



STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

25 November 2025

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

Meeting commenced: 6:30pm Meeting ended: 7:48pm

MINUTES

Present

Councillors:

Alcock (Chair)	MacDonald
Albon	McNaught Barrow
Harding	
Lee	

Minutes Clerk: Lisa Campion

Planning Advisor(s): Neil Pearce, Avon Planning Services Ltd

Press: None present

Public: None present

88. Apologies for Absence

Apologies were received from Councillors Duck and Fojtik and accepted for the reasons given.

89. Declarations of interest on items on the agenda

None were received.

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

None were received.

91. To grant any requests for dispensation as appropriate

None were received.

92. Consultation Presentation on Pre-Planning Applications

There were none.

93. 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.

94. To approve the draft open minutes of the Planning Consultative Committee meeting held on 23 September 2025

The minutes of the meeting held on 23 September 2025 were approved as a correct record.

95. List of planning applications deferred from the Chair's Actions meeting on 19 November 2025 with any additional items deferred from the Additional Chair's Actions meeting on 24 November 2025

One application was deferred from the Chair's Actions meeting held on 19 November 2025:

**Application: 25/02533/OUT
Land at West Shottery, Stratford-upon-Avon**

Background:

Neil Pearce gave an introduction to the application which detailed an outline application with all matters reserved for future determination, save for access via the Shottery Western Relief Road, for the erection of up to 580 dwellings, community park, café, landscaping, open space drainage, infrastructure and earthworks.

Points of Clarification were sought from Councillors before moving into debate. A vote was then taken.

It was Proposed, Seconded and unanimously agreed to submit the following comments:

Object to the application for the following planning reasons:

The Town Council has been aware of these proposals for some time following pre-application discussions with the Applicant, for which the Town Council is appreciative of. The timing of this outline application is clearly triggered by the recent appeal decision at Bordon Hill and the Council's inability to demonstrate a 5 year housing land supply. The Town Council has started a review of the NDP and this application is premature to that work. The site is not allocated in the Core Strategy or the adopted NDP. It is speculative unplanned development.

The Town Council has an in-principle objection to the application on the basis that it is premature. Notwithstanding the above, in terms of the detail within the outline application, the Town Council would comment as follows:

There needs to be more detail about how this development connects pedestrians and cyclists to the town centre and where necessary off-site improvements made to improve these routes in order to discourage the use of the car. The capacity of a proposed single point of access for the development for daily trips is questioned. The Town Council understands that this is a 40mph

speed limit (but since the road is not fully open, we do not know what the actual speeds will be) so safety of the proposed access needs to be very carefully considered.

The Town Council would like to know who will own and manage/maintain the community open space and would be willing to enter into discussions with the applicant. The Town Council would like it to be part of the S106/conditions to ensure the community cafe (or an alternative community use like a community centre) is safeguarded and therefore delivered.

The S106/conditions needs to ensure that appropriate energy efficiencies and renewal technologies are built into the design of the dwellings. Why hasn't a community ground source heat scheme been considered?

The proposal must include the appropriate provision of affordable homes and tenures. The District Council is currently undertaking a new Housing Needs Survey which will inform this matter.

The illustrative layout seems to show long straight roads. This will encourage higher speeds within the site so this form of layout would not be acceptable. Will there be bus penetration within the site? If so, where will the bus stops be located?

The S106/conditions will need to secure contributions towards or physical provision of bus shelters, litter/dog bins, benches, play equipment etc.

Since this is an outline application with very limited details, the Town Council reserves the right to comment further on any additional information submitted and of course at the reserved matters stage, should outline planning permission be granted. We expect the policies of the adopted NDP to apply to this and any subsequent application/s. Equally, when the NDP review is adopted, the policies within it will be applicable to any pending application/s on this site.

96. **To note action of the Town Clerk after consultation with the Chair (or their substitutes) and Avon Planning Services on 19 November 2025**

The actions were noted. The Chair's Action meeting on 19 November 2025 was attended by Councillor Alcock and Councillor McNaught Barrow. The Additional Chair's Action meeting on 24 November 2025 was attended by Councillor Alcock and Councillor McNaught Barrow. The following applications were discussed and the respective observations recorded:

Chair's Actions meeting 19 November 2025

Application No	Address	Proposed Development	Observations
1	25/02495/FUL WELCOMBE	Land Rear Of 12A 12B 12C And 12D Greenhill Street Accessed From, Mansell Street, Stratford-upon-Avon,	Change of use of redundant store and ancillary space to provide 17 space public car park; plus minor repositioning of approximately 5
			No reps. Subject to no adverse harm to neighbours

			metres of retaining walls within existing car park fronting Mansell Street	
2	25/02533/OUT HATHAWAY	Land At West Shottery, Stratford-upon-Avon,	Outline planning application with all matters reserved for future determination, save for access via the Shottery Western Relief Road, for the erection of up to 580 dwellings, community park, cafe, landscaping, open space, drainage, infrastructure, and earthworks.	The TC places a holding objection. The application will be considered at the PCC meeting on 25 November 2025.
3	25/02575/ADV BISHOPTON	Sainsburys Local, Bishopton Lane, Stratford-upon-Avon, CV37 9	Two Sainsburys Local fascia sign, two totem signposts situated in the carpark, car park signs, a projecting sign and an ATM surround.	No reps. Subject to the signs being unlit during non-opening hours
4	25/02453/FUL GUILDHALL & BRIDGETOWN	1A Trinity Street, Stratford-upon-Avon, CV37 6BL	Works to restore property to original layout including changes to windows and exterior brick work, and removal of outbuildings and garage.	No representation
5	25/01700/LBC TIDDINGTON	National Farmers Union Mutual Insurance Society Ltd, Tiddington Road, Stratford-upon-Avon, CV37 7BJ	Internal repairs to wall to second floor of The Oaks to include like-for-like replacement of existing internal timber member due to decay.	No reps. Subject to Conservation Officer approval
6	25/02548/ADV WELCOMBE	Wills Kitchen, 43 Henley Street, Stratford-upon-Avon, CV37 6QW	Replacement of existing 'ARCLE' external signage with new Owners branded signs comprising New none illuminated projecting hanging sign;	No representation

			on existing metal wall bracket New none illuminated painted wall sign New none illuminated 2xA4 (A3) menu box	
7	25/02578/FUL TIDDINGTON	143 Loxley Road, Stratford-upon-Avon, CV37 7DS	Erection of two storey side and rear extension	Holding objection. The proposed side extension needs to be redesigned to ensure it is subservient to the main house.
8	25/01915/FUL BISHOPTON	41 Shelbourne Road, Stratford-upon-Avon, CV37 9JP	Garage conversion with first floor extension over and single storey rear extension	Holding objection. The proposed first floor side extension needs to be redesigned to ensure it is subservient to the main house.
9	25/02528/FUL ORCHARD HILL	34 Avon Crescent, Stratford-upon-Avon, CV37 7EX	Single storey rear extension	No reps. Subject to no adverse harm to neighbours.
10	25/02531/FUL WELCOMBE	56 Slingates Road, Stratford-upon-Avon, CV37 6ST	Proposed demolition of detached garage and the erection of single storey side and rear extension	No representation
11	25/02547/LBC WELCOMBE	Wills Kitchen, 43 Henley Street, Stratford-upon-Avon, CV37 6QW	Change of external front door colour from Dark Green to Black. Replacement of existing ARCLE external signage with our (new owners) branded signs comprising new non illuminated projecting hanging sign on existing metal wall bracket, new non illuminated painted wall sign and new non illuminated 2xA4 (A3) menu box	No reps. Subject to Conservation Officer approval
12	25/02655/FUL ORCHARD HILL	60 Loxley Road, Stratford-upon-Avon, CV37 7DR,	Demolish detached garage replace with	No representation

			kitchen/utility room ground floor side and rear extension.	
13	25/02685/TREE HATHAWAY	Brookfield Court, Alcester Road, Stratford-upon- Avon	- G3 mixed species (field maple, hawthorn, cherry and dogwood) - Prune back to the garden boundary fence with 37 Redlands Crescent (3rd party property) - G4 unknown mixed species - Prune back to provide approximately 3 metre clearance of property	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.
14	25/02664/FUL ORCHARD HILL	24 Loxley Road, Stratford-upon- Avon, CV37 7DP	Proposed single storey rear extension	No representation
15	25/02616/ADV WELCOMBE	7 Bards Walk, Stratford-upon- Avon, CV37 6EY	Fascia and projecting signs to front elevation	No representation

16	25/01976/FUL BISHOPTON	16 Shelbourne Road, Stratford-upon-Avon, CV37 9JP	2 storey side extension and loft conversion	No representation
17	25/02511/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	No representation
18	25/02366/FUL SHOTTERY	8 Hogarth Road, Stratford-upon-Avon, CV37 9YU	Installation of an Air Source Heat Pump to be installed to the property. Planning permission is being sought as the noise level of the heat pump does not meet MCS planning standards.	No reps. Subject to Environmental Health approval.
19	25/02420/VARY GUILDHALL & BRIDGETOWN	Bradbourne House, 44 Shipston Road, Stratford-upon-Avon, CV37 7LP	Variation of condition no. 2 of planning permission reference 23/00870/FUL (date of decision 15/06/2023) to allow for revised plans: MY/44/23,/3D & MY/44/23,/4F. Changes to include removing and replacing the pitched roof on part of the rear elevation with a flat roof, and partial removal of rear structure. Original description of development: Proposed infill at ground floor level to	No representation

			underside of existing first floor, new porch, rear first floor part extension and part ground floor rear single storey extension.	
20	25/02282/FUL WELCOMBE	1 Mulberry Street, Stratford-upon-Avon, CV37 6RS	Replacement of first floor rear facing sash window with part glazed door on the rear elevation and erection of wire balustrade around perimeter of existing rear flat roof to form terrace	WITHDRAWN
21	25/02624/COUR ORCHARD HILL	Claydons Farm, Banbury Road, Stratford-upon-Avon, CV37 7NF	I am applying for change of use for some of the buildings to be used for a riding school. I have a riding school License currently being processed with the Stratford council Licensing team.	No representation
22	25/02149/FUL WILMCOTE	Dunroaming Stables, Gospel Oak Lane, Pathlow, Stratford-upon-Avon CV37 0JA	Siting of three additional static mobiles and five touring caravans within an existing Gypsy and Traveller site, demolition of existing dayroom and widening of existing vehicle access (part retrospective).	No representation
23	25/02626/FUL SHOTTERY	51 Hathaway Lane, Stratford-upon-Avon, CV37 9BL	Proposed new and replacement extensions	No reps. Subject to no adverse harm to neighbours

TREE APPLICATIONS

1	25/02684/TPO HATHAWAY	Brookfield Court, Alcester Road, Stratford-upon-Avon	-T7 (T1) weeping willow - re-pollard back to previous pollard Points	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order
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				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	25/02702/TREE SHOTTERY	Open Space, Former Garden Centre, Tavern Lane, Shottery Stratford-upon-Avon	- A Self-set ash - Fell - B Self-set acacia x 3no. - Fell - C Self-set acacia x 2no. - Fell - T4 Cotoneaster frigidus - Crown lift to 2.5 metres (roadside only), remove limbs obscuring bus stop sign, remove deadwood - T5 Parrotia persica - Crown lift to 2.5 metres (roadside only) - T9 Liriodendron tulipifera - Crown lift to 2 metres (roadside only), remove deadwood from lower canopy	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

			- G1 Salix sp. - Framework pollard - T11 Lawson cypress - Fell to ground level	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 24 November 2025

	Application No	Address	Proposed Development	Observations
1	25/02348/ADV SHOTTERY	Shottery Memorial Hall, Hathaway Lane, Stratford-upon-Avon	Illuminated signage	No representation
2	25/02590/VARY CLOPTON	Flat 1, 15 Alcester Road, Stratford-upon-Avon, CV37 6PH	Variation of condition 2 and 3 of planning permission 23/02884/FUL dated 14th March 2024 to amend the design and include Air Source Heat Pumps. Original description of development: Proposed conversion of existing house from 8 No. Bedsits to two residential flats with associated parking and amenity space.	No reps. Shame the chimney has to be removed.
3	25/02065/FUL WELCOMBE	20 Payton Street, Stratford-upon-Avon, CV37 6UA	Proposed single storey rear extensions	WITHDRAWN

4	25/02066/LBC WELCOMBE	20 Payton Street, Stratford-upon-Avon, CV37 6UA,	Proposed single storey rear extensions	WITHDRAWN
5	25/02689/FUL WELCOMBE	Unit 1, 4 Mulberry Street, Stratford-upon-Avon, CV37 6RS	Change of use from dog grooming and canine physiotherapy parlour and dog grooming school to Class E (Commercial, Business and Service).	No representation
6	25/02675/FUL GUILDHALL & BRIDGETOWN	First Stratford Upon Avon Scout Group Scout Headquarters, New Broad Street, Stratford-upon-Avon, CV37 6HW	Demolition and replacement two-storey scout hut premises	Object to the application for the following planning reasons: The TC maintains support for the principle of this proposal. However, previous concerns and objections from the TC and SDC remain unresolved by these latest drawings which do not go far enough to address the adverse impact of the development. The TC therefore objects on the same grounds as previously submitted in June 2024.
7	25/02774/COUG WELCOMBE	21A Greenhill Street, Stratford-upon-Avon, CV37 6LF	Conversion of first floor office (use class E) to no.1 residential flat (use class C3)	The TC supports the reuse of empty first floor accommodation in the town centre for housing in accordance with Policy TC7 of the NDP.
8	25/01762/FUL TIDDINGTON	Willow Farm, Alveston, Stratford-upon-Avon, CV37 7RL	Full planning application for the erection of a self-build agricultural workers dwelling on the farm for the means of succession	The TC objected previously on the grounds of the location of the new house being inappropriate. Should the Council find that there is a need and justification for the new house, then a better location, closer

				to the existing farm house should be found in order to reduce the visual and landscape impact.
9	25/01653/FUL TIDDINGTON	Grey Cedars, 6 Beeches Walk, Tiddington, Stratford-upon-Avon CV37 7AT	Two storey rear extension, single storey rear extension and a loft conversion incorporating the raising of the ridge height of the property by 1.5m	An amendment / additional information has been received for the application shown above as follows: Receipt of existing and proposed streetscene plans Elevation plan and block plans with 45 and 25 degree tests This letter is for information only. A consultation response is not being sought.
10	25/02734/FUL AVENUE	15 Buckingham Way, Stratford-upon-Avon, CV37 0RJ	Extension to rear of property. Single storey with pitch roof, brick and block walls and glazed full height windows.	No representation
11	25/02637/FUL GUILDHALL & BRIDGETOWN	62 Waterside, Stratford-upon-Avon, CV37 6BA	Conversion of 5 bedroom house in multiple occupation (HMO) and storage/workshop areas to form 7 self-contained flats, with new doorways and ramp, replacement slim line double glazed windows, new rooflights and retention of storage/workshop space on most of ground floor	The TC has no objection to this proposal providing that the accommodation meets the Nationally Described Space Standards.
12	25/02818/FUL ORCHARD HILL	34 Dale Avenue, Stratford-upon-Avon, CV37 7EW,	Proposed single storey rear extension, first floor side roof extension, first floor extension to the front elevation and single storey front garage extension.	No representation

97. Street Trading and Licensing Applications

No street trading applications or licensing applications were received.

98. Notices of Decision

The following decisions were noted:

	Site/Application No	STC Observations	SDC Decision
1	25/02165/LDP 52 Hathaway Lane Stratford-upon-Avon CV37 9BL		Certificate of lawful proposed use or development
2	25/00549/OUT Hansell Farm, Cottage Lane, Shottery, Stratford-upon-Avon CV37 9RL	In light of the existing buildings and uses on the site the Town Council has no objection with this outline application. The reserved matters application will need to prove a high quality design and landscaping in the context of the new Country Park which will adjoin the site.	Outline permission
3	25/01817/FUL 14 Scott Close, Stratford-upon-Avon, CV37 7LB	No reps	Permission with conditions
4	25/02480/TREE Parnell House, 43 Maidenhead Road, Stratford-upon-Avon, CV37 6XU	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	Consent with conditions

		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	25/02222/TPO Cornerstones, Shottery, Stratford-upon-Avon, CV37 9HA	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

6	25/01946/LBC The Old Ferryhouse, Waterside, Stratford-upon-Avon, CV37 6BA	No reps. Subject to Conservation Officer approval.	Consent granted with conditions
7	25/01945/FUL The Old Ferryhouse, Waterside, Stratford-upon-Avon, CV37 6BA	No reps.	Permission with conditions
8	25/02324/TREE 57 Shottery Road, Stratford-upon- Avon, CV37 9QB	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
9	25/02422/TREE Stratford On Avon Grammar School For Girls, Shottery, Stratford-upon- Avon, CV37 9HA.	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	Consent with conditions

		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.	
10	25/02245/FUL 55 Baker Avenue, Stratford-upon-Avon, CV37 9PN	No reps	Permission with conditions
11	25/02357/TREE Bancroft Gardens, Waterside, 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	Consent with conditions

		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.	
12	25/02223/TPO 4 The Elms, Maidenhead Road, Stratford-upon-Avon, CV37 6YB	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

13	25/02210/FUL 8 Coppice Close, Stratford-upon-Avon, CV37 6TN	No reps	Refusal
14	25/01880/LBC 63A Waterside, Stratford-upon-Avon, CV37 6BA	No reps, subject to Conservation Officer approval.	Consent granted with conditions
15	25/02382/TREE 35 Great William Street, Stratford-upon-Avon, CV37 6RZ	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
16	25/02374/TREE 12 Church Lane, Shotton, Stratford-upon-Avon, CV37 9HQ	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	Consent with conditions

		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.	
17	25/02268/TREE Avonview, 121 Shipston Road, 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	Consent with conditions

		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.	
18	25/02266/TREE 7 Lower End, Alveston Lane, Alveston, Stratford-upon-Avon, CV37 7QH	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	25/02164/FUL Church Farm Barns, Church Lane, Shottery, Stratford-upon-Avon CV37 9HQ	No reps	Permission with conditions

20	25/02309/ADV Your Coop Little Pioneers Nursery & Pre-School, The Rosebird Centre, Shipston Road, Stratford-upon-Avon CV37 8LU	No reps	Consent granted with conditions
21	25/02162/FUL Unicorn Barn, Church Lane, Shottery, Stratford-upon-Avon CV37 9HQ	No reps	Permission with conditions
22	25/02375/TREE 9 Wellesbourne Grove, Stratford-upon-Avon, CV37 6PD	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	25/02193/FUL 10 Oakleigh Road, Stratford-upon-Avon, CV37 0DW	No reps	Permission with conditions

24	25/02254/TREE Brett House, 8 Broad Walk, Stratford-upon-Avon, CV37 6HS	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
25	25/02314/LBC Guild Chapel Of The Holy Cross, Church Street, Stratford-upon-Avon	No reps, subject to Conservation Officer approval.	Consent granted with conditions
26	25/02290/TPO The Hill, Warwick Road, Stratford-upon-Avon, CV37 0NP	Provided the trees are of the condition stated in the Tree Report and this is verified by the Tree Officer, then the TC would have no objections to the removal of dead trees. The TC would like to see replacement trees planted in suitable locations elsewhere on the site.	Consent for Arboricultural Work

27	25/02615/TREE 100 Maidenhead Road, Stratford-upon-Avon, CV37 6XY	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
28	25/02535/TREE Court Leys, 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	Consent with conditions

		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.	
29	25/02333/FUL The Stables, Clopton, Stratford-upon-Avon, CV37 0QR	No reps	Refusal

Any Other Business

99. To consider the budget for 2026/27 in accordance with the Committees Terms of Reference

The Committee considered clauses 4.1 and 4.2 of the Terms of Reference

It was proposed, seconded and unanimously

Resolved

There should be continued provision within the budget for Avon Planning Services and acknowledged the invaluable support provided by the Planning Advisor, Neil Pearce. The Chair further advised that funds remain available within the training budget for Councillors.

The Chair advised that a recommendation had been put forward at the recent Town Council Meeting for provision to be included in the 2026/27 budget to support a review of the Neighbourhood Development Plan.

100. To consider the request from Stratford-on-Avon District Council for Street Naming and Numbering – New Street Name Consultation Development: Lock up Garages, Hodgson Road, Stratford-upon-Avon

The Committee considered the request received and it was proposed, seconded and

Resolved That the Committee fully support the proposed name suggestion.

101. Chair's Verbal Report

The Chair informed the Committee that she had spoken with John Careford, Head of Development at the District Council and he had reiterated that the Town Council are only a Consultee and not a decision making body. Tight deadlines can sometimes work in favour of applications and that if not all information is included on the planning applications, the Committee can put a holding objection in place and this would force the application to the Planning Committee at Stratford-on-Avon District Council.

102. Neighbourhood Plan

The Chair informed the meeting that she will be meeting with the Town Clerk in order to sort out a Working Party to then move this matter forward.

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

There were none.

103. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford-on Avon District Council Planning meeting on the 3 December 2025 at 6:00pm.

It was not necessary to appoint a representative for the meetings.

104. To appoint substitutes for the next Chair's Actions meeting on 10 December 2025, if required.

No substitutes are required for this meeting.

105. Date of next meeting

Tuesday 16 December 2025, at 6:30pm

Signed:

Chair of Planning Committee