

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

4 November 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 STC 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	25/02380/ADV GUILDHALL & BRIDGETOWN	Coxs Yard, Bridgefoot, Stratford-upon- Avon, CV37 6YY	new pub signage to include - Sign written house name and logos to front of house, gates and side door (01,03&07) - New logo panel illuminated via 1x new floodlight (02) - Internally illuminated flex face signs (04) - Post mounted lanterns to replace existing (06) - 2 x Pictorial sign illuminated by new trough light (08, 09) - internally illuminated box sign on twin post legs (10) - New directional panel sign (11)	No representation
2	25/02381/LBC GUILDHALL & BRIDGETOWN	Coxs Yard, Bridgefoot, Stratford-upon- Avon, CV37 6YY	New pub signage to include - Sign written house name and logos to front of house, gates and side door (01,03&07) - New logo panel illuminated via 1x new floodlight (02) - Internally illuminated flex face signs (04) -	No reps. Subject to Conservation Officer approval.

			Post mounted lanterns to replace existing (06) - 2 x Pictorial sign illuminated by new trough light (08, 09) - internally illuminated box sign on twin post legs (10) - New directional panel sign (11)	
3	25/02484/TEL28 HATHAWAY	Masts Land At, Bordon Hill, Stratford-upon-Avon	The proposal is to install electronic communications apparatus/development ancillary to radio equipment housing on behalf of EE.	In accordance with Part 16 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, the above Notification has been received on 10 October 2025. If you wish to make any comments regarding the above notification of works, please address your correspondence to the Applicant by 6 November 2025. THIS NOTIFICATION IS FOR INFORMATION ONLY
4	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	No reps. Amendments noted. Maintain support.
5	25/02391/FUL GUILDHALL & BRIDGETOWN	49 Rother Street, Stratford-upon-Avon, CV37 6LT	The proposals comprise: Conservation-led roof repair and strengthening. Repair and retention of historic fabric (ceilings, windows, doors, plaster). Limited spatial reorganisation to improve functionality (WC conversion, new bathroom). Discreet thermal upgrades to reduce energy use and carbon emissions. Installation of an ASHP	No representation

			within permitted development noise limits and PV panels to the rear garden roof	
6	25/02392/LBC GUILDHALL & BRIDGETOWN	49 Rother Street, Stratford-upon-Avon, CV37 6LT	The proposals comprise: Conservation-led roof repair and strengthening. Repair and retention of historic fabric (ceilings, windows, doors, plaster). Limited spatial reorganisation to improve functionality (WC conversion, new bathroom). Discreet thermal upgrades to reduce energy use and carbon emissions. Installation of an ASHP within permitted development noise limits and PV panels to the rear garden roof	No reps. Subject to Conservation Officer approval.
7	25/02193/FUL CLOPTON	10 Oakleigh Road, Stratford-upon-Avon, CV37 0DW	Proposed Timber Outbuilding.	No representation
8	25/02395/LBC GUILDHALL & BRIDGETOWN	Arden House, 58 - 59 Rother Street, Stratford-upon-Avon, CV37 6LT	Internal and external alterations including removal of flu pipe and porch roof at the back, removal of 2 rooflights, insertion of new rooflight and safety railing, replacement internal fire doors, re-opening internal doorway and minor internal changes to a doorway and a corridor	No reps. Subject to Conservation Officer approval.
9	25/02394/FUL GUILDHALL & BRIDGETOWN	Arden House, 58 - 59 Rother Street, Stratford-upon-Avon, CV37 6LT	Internal and external alterations including removal of flu pipe and porch roof at the back, removal of 2 rooflights, insertion of new rooflight and safety railing, replacement internal fire doors, re-opening internal doorway and minor internal changes to a doorway and a corridor	No representation

10	25/02153/FUL WELCOMBE	The One Elm, Guild Street, Stratford-upon- Avon, CV37 6QZ	Retrospective change of use from ancillary residential accommodation for employees of The One Elm Public House, to an independent C4 HMO	No representation
11	25/01062/FUL HATHAWAY	42 Cygnet Court, Timothys Bridge Road, Stratford Enterprise Park, Stratford-upon- Avon	Change of use from office (Class E) to school (Class F1).	WITHDRAWN
12	25/02386/FUL GUILDHALL & BRIDGETOWN	16 Sanctus Drive, Stratford-upon- Avon, CV37 6DJ	Replace the existing fence on the rear of the property boundary, at the rear of the garden that runs in parallel with Seven Meadows Road, with an 8-foot (2.4m) high fence.	No representation
13	25/02405/FUL BISHOPTON	Wildmoor Health And Fitness Club, Alcester Road, Stratford-upon Avon, CV37 9RJ	Proposed Erection Of 2no. Padel Courts and associated accessible parking	Support the application for the following planning reasons: The TC supports this facility which will serve the towns residents
14	25/02463/COUQ TIDDINGTON	Alveston Hill Farm, Alveston, Stratford-upon- Avon, CV37 7RL	Prior approval notification for conversion of 3no. agricultural buildings to 8no. dwellinghouses and associated operational development.	Object to the application for the following planning reasons: Whilst the TC does not oppose the principle of this Class Q conversion, some of the buildings are open sided. Class Q allows replacement walls but does not allow new walls. This conversion would require a new wall where there currently is not one. On this basis it is not considered that this proposal complies with the Class Q criteria.
15	25/02372/FUL WELCOMBE	The Red Lion, 1 Warwick Road,	Proposed erection of garden bar and replacement of the	No representation

		Stratford-upon-Avon, CV37 6YW	existing brick wall with new timber picket fence.	
16	25/02373/LBC WELCOMBE	The Red Lion, 1 Warwick Road, Stratford-upon-Avon, CV37 6YW	Proposed erection of garden bar and replacement of the existing brick wall with new timber picket fence.	No reps. Subject to Conservation Officer approval.
17	25/02408/FUL ORCHARD HILL	4 Saturn Way, Stratford-upon-Avon, CV37 7NE	Internally dividing the garage into two to create a garden room/office/gym. Existing double up and over garage doors will remain unaltered to maintain the aesthetics and appearance from the road, with a side garage door replaced with a 4 metre bifold door overlooking the garden.	No representation

TREE APPLICATIONS

1	25/02480/TREE WELCOMBE	Parnell House, 43 Maidenhead Road, Stratford-upon-Avon, CV37 6XU	- T1 birch - Fell - T2 cherry – 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	25/02435/TPO WELCOMBE	The Garden House, 20 Avenue Road, Stratford-upon-Avon, CV37 6UW	T1, Lime, request to re-pollard to old cuts to prevent failure due to decay in stem, removing 3-4 meter sections approximately. Tree is approximately 6-7 meters high and 6 meters wide. Tree will be approximately 3-4 meters high and 1-2 meters wide.	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	25/02535/TREE TIDDINGTON	Court Leys, Kissing Tree Way, Alveston,	T1 - Smoke bush tree – Fell T2 - Maple tree – Fell	The Town Council does not object to necessary works to

		Stratford-upon-Avon CV37 7QT		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	25/02532/TREE WELCOMBE	50 Maidenhead Road, Stratford-upon-Avon, CV37 6XT	T1 - hornbeam - Prune back approximately 12-15 branches overhanging the boundary fence into neighbouring property, as per 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	25/02469/TREE WELCOMBE	Tyler House Community Hub, Tyler Street, Stratford-upon-Avon, CV37 6TY	T1 - Ailanthus – 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.
6	25/02268/TREE GUILDHALL & BRIDGETOWN	Avonview, 121 Shipston Road, Stratford-upon-Avon	G1, lime x6no. - Re-pollard, pruning back to original pollard points. Overall crown reductions of 1/3	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.
7	25/02498/TREE WELCOMBE	Mayfield Gardens, Kendall Avenue, Stratford-upon-Avon, CV37 6SQ	T1 - willow - crown reduction back to previous reduction points - as per previous works carried out against planning reference 23/02987/TREE.	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.
8	25/02565/TREE WELCOMBE	Garden Cottage, 7 St Gregorys Road, Stratford-upon-Avon, CV37 6UH	T1 Walnut- Reduce height from 10m down to 8m Reduce lateral growth by 2.5m to shape	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.
9	25/02527/TREE WELCOMBE	The Priory, Welcombe Road, Stratford-upon-Avon, CV37 6UJ	T1 - horse chestnut - Reduce height of crown from approx. 12metres to 10metres. Reduce spread of crown from approx. 11metres to 8metres G1 - laurel hedge - Reduce height from approx. 4metres to 3metres. Reduce overhanging width on St Gregory's road section by approx. 0.3metres up to a maximum reduction of 1metre at the far end of the hedge line to clear pavement	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

No applications 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	25/01455/VLBC The Red Lion, 1 Warwick Road, Stratford-upon-Avon, CV37 6YW	No reps, subject to Conservation Officer approval	Consent granted with conditions
2	25/01454/VARY The Red Lion, 1 Warwick Road, Stratford-upon-Avon, CV37 6YW	No reps, subject to Conservation Officer approval	Permission
3	25/01117/ADV 16 Wood Street, Stratford-upon- Avon, CV37 6JF	No representation	Consent granted with conditions
4	25/01076/LBC 16 Wood Street, Stratford-upon- Avon, CV37 6JF	No reps	Consent granted with conditions
5	25/01116/FUL 16 Wood Street, Stratford-upon- Avon, CV37 6JF	No reps	Permission with conditions
6	25/01888/TPO 167A Clopton Road, Stratford-upon- Avon, CV37 6TE.	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	Consent for arboricultural work

		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.	
7	25/01761/FUL Co-op, Wordsworth Avenue, Stratford-upon-Avon, CV37 7BN	No reps	Permission with conditions
8	25/01956/FUL George Pragnell Limited, 5 - 7 Wood Street, Stratford-upon-Avon, CV37 6JA	No reps	Permission with conditions
9	25/01957/LBC George Pragnell Limited, 5 - 7 Wood Street, Stratford-upon-Avon, CV37 6JA	No reps	Consent granted with conditions
10	25/02228/LDP 22 St Martins Close Stratford-upon-Avon CV37 9QW		Certificate of lawful proposed use or development
11	25/00538/FUL Alveston Manor Hotel, Banbury Road, Stratford-upon-Avon, CV37 7HP	No reps	Permission with conditions
12	25/00539/LBC Alveston Manor Hotel, Banbury Road, Stratford-upon-Avon, CV37 7HP	No reps	Consent granted with conditions

13	25/01328/FUL 71 Shottery Road, Stratford-upon-Avon, CV37 9QQ,	No reps	Permission with conditions
14	25/01544/FUL 102A Maidenhead Road, Stratford-upon-Avon, CV37 6XY	No reps	Permission with conditions
15	25/01825/FUL Stratford-on-Avon District Council, Elizabeth House, Church Street, Stratford upon-Avon CV37 6HX	No reps, subject to a listed building consent application being submitted and approved b the Conservation Officer.	Permission with conditions
16	25/01985/TPO The Willows Church of England Primary School, The Willows North, Stratford-upon-Avon, CV37 9QN.	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 for arboricultural work
17	25/02027/FUL 178 Evesham Road, Stratford-upon-Avon, CV37 9BS	No reps, the Town Council has no objection in principle but is concerned about the impact on no.	Permission with conditions

		177 Evesham Road. The Planning Officer must be satisfied that the proposed rear projection is not going to have an adverse overbearing or loss of light effect on no. 177.	
18	25/02196/TREE Chestnut Cottage, Kissing Tree Lane, Alveston, Stratford-upon-Avon, CV37 7RB	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
19	25/02198/TREE Holy Trinity Church, Old Town, Stratford-upon-Avon, CV37 6BG	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	Consent with conditions

		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.	
20	25/02197/TREE The Tryst House, Cottage Lane, Shottery, Stratford-upon-Avon, CV37 9HH	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

21	25/01407/FUL 8 Tiddington Road, Stratford-upon-Avon, CV37 7AE,	The Town Council is aware of the previous refusal reasons. However, the Town Council maintains no reps subject to no adverse harm to the trees including the root protection areas, and no adverse harm to the neighbours.	Permission with conditions
22	25/02091/TREE Glendower, Hathaway Lane, Stratford-upon-Avon, CV37 9BL	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
23	25/02147/TREE Dower House, Old Town, Stratford-upon-Avon, CV37 6BG	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	Consent with conditions

		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.	
24	25/02175/TREE 8 Trinity Street, Stratford-upon-Avon, CV37 6BL	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.	
25	25/01936/FUL 38 Vincent Avenue, Stratford-upon-Avon, CV37 6SR	Removal of holding objection	Permission with conditions
26	24/03075/FUL Cokes House, 11 Timothys Bridge Road, Stratford Enterprise Park, Stratford-upon-Avon CV37 9NQ	No reps	Permission with conditions

5) Any Other Business

6) Neighbourhood Plan

Planning Admin Officer
29.10.2025