

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

15 July 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	25/01392/LBC GUILDHALL & BRIDGETOWN	Shakespeare Hotel, Chapel Street, Stratford- upon-Avon, CV37 6ER	Repairs to the internal drainage system	No reps. Subject to conservation officer approval.
2	25/01025/LBC GUILDHALL & BRIDGETOWN	Shakespeare Hotel, Chapel Street, Stratford- upon-Avon, CV37 6ER	Repairs to the building envelope and minor alterations to back of house areas to refurbish the hotel kitchen and create a customer gym.	No representation
3	25/01454/VARY WELCOMBE	The Red Lion, 1 Warwick Road, Stratford-upon- Avon, CV37 6YW	Variation of condition 2 (Plans) of 24/02582/FUL dated 17/04/2025 to amend internal layout of pub at first floor. Original description of development: Full and listed building consent application for minor internal and external alterations	No reps. Subject to conservation officer approval.

4	25/01455/VLBC WELCOMBE	The Red Lion, 1 Warwick Road, Stratford-upon- Avon, CV37 6YW	Variation of condition 2 (Plans) of 24/02583/LBC dated 17/04/2025 to amend internal layout of pub at first floor. Original description of development: Full and listed building consent application for minor internal and external alterations	No reps. Subject to conservation officer approval.
5	25/00903/ADV GUILDHALL & BRIDGETOWN	34A Rother Street, Stratford-upon- Avon, CV37 6LP	Removal of Existing Signage and Installation of new to existing Funeral Care Home.	An amendment / additional information has been received for the application shown above as follows: Minor amendments following conservation officers comments. This letter is for information only. A consultation response is not being sought.
6	25/01102/LBC GUILDHALL & BRIDGETOWN	34A Rother Street, Stratford-upon- Avon, CV37 6LP	Removal of existing outdated non-illuminated signage and installation of new non-illuminated signage.	An amendment / additional information has been received for the application shown above as follows: Minor amendments following conservation officers comments This letter is for information only. A consultation response is not being sought.
7	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: removal of cladding on rear elevation

				This letter is for information only. A consultation response is not being sought.
8	25/01520/FUL WELCOMBE	The Red Lion, 1 Warwick Road, Stratford-upon-Avon, CV37 6YW	Removal of 3 spaces and the creation of 2No. EV car parking spaces including charge points and associated equipment.	Support the application
9	25/01579/FUL TIDDINGTON	Whitchurch House, 17 Elgin Gardens, Stratford-upon-Avon, CV37 7BG	Enlarging existing openings and replacing French windows with bi-folding doors, replacing all other windows and doors and minor internal remodelling. Installation of a log burner.	No representation

TREE APPLICATIONS

1	25/01592/TREE GUILDHALL & BRIDGETOWN	65 West Street, Stratford-upon-Avon, CV37 6DR	T1-Pyracantha-Reduce from 3M to 2M T2-Lilac - Reduce from 3M to 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
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				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	25/01593/TREE GUILDHALL & BRIDGETOWN	Flat 1, 53 Rother Street, Stratford-upon-Avon, CV37 6LT	T1- Hawthorn - Reduce from 10M to 8M	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

No applications received.

3b. Licencing Applications

1.	25/00804/LAPEM	CRU Wine Bar 36 Sheep Street Stratford upon Avon CV37 6EE	Application for a premises licence under section 17	Application Date: 25/06/2025 Last Representation Date: 23/07/2025
2.	25/00917/LAVAR	Coxs Yard Bridgefoot Stratford-upon-Avon CV37 6YY	Variation of a premises licence under section 34	Application Date: 07/07/2025 Last Representation Date: 04/08/2025

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	25/01156/TREE Kissing Tree House, Kissing Tree Way, Alveston, Stratford-upon-Avon, CV37 7QT	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.	
2	25/00893/FUL 93 Evesham Road, Stratford-upon-Avon, CV37 9BE	No reps subject to highway authority approval.	Permission with conditions
3	25/01006/ADV 30 Bridge Street, Stratford-upon-Avon, CV37 6AS	No reps.	Consent granted with conditions
4	25/01159/FUL 21 Clover Close, Avenue Farm, Stratford-upon-Avon, Warwickshire CV37 0TB	No reps	Permission with conditions
5	25/01032/LBP 25-39 Waterside Stratford-upon-Avon CV37 6BA		Certificate of lawfulness of proposed works
6	25/01077/FUL 36 Sheep Street, Stratford-upon-Avon, CV37 6EE	No reps	Permission with conditions
7	25/01111/FUL 43 South Green Drive, Stratford-upon-Avon, CV37 9HP	The Town Council withdraws its holding objection and is grateful for the applicant amending the plans.	Permission with conditions
8	25/01083/COUQ Low Farm, Shipston Road, Stratford-upon-Avon, CV37 8LT	No reps	Prior approval granted
9	25/01218/TREE Bridgeway Multi Storey Car Park, Bridgeway, 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	Consent with conditions

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10	25/01219/TREE STREET RECORD, Bancroft Place, Stratford-upon-Avon		Consent with conditions
11	25/01137/TREE 12 Bancroft Place, Stratford-upon-Avon, CV37 6YZ	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	Consent with conditions

		suitable location for future generations to enjoy.	
12	25/01102/LBC 34A Rother Street, Stratford-upon-Avon, CV37 6LP	No reps, subject to Conservation Officer approval	Consent granted with conditions
13	25/00903/ADV 34A Rother Street, Stratford-upon-Avon, CV37 6LP	No reps	Consent granted with conditions
14	25/01343/FUL 25 Hathaway Green Lane, Stratford-upon-Avon, CV37 9HX	No reps	Permission with conditions
15	25/01293/FUL 9 Burford Road, Stratford-upon-Avon, CV37 7ET	Whilst the Town Council has no reps to this modest proposal, it is disappointing that the proposal does not include a pitched roof.	Permission with conditions
16	25/01223/LBP 31 Sheep Street Stratford-upon-Avon CV37 6EE		Certificate of lawfulness of proposed works
17	25/00885/FUL 59 Tiddington Road, Stratford-upon-Avon, CV37 7AF	No reps	Permission with conditions
18	25/01135/FUL Swan Gardens And Avonbank Gardens, Waterside, Stratford-upon-Avon, CV37 6BA	No reps	Permission with conditions
19	25/00710/FUL 29 Albany Road, Stratford-upon-Avon, CV37 6PG	No reps	Permission with conditions
20	25/01177/COUQ Drayton Farm, Alcester Road, Stratford-upon-Avon, CV37 9RQ	No reps	Prior approval refused
21	25/01176/COUQ Drayton Farm, Alcester Road, Stratford-upon-Avon, CV37 9RQ	No reps	Prior approval refused
22	25/00890/FUL Hotel Indigo, Chapel Street, Stratford-upon-Avon, CV37 6HA	No reps	Permission with conditions

23	25/00558/FUL New House Farm, Wellesbourne Road, Alveston, Stratford-upon-Avon CV37 7RE	No reps	Permission with conditions
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5) Any Other Business

5a. To receive an update on the banner proposed for Harvard House

5b. To consider the Statement of Licensing Policy 2026-2031
(Consultation)

Stratford-on-Avon District Council have written to us to review the
Licensing Policy which is required to be reviewed every 5 years.
Councillors are asked to view this on the following link:
<https://www.stratford.gov.uk/licences-permissions/licensing-policy.cfm> (Appendix A)

Planning Admin Officer
09.07.2025