



STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

10 June 2025

Held at Council Chamber, Town Hall, Stratford-upon-Avon, Sheep Street,
Stratford-upon-Avon CV37 6EF

Meeting commenced: 4pm Meeting ended: 4:56pm

MINUTES

Present

Councillors:

Alcock	Harding
Albon	Lee
Duck	MacDonald
Fojtik	McNaught Barrow

Planning Consultant: Neil Pearce, Avon Planning Services Ltd

Minutes Clerk: Lisa Campion

Press: None present

Public: None present

Registered speakers: Liz Nicholson of Stansgate Planning and Roger Holbeche of Regal Property Group.

No applications were deferred from the Chair's Action meeting held on 4 June 2025.

1. Appointment of Chair and Deputy Chair for the municipal year

It was unanimously agreed that Councillor Alcock be elected as the Chair and Councillor McNaught Barrow as Deputy Chair.

RESOLVED That Councillor Alcock be appointed Chair of the Planning Consultative Committee for 2025/26.

RESOLVED That Councillor McNaught Barrow be appointed Deputy Chair of the Planning Consultative Committee for 2025/26

2. Apologies for Absence

No apologies were received.

3. **Declarations of interest on items on the agenda**

Councillor S McNaught Barrow declared a personal interest in that Roger Holbeche who was presenting on behalf of Regal Property Group was known to her. Councillors Harding and MacDonald declared an interest as members of the Stratford Society.

4. **To receive written requests for dispensation for disclosable pecuniary interests.**

None were received.

5. **To grant any requests for dispensation as appropriate**

None were received.

6. **Consultation Presentation on Pre-Planning Applications**

Members received a pre-planning application presentation for the development proposal at Bards Walk.

Once the presentation had finished, points of clarification were raised from Councillors.

7. **Public Participation of non-agenda items on matters under which the Council has control or is a consultative body**

No members of the public were present at the meeting.

8. **To approve the draft open minutes of the Planning Consultative Committee meeting held on 4 February 2025**

The minutes of the meeting held on 4 February 2025 were approved as a correct record.

9. **List of planning applications deferred from the Chair's Actions meeting on 4 June 2025 with any additional items deferred from the Additional Chair's Actions meeting on 9 June 2025**

No applications had been deferred from the Chair's Action or Additional Chair's Actions meetings.

10. **To note action of the Town Clerk after consultation with the Chair (or their substitutes) and Avon Planning Services on 4 June 2025**

The actions were noted. The Chair's Action meeting on 4 June 2025 was attended by Councillor Alcock and Councillor McNaught Barrow. The Additional Chair's Action meeting on 9 June 2025 was attended by Councillor Alcock and Councillor McNaught Barrow. The following applications were discussed and the respective observations recorded:

Chair's Actions meeting – 4 June 2025:

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	Construction of lean-to canopy to rear elevation
			No representation

		Road Stratford-upon-Avon		
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/e-planning 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 possibility of it breaking out) T2 - cedar - Prune out dead wood- the reason is	No representation

			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
---	---------------------------------	--	--------------------------	--

				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, Stratford-upon- Avon, CV37 6UJ	sycamore - located between T44 and T45 on plan – 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 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.
--	--	--	--	---

Additional Chair's Action meeting 9 June 2025

Application No	Address	Proposed Development	Observations	
1	25/01176/COUQ HATHAWAY	Drayton Farm, Alcester Road, Stratford-upon- Avon, CV37 9RQ	Prior approval for the change of use of agricultural buildings to 2no. dwellinghouses and associated operational development	No representation
2	25/01177/COUQ HATHAWAY	Drayton Farm, Alcester Road, Stratford-upon- Avon, CV37 9RQ	Prior approval for the change of use of agricultural buildings to 3no. dwellinghouses and associated operational development	No representation
3	25/01205/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, along with a change of use of land from agricultural to residential garden.	No reps. Pleased to see that the extension is subservient and there are PV panels on the roof.
4	25/01227/FUL GUILDHALL & BRIDGETOWN	28 New Broad Street, Stratford- upon-Avon, CV37 6HW	Modest first floor extension above the existing single storey rear projection of the building	No representation
5	25/01251/FUL CLOPTON	The Clayton Guest House, 38 Grove Road, Stratford-upon- Avon, CV37 6PB	Proposed change of use from guest house to single dwelling	No representation

6	25/01265/FUL SHOTTERY	27 Shottery Road, Stratford-upon-Avon, CV37 9QA	Proposed single storey rear extension and porch	No representation
7	25/01083/COUQ ORCHARD HILL	Low Farm, Shipston Road, Stratford-upon-Avon, CV37 8LT	Change of use of agricultural building into one larger dwelling (C3) with associated operational development	No representation
8	25/01293/FUL ORCHARD HILL	9 Burford Road, Stratford-upon-Avon, CV37 7ET	Proposed garage conversion, raised flat roof and associated external alterations.	Whilst the Town Council has no reps to this modest proposal, it is disappointing that the proposal does not include a pitched roof.

Tree Applications

1	25/01240/TREE TIDDINGTON	Alveston Leys Nursing Home, Kissing Tree Lane, Alveston, Stratford-upon-Avon CV37 7QN	-T6 - false acacia - Remove snapped limb from within crown. Sever and remove ivy to 1.5m -T31- yew - Reduce away from building to ensure 1m clearance	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.
--	--	--	---

11. Street Trading and Licensing Applications

No street trading applications were received.

No licensing applications were received.

12. Notices of Decision

The following decisions were noted:

	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	No reps	Permission with conditions

	13 St Gregorys Road, Stratford-upon-Avon, CV37 6UH		
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 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
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 5 Masefield Road, Stratford-upon-Avon, CV37 7JT	No reps	Permission with conditions
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

13. Any Other Business

Temporary banner installation at Harvard House

Councillor MacDonald informed the Committee that the Stratford Society in conjunction with the Shakespeare Birthplace Trust will open an exhibition at Harvard House and they are wanting to install a banner or signage on the building. Fixings are already in place.

Councillor Alcock asked that more information be provided on the dimensions and design of the intended banner. She also mentioned that the fixings may belong to the Christmas Lights Committee – permission should be sought from them in this response.

Councillor MacDonald will find out more information and share it with the PCC.

14. Chair's Verbal Report

Councillor Alcock informed the Committee that going forward, if there are no applications for discussion at the PCC Meetings, the meetings would not be cancelled and the time would be used to start work on updating the Neighbourhood Plan.

15. Requests for Alterations of Recommendation – for information (if any)

There were none.

16. **To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford-on Avon District Council Planning meeting on the 18 June 2025 at 6:00pm.**

No representative is required to attend the District Council meeting.

17. **To appoint substitutes for the next Chair's Actions meeting on 25 June 2025, if required.**

No substitutes are required for this meeting.

Date of next meeting: Tuesday 1 July 2025, at 6:30pm

Signed:

Chair of Planning Committee