



STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

15 July 2025

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

Meeting commenced: 6:30pm Meeting ended: 7:36pm

MINUTES

Present

Councillors:

Alcock (Chair)	MacDonald
Duck	McNaught Barrow
Fojtik	
Lee	

Minutes Clerk: Lisa Campion

Press: None present

Public: None present

Registered speakers:

**Louise Casey and Liz Nicholson from Stansgate Planning and the Applicant,
Jack Broadhurst**

**Liz Nicholson from Stansgate Planning, Steve Lewis from MRT Architects,
Richard Burbidge from Pragnells**

18. Apologies for Absence

Apologies were received from Councillors Albon and Harding.
Councillor MacDonald arrived at the meeting at 6:35pm.

19. Declarations of interest on items on the agenda

None were received.

20. To receive written requests for dispensation for disclosable pecuniary interests.

None were received.

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

None were received.

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

Members received a pre-planning application presentation for the development proposal at The Paddock Pub, Evesham Road.

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

Members received a pre-planning application presentation for development proposals for Pragnells.

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

Councillor Duck left the meeting at 7:05pm.

23. **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.

24. **To approve the draft open minutes of the Planning Consultative Committee meeting held on 10 June 2025**

The minutes of the meeting held on 10 June 2025 were approved as a correct record.

25. **List of planning applications deferred from the Chair's Actions meeting on 9 July 2025 with any additional items deferred from the Additional Chair's Actions meeting on 14 July 2025**

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

26. **To note action of the Town Clerk after consultation with the Chair (or their substitutes) and Avon Planning Services on 9 July 2025**

The actions were noted. The Chair's Action meeting on 9 July 2025 was attended by Councillor Alcock and Councillor McNaught Barrow. The Additional Chair's Action meeting on 14 July 2025 was attended by Councillor Alcock and Councillor McNaught Barrow. The following applications were discussed and the respective observations recorded:

Chair's Actions meeting – 9 July 2025:

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
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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 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.
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Additional Chair's Action meeting 14 July 2025

Application No	Address	Proposed Development	Observations
1	25/01134/FUL CLOPTON	Oak And Willow House, The Willows North, Stratford-upon-Avon	Conversion of former student accommodation to residential use, with car parking.
			The Town Council supports this proposal for much need 1 and 2 bedroom flats in a sustainable location close to the Town Centre. It will also

				bring back into use two prominent derelict buildings on one of the main gateways into the town. The Town Council would like to see a planning condition requiring lift access to all floors to be maintained in perpetuity.
2	25/01549/VARY ORCHARD HILL	58 Loxley Road, Stratford-upon-Avon, CV37 7DR	Application Reference Number: 24/02964/VARY Date of Decision: 23/12/2024 Condition Number(s): 2 (plans) Conditions(s) Removal: Amendment to roof design of garage To replace existing drawings with: HPD 01 HPD 02 HPD 03 HPD 04 HPD05	The proposed design is unsightly and unsympathetic but given its discrete location, subject to no adverse harm to neighbours, the Town Council has no representations.
3	25/01479/FUL GUILDHALL & BRIDGETOWN	Yeomanry Mews Development Site, Yeomanry Mews, Stratford-upon-Avon	Proposed installation of retractable bollards	The Town Council has considered this application on the planning merits of the proposal. Subject to the Highway Authority confirming they have no objections to the proposal, the Town Council submits a comment of no representation.

4	25/01415/FUL WELCOMBE	National Westminster House, 31 Rother Street, Stratford-upon-Avon, CV37 6JL	Removal of ATM's & Night Safe Bezel, existing signage and reinstate materials where required	No representation
5	25/01562/FUL WELCOMBE	Cedar Lawn, Cedar Close, Stratford-upon-Avon, CV37 6UP	Demolition of the existing former care home and replacement with 3 no single storey and 2 no split level dwellings and ancillary works	The Town Council supports this proposal on the basis that it is an appropriate reuse of the site and includes much needed bungalows in a sustainable location within the town.
6	25/01612/FUL GUILDHALL & BRIDGETOWN	15 Scholars Lane, Stratford-upon-Avon, CV37 6HE	Addition of window and door to side elevation	No reps subject to a condition requiring the new side window to be obscure glazed and top opening only in order to protect the amenity of the neighbouring property.

Tree Applications

1	25/01543/TREE WELCOMBE	Bridgeway Multi Storey Car Park, Bridgeway, Stratford-upon-Avon	- Tree 1 Sorbus aucuparia - fell - Tree 2 Betula pendula - prune/tip-back by 2m from adjacent property, 19 Bancroft Place. Sever ivy and clear stem to 1m - Tree 3 Alnus sp. - tidy stubs from previous pruning work - Tree 4 Chamaecyparis lawsoniana - prune to clear street lighting, remove 1no. x split branch - Tree 5 Pinus sylvestris - prune/tip-back by 2m from adjacent property, 19	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
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			Bancroft Place - Tree 6 Pinus sylvestris - sever ivy and clear stem to 1m	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	25/01650/TREE SHOTTERY	2 Sunshine Cottages, Shottery, Stratford-upon-Avon, CV37 9HB	- T1 Amelanchier - crown reduction by 1 metre, to height of 6 metres and spread of 4 metres - T2 Acer - crown reduction by 1 metre, to height of 6 metres and spread of 4 metres - T3 Acer cissfolium - crown reduction by 5 metres, to height of 10 metres and spread of 8 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	25/01607/TREE SHOTTERY	15 Campbell Close, Shottery, Stratford-upon-Avon, CV37 9EH	T1 - Ash - Fell to ground level. Tree report shown attached	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	25/01638/TREE GUILDHALL & BRIDGETOWN	The Garden Cafe, 19 Sheep Street, Stratford- upon-Avon, CV37 6EF	- T1 goat willow - high pollard back branches 2 metres, overhanging Royal Shakespeare Company buildings, reducing canopy to a height of 3 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.
5	25/01641/TREE GUILDHALL & BRIDGETOWN	Basler, 20 Sheep Street, Stratford- upon-Avon, CV37 6EF	- T1 ash - crown lift canopy to a maximum of 4 metres on the western side only, where overhanging 19 Sheep Street. Removal of minor deadwood from crown	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

			- T2 ash - crown lift canopy to a maximum of 4 metres on the western side only, where overhanging 19 Sheep Street. Removal of minor deadwood from crown	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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27. Street Trading and Licensing Applications

No street trading applications were received.

The following Licensing Applications were received:

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

No objections were raised for the Licensing Applications.

28. Notices of Decision

The following decisions were noted:

	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 suitable native species in a suitable location for future generations to enjoy.	Consent with conditions
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 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.	
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 suitable location for future generations to enjoy.	Consent with conditions
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

29. Any Other Business

Temporary banner installation at Harvard House

Councillor MacDonald informed the Committee that the Exhibition had opened and is running well. The building is staffed by volunteers. He will revert back to the Society and provide a further update on the banner installation at the next PCC meeting.

Chairman's Actions List

The Planning Clerk had issued the Chairman's Actions List as it contained planning applications with a deadline date for comments due, before the next Chairman's Actions Meeting. (Appendix A)

Items 1 and 2 on the list are to be deferred to the next PCC meeting on the 12 August. Responses to other applications on the list would be entered on to the E-planning Portal this week before the Planning Consultant's goes on annual leave.

30. Chair's Verbal Report

Neighbourhood Plan

Councillor Alcock informed the Committee that the Government has significantly reduced or withdrawn some of the funding previously available to support neighbourhood plans.

It was proposed, seconded and

RESOLVED

That a request be sent to Avon Planning Services to attend the Planning Committee Meeting on 2 September 2025 to advise on how we should move forward in reviewing the Neighbourhood Plan. Councillor Lee will produce the request to be sent to Avon Planning Services.

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

There were none.

32. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford-on Avon District Council Planning meeting on the 30 July 2025 at 6:00pm.

No representative is required to attend the District Council meeting. Councillor Alcock informed the Committee the meeting at the District Council had been cancelled for this date.

33. To appoint substitutes for the next Chair's Actions meeting on 6 August 2025, if required.

No substitutes are required for this meeting.

34. Date of next meeting

Tuesday 12 August 2025, at 6:30pm

Signed:

Chair of Planning Committee