously for the following reasons: The Town Council objects to the principle of the development on the grounds that it still represents an overdevelopment of the planning unit which would still be completely out of character and at odds with the context of the linear settlement pattern. The proposal would still cause a degradation in residential amenity for the host property and neighbouring property through reduced amenity space and

				overbearing effects. The modern design is still not in keeping with this part of the village.
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	WITHDRAWN
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	WITHDRAWN
17	25/00557/VARY AVENUE	Park Farm, Kings Lane, Stratford-upon-Avon, CV37 0QX	Variation of condition 5 of planning permission 23/02482/FUL dated 10th November 2023 to allow more of the barn to be used for equestrian when it is not needed for agricultural purposes. Original Description of Development: Change of use of agricultural barn to mixed agricultural and equestrian.	No representation
18	25/00608/FUL GUILDHALL & BRIDGETOWN	100 Shipston Road, Stratford-upon-Avon, CV37 7LR	Proposed enlargement of dormer window to front elevation and single storey extension to rear	No representation
19	25/00624/FUL GUILDHALL & BRIDGETOWN	12 Holtom Street, Stratford-upon-Avon, CV37 6DQ	Proposed new oriel window to rear, new granite paving to drive to replace existing concrete, and replacement doors and windows to front, rear and sides	No representation
20	25/00568/FUL TIDDINGTON	Pimlico Cottage, Pimlico Lane, Alveston, Stratford-upon-Avon CV37 7RJ	Demolition of existing dwelling and erection of replacement self-build dwelling with associated works and landscaping	No representation

21	25/00584/FUL ORCHARD HILL	3 Burford Road, Stratford-upon- Avon, CV37 7ET	Two storey rear extension and alterations to front elevation.	No representation
22	25/00635/VARY HATHAWAY	Land West Of Stratford Land South Of Alcester Road North Of, Evesham Road, Stratford-upon- Avon,	Application for variation of Conditions 1, 2, 3, 4, 5 and 13 of reserved matters approval 19/02829/REM relating to the approved plans specified in condition 1 pertaining to the primary school in order to amend the facing materials, siting and orientation of the school as well as the wording of conditions 2 (materials), 3 (boundary treatment), 4 (BREEAM certificate), 5 (EVCP) and 13 (School safety zone) which require the submission of further details for written approval. Original description of development: Application for approval of reserved matters relating to appearance, landscaping, layout and scale (pursuant to outline planning permission 15/03785/VARY) for a mixed use local centre, comprising a health centre, primary school, retail (class A1-A5) units, public open space, landscaping, and drainage/highway infrastructure (Phase 2b)	No representation
23	25/00669/FUL CLOPTON	17 Bardswell Court, Stratford- upon-Avon, CV37 0BD	Proposed removal of conservatory and replace with tiled roof single storey extension	No representation
24	25/00603/FUL ORCHARD HILL	8 Sedgemoor Close, Stratford- upon-Avon, CV37 7RY	Demolition of existing breakfast room and construction of new rear extension to create larger open plan kitchen / garden room.	No representation

TREE APPLICATIONS

1	25/00466/TREE WELCOMBE	102A Maidenhead Road, Stratford-upon-Avon, CV37 6XY	T1, T2, T3 Acer x 3 - fell T4 olive - fell T5 conifer - fell T6 oak - crown reduction. Prune back from neighbouring garden 104A Maidenhead Road, by up to 2 metres G7 conifers x 6 - crown reduction. Prune back up to neighbouring garden by up to 1.5m G8 cherry laurels x 6 - crown reduction and thinning. Reduce height by 2.5m, reduce depth by 1.5m T9 wild cherry - crown reduction. Prune back up to neighbouring garden by up to 1.5m G10 bank of conifers - crown thinning. Reduce by 2m in depth	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	25/00656/TREE WELCOMBE	104A Maidenhead Road, Stratford-upon-Avon, CV37 6XY	T6 oak - crown reduction. 102A Maidenhead Road to prune back from neighbouring garden 104A Maidenhead Road, by up to 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 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	25/00645/TREE GUILDHALL & BRIDGETOWN	20 Sheep Street, Stratford-upon-Avon, CV37 6EF	T1 - ash - To prune back the south face of the canopy to the boundary line up to 3m of lateral branches. The remaining length of each branch will be approximately 1.5 -2m.	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	25/00561/TREE WELCOMBE	Sandon, 76 Maidenhead Road, Stratford-upon-Avon, CV37 6XU	T1 black plumb cherry - crown reduction by up to 2 metres T2 Cotoneaster - crown reduction by up to 2 metres T10 lime - re pollard, pruning back to original pollard point, as indicated on submitted, annotated photograph T11 silver birch - reduce crown by 4-6 metres, as indicated on submitted, 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 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	25/00726/TREE WELCOMBE	78 Maidenhead Road, Stratford-	T3 silver birch - crown lift over garage of adjacent	The Town Council does not object to

		upon-Avon, CV37 6XU	property Sandon, removing laterals as indicated on submitted, annotated photograph T4 Acacia - remove all branches overhanging the garden of Sandon, as indicated on submitted, annotated photograph G5 conifers - light trim back and target prune selected limbs back up to 3 metres T6 walnut - prune off lowest lateral overhanging the garden of Sandon, as indicated on submitted, annotated photograph T7 Acacia - lift crown overhanging garden of Sandon, by pruning off overhanging lateral, as indicated on submitted, annotated photograph T8 sycamore - lift crown overhanging garden outbuilding in Sandon by pruning off 3-4 no laterals, as indicated on submitted, annotated photograph T9 horse chestnut - lift crown overhanging garden outbuilding in Sandon by pruning off 3 no laterals and sub lateral branches, as indicated on submitted, annotated photograph	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	25/00643/TREE GUILDHALL & BRIDGETOWN	Swan Gardens (South Of Theatre Gardens), Waterside, Stratford-upon-Avon, CV37 6BB	T1 (T27) - willow - (T27 on Tree Survey attached) - to pollard down to 1m stem T2 (T40) - swamp cypress - (T40 on Tree Survey attached) - to remove all damaged and dead branches	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) Street Trading and Licencing Applications

3a. Street Trading Applications

1.	25/00269/STCON	Stratford Pursuit Festival	The Licensing Team have received a market application from Kate Livingston of Slate Art Gallery Ltd (Slate Events) for the Stratford Pursuits Festival 2025. The application seeks permission for up to 49 traders (market stalls) within the event area situated on the recreation grounds as outlined in red on the plan. The application seeks to allow trader from 10am - 8pm on Saturday 10th and 10am - 5pm on Sunday 11th May 2025.	If you have any objection to the grant of this market, please give details by return email before 5pm on Monday 8th April 2025.
----	----------------	----------------------------	--	---

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	24/02883/FUL Burnside Hotel, Church Lane, Shottery, Stratford-upon-Avon CV37 9HQ	No reps, subject to Conservation Officer approval	Refusal
2	25/00089/TPO 125 Shipston Road, Stratford-upon- Avon, CV37 7LW		Consent for Aboricultural Work
3	25/00261/TREE 48 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 species in a suitable location for future generations to enjoy.	Consent with conditions

4	25/00218/VARY 179 Evesham Road, Stratford-upon-Avon, CV37 9BS	On balance, given the mix of styles and designs along the Evesham Road, the TC makes no representation to this design change.	Permission
5	25/00334/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 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
6	24/03272/FUL 3 Trinity Place, Bull Street, Stratford-upon-Avon, CV37 6DU		Permission with conditions
7	25/00245/FUL 114 Clopton Road, Stratford-upon-Avon, CV37 6SW		Permission with conditions
8	21/02447/FUL 1 Arden Street, Stratford-upon-Avon		Permission with conditions

9	24/02713/FUL 1 Alveston Farm Bungalows, Alveston, Stratford-upon-Avon, CV37 7RR		Permission with conditions
10	24/02927/FUL New Look, Unit K, Maybird Retail Park, Birmingham Road Stratford- upon-Avon		Permission with conditions
11	25/00162/FUL Hylands House, Warwick Road, Stratford-upon-Avon, CV37 6YW		Permission with conditions
12	25/00237/LBC Guild Chapel Of The Holy Cross, Church Street, Stratford-upon-Avon		Consent granted with conditions
13	25/00336/TREE 4 Tyler Street, Stratford-upon-Avon, CV37 6TY		Consent with conditions
14	25/00050/FUL 22 Lea Close, Stratford-upon-Avon, CV37 9JS		Permission with conditions
15	25/00273/TPO Guild Cottages, Church Street, Stratford-upon-Avon		Consent for Arboricultural Work
16	25/00262/FUL 160 Banbury Road, Stratford-upon- Avon, CV37 7HU		Permission with conditions

5) Any Other Business

5a.

Planning Admin Officer
02.04.2025