

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

10 June 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	25/00846/FUL ORCHARD HILL	River Cottage, Tiddington Road, Stratford-upon-Avon, CV37 7AE	Proposed garden studio and store	An amendment / additional information has been received for the application shown above as follows: removal of jetty from proposed plans This letter is for information only. A consultation response is not being sought.
2	25/01106/FUL SHOTTERY	Sibbasbridge Ltd, 175A Evesham Road, Stratford-upon-Avon, CV37 9BS	Demolition of Existing Buildings and Construction of Six dwellings and all associated works	The Town Council did not oppose the previous scheme. The appeal decision is noted and the changes to the soft landscaping that are now proposed seek to address the reason why the appeal was unsuccessful. The Town Council therefore maintains No Reps to this current application.

3	25/01159/FUL AVENUE	21 Clover Close, Avenue Farm, Stratford-upon- Avon, Warwickshire CV37 0TB	Single storey front extension	No representation
4	25/00885/FUL TIDDINGTON	59 Tiddington Road, Stratford- upon-Avon, CV37 7AF	Proposed boathouse	No representation
5	25/01118/FUL CLOPTON	New Look, Unit K, Maybird Retail Park, Birmingham Road Stratford- upon-Avon	Construction of lean-to canopy to rear elevation	No representation
6	25/01077/FUL GUILDHALL & BRIDGETOWN	36 Sheep Street, Stratford-upon- Avon, CV37 6EE	Change of use from a flexible class E use to dual use for either a flexible class E use or wine bar (sui generis)	No representation
7	25/01076/LBC GUILDHALL & BRIDGETOWN	16 Wood Street, Stratford-upon- Avon, CV37 6JF	Repairs and decorations of existing shop fronts	No representation
8	25/01116/FUL GUILDHALL & BRIDGETOWN	16 Wood Street, Stratford-upon- Avon, CV37 6JF	Shop front repair and refurbishment, new signage	No representation
9	25/01074/LBC GUILDHALL & BRIDGETOWN	Accessorize, 2 High Street, Stratford-upon- Avon, CV37 6AU	Specialist woodworm treatment to the structural timber on 2nd floor	No representation
10	25/00710/FUL CLOPTON	29 Albany Road, Stratford-upon- Avon, CV37 6PG	Replacement and alteration of windows and doors, erection of wall, external alterations	No representation
11	25/00710/FUL CLOPTON	29 Albany Road, Stratford-upon- Avon, CV37 6PG	Replacement and alteration of windows and doors, erection of wall, external alterations (part retrospective)	An amendment / additional information has been received for the application shown above as follows: part retrospective added to description of development; windows already replaced.

				This letter is for information only. A consultation response is not being sought.
12	25/01151/FUL TIDDINGTON	15 School Lane, Tiddington, Stratford-upon-Avon, CV37 7AJ	Alterations and improvements to existing dwelling and new boundary wall.	No representation
13	25/01152/LBC TIDDINGTON	15 School Lane, Tiddington, Stratford-upon-Avon, CV37 7AJ	Alterations and improvements to existing dwelling and new boundary wall.	No reps subject to conservation officer approval.
14	25/01135/FUL GUILDHALL & BRIDGETOWN	Swan Gardens And Avonbank Gardens, Waterside, Stratford-upon-Avon, CV37 6BA	Siting of no.4 temporary art works for Summer 2025 (July to mid-September).	No representation
15	25/01117/ADV GUILDHALL & BRIDGETOWN	16 Wood Street, Stratford-upon-Avon, CV37 6JF	1no. fascia sign & 2no. projecting sign	No representation
16	25/01118/FUL CLOPTON	New Look, Unit K, Maybird Retail Park, Birmingham Road Stratford-upon-Avon	Construction of lean-to canopy to rear elevation	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. If you wish to follow the progress of this application you are advised to log onto the Council's website

				at www.stratford.gov.uk/eplanning or telephone the Council's Contact Centre on 01789 260303/260304. Comments due by 17.06.2025
17	25/00625/REM CLOPTON	Land To The West Of Western Road, Western Road, Stratford-upon-Avon,	Reserved matters (appearance, landscaping and scale) pursuant to planning permission ref. 23/01524/VARY for a revised layout to original outline permission ref. 20/00234/OUT for the erection of care home (Use Class C2) for residents requiring nursing, dementia and residential care with associated car parking, bicycle stores, outdoor amenity space and separate refuse/recycling facilities - Outline application with Some Matters Reserved. Access and Layout for determination under this application, with Appearance, Landscaping and Scale reserved for later consideration (resubmission of 19/01416/OUT)	The Town Council withdraws its holding objection and is grateful that the applicant has submitted amended plans to include PV on the roof of the new building.
18	25/01248/TPO WELCOMBE	56 Maidenhead Road, Stratford-upon-Avon, CV37 6XT	T1 - wellingtonia - Prune out dead wood and 1 broken branch - the reason is for the Health & Safety of anyone beneath the tree canopy,(this tree also overhangs the highway - The Elms to the rear) (There is a seperate "5 DAY NOTICE" issued (15/5/2025) to the Council regarding the broken branch, due to the	No representation

			possibility of it breaking out) T2 - cedar - Prune out dead wood- the reason is for the Health & Safety of anyone beneath the tree canopy This work will also improve the appearance of the tree and improve air flow and light, and extend tree longevity T3 - wellingtonia - Prune out dead wood and thin crown by approx. 5% and Lift lower canopy to 3.5 metres from ground level - the reason is for the Health & Safety of anyone beneath the tree canopy and will also improve the appearance of the tree and improve air flow and light, and extend tree longevity (this tree is within falling distance of the house) The crown lift will also improve the appearance of the tree and the view to the garden for the occupier as requested by the occupier	
19	25/01111/FUL HATHAWAY	43 South Green Drive, Stratford-upon-Avon, CV37 9HP	Two storey side and rear extensions with a single storey extension to the front elevation	The Town Council withdraws its holding objection and is grateful for the Applicant amending the plans.

TREE APPLICATIONS

1	25/01156/TREE TIDDINGTON	Kissing Tree House, Kissing Tree Way, Alveston, Stratford-upon-Avon CV37 7QT	T234 common beech – Fell	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
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				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	25/01199/DDT	10 Church Lane, Shottery, Stratford-upon-Avon, CV37 9HQ	-T1 pine: fell. (Dead. Replacement tree planting required)	FOR INFORMATION ONLY Notification has been received in relation to dead/dangerous tree/s at the above address. As the tree/s are dead/dangerous there is no requirement to go through the Conservation Area Notification for tree works (6 week process)/TPO application process. A Forestry and Landscape Officer has either visited the site or examined a report with photographic evidence and confirms that the works are necessary.
3	25/01212/TREE WELCOMBE	The Beeches, 11 Welcombe Road,	sycamore - located between T44 and T45 on plan – fell	The Town Council does not object to necessary works to

		Stratford-upon-Avon, CV37 6UJ		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	25/01218/TREE WELCOMBE	Stratford Shopmobility, Bridgeway Multi Storey Car Park, Bridgeway, Stratford-upon-Avon CV37 6YX	-T4 leyland cypress - lift canopy above adjacent streetlight at Bancroft Place, by 1 metre	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	25/01137/TREE WELCOMBE	12 Bancroft Place, Stratford-upon-Avon, CV37 6YZ	T7 elderberry - shorten back crown from roof of adjacent car port by 1 metre	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.
6	25/01225/TREE WELCOMBE	56 Maidenhead Road, Stratford-upon-Avon, CV37 6XT	- T1 lime - fell	It was not possible to submit a response at the time of the Chairman's Actions Meeting. The Town Council response would be as shown below: 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.
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3) Street Trading and Licencing Applications

3a. Street Trading Applications

No applications received.

3b. Licencing Applications

1.	25/00655/LAPREM	Food Warehouse Unit K Maybird Retail Park Stratford upon Avon CV37 0HZ	Application for a premises licence under section 17	Application Date: 27/05/2025 Last Representation Date: 24/06/2025
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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	25/00774/FUL 81 Evesham Road, Stratford-upon-Avon, CV37 9BE	No reps, subject to no adverse impacts on neighbours	Permission with conditions
2	25/00691/LBC 10 Ely Street, Stratford-upon-Avon, CV37 6LW	No reps, subject to Conservation Officer approval	Consent granted with conditions
3	25/00602/ADV Newson Health, Winton House, 23 Church Street, Stratford-upon-Avon CV37 6HB	No reps.	Consent granted with conditions
4	25/00720/COUMA 12 Windsor Street, Stratford-upon-Avon, CV37 6NL	No reps	Prior approval granted
5	25/00888/HHPA Gospel Oak House, Gospel Oak Lane, Pathlow, Stratford-upon-Avon CV37 0JA		Prior approval refused
6	25/00815/LBC Guild Chapel, Chapel Lane, Stratford-upon-Avon	No reps, subject to Conservation Officer approval	Consent granted with conditions

7	25/00623/LDP The Flat 56 Ely Street Stratford-upon-Avon CV37 6LN		Certificate of lawful proposed use or development
8	25/00744/FUL Rivers Edge, 4 Avoncliffe, Main Street, Tiddington Stratford-upon-Avon	No reps to amended/revised proposals	Permission with conditions
9	24/01552/FUL Lock Up Garages, Hodgson Road, Stratford-upon-Avon	No reps to additional BNG assessment	Permission with conditions
10	25/00220/FUL 20 Bishopton Lane, Stratford-upon-Avon, CV37 9JN	No reps	Permission with conditions
11	25/00617/ADV Co-op, Wordsworth Avenue, Stratford-upon-Avon, CV37 7BN	Maintain no reps	Consent granted with conditions
12	25/00291/LBC 13 Chapel Street, Stratford-upon-Avon, CV37 6ET	No reps	Consent granted with conditions
13	25/00769/FUL 17 Manor Green, Stratford-upon-Avon, CV37 7ES,	No reps	Permission with conditions
14	25/00846/FUL River Cottage, Tiddington Road, Stratford-upon-Avon, CV37 7AE	No reps	Permission with conditions
15	25/00419/FUL Dunroaming Stables, Gospel Oak Lane, Pathlow, Stratford-upon-Avon CV37 0JA	No reps	Refusal
16	25/00979/TREE Lavender House, 18 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	Consent with conditions

		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.	
17	25/00770/FUL Melville House, New Street, Stratford-upon-Avon	No reps subject to no adverse harm to the existing tree.	Permission with conditions
18	25/00478/FUL 1 Larch Close, Stratford-upon-Avon, CV37 6XJ	On balance the TC submits no reps, given the context of the street scene.	Permission
19	25/00659/FUL 122 Tiddington Road, Stratford-upon-Avon, CV37 7BB	There are concerns that the proposed boundary wall and railings will be stark in the street scene which is predominantly hedges along Tiddington Road. However, the TC would have no objections providing there is a landscape scheme submitted as part of any conditional approval and this includes hedge planting in front of the wall/railings in order to soften its impact on the street scene.	Permission with conditions
20	25/00812/FUL 34 Wood Street, Stratford-upon-Avon, CV37 6JG	No reps	Permission with conditions

21	25/00958/TREE 9 Avenue Road, Stratford-upon-Avon, CV37 6UW	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
22	25/00766/FUL Arden House, 18 Elgin Gardens, Stratford-upon-Avon, CV37 7BG	No reps	Permission with conditions
23	25/00567/FUL 83 South Green Drive, Stratford-upon-Avon, CV37 9HL	No reps	Permission with conditions
24	25/00841/FUL 13 St Gregorys Road, Stratford-upon-Avon, CV37 6UH	No reps	Permission with conditions
25	25/00507/TREE Kiosk Adjacent, The Pen And Parchment, Bridgefoot, Stratford-upon-Avon, CV37 6YY	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	Consent with conditions

		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.	
26	25/00930/FUL 6 Avon Crescent, Stratford-upon-Avon, CV37 7EU	No reps	Permission with conditions
27	25/00886/LDP Gospel Oak House, Gospel Oak Lane, Pathlow Stratford-upon-Avon CV37 0JA		Refusal of certificate of lawful Proposed use or development
28	25/00694/LBC 36A Sheep Street, Stratford-upon-Avon, CV37 6EE	No reps, subject to Conservation Officer approval	Consent granted with conditions
29	25/00889/AAPA Gospel Oak House, Gospel Oak Lane, Pathlow, Stratford-upon-Avon CV37 0JA	No reps	Prior approval refused
30	25/00994/LBC Guild Chapel, Chapel Lane, Stratford-upon-Avon	No reps	Consent granted with conditions
31	25/00987/FUL	No reps	Permission with conditions

	5 Masefield Road, Stratford-upon-Avon, CV37 7JT		
32	25/00908/FUL 25 Orchard Way, Stratford-upon-Avon, CV37 9QE	No reps, subject to no adverse harm to neighbours. Please to see subservient design.	Permission with conditions
33	25/00896/LBC 45-45A Wood Street & 65 Henley Street, Stratford-upon-Avon	No reps	Consent with conditions

5) Any Other Business

5a. Temporary banner installation at Harvard House.

Planning Admin Officer
04.06.2025