



STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING CONSULTATIVE COMMITTEE

16 December 2025

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

Meeting commenced: 6:30pm Meeting ended: 7:15pm

MINUTES

Present

Councillors:

Alcock (Chair)	MacDonald
Lee	McNaught Barrow

Minutes Clerk: Lisa Champion

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

Press: None present

Public: None present

106. **Apologies for Absence**

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

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

None were received.

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

None were received.

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

None were received.

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

There were none.

111. **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.

112. To approve the draft open minutes of the Planning Consultative Committee meeting held on 25 November 2025

The minutes of the meeting held on 25 November 2025 were approved as a correct record.

113. List of planning applications deferred from the Chair's Actions meeting on 10 December 2025 with any additional items deferred from the Additional Chair's Actions meeting on 15 December 2025

One application was deferred from the Chair's Actions meeting held on 10 December 2025:

**Application: 25/02596/OUT
Land east of Shipston Road and part of Bridgetown Community Woodland and Meadowland, Stratford-upon-Avon**

Background:

Neil Pearce gave an introduction to the application which detailed an outline application, with all matters reserved (relating to appearance, landscaping, layout and scaled) except for access for the erection of up to 265 dwellings, creation of access (entrance roundabout) from Shipston Road and associated highway works, landscaping, drainage works and features (including drainage outfall across Bridgetown Community Woodland and Meadowland), open space, and all other associated infrastructure and works.

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 comment:

Object to the application for the following planning reasons:

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 five-year housing land supply.

The Town Council has started a review of the NDP and this application is premature to that work which will include important infrastructure to meet the demands of new development. 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 until such time as the infrastructure needed to cope with large scale development is known, planned for and delivered.

This application seeks residential development only with no community infrastructure.

Notwithstanding the above, in terms of the detail within the outline application, the Town Council would comment as follows:

There is an opportunity to explore opening up the former railway line as a amenity space and public route. Connectivity of this site to the town does not seem to have been adequately addressed in this submission. An improved cycle link to the town centre akin to the one finished recently on the Birmingham Road would be welcomed. This should be addresses in any submission.

There is great concern over the proposed accessing arrangements in terms of the proximity of a new roundabout to two existing roundabouts. The drawings are two dimensional and do not show the brow of the hill on the Shipston Road. This needs to be taken into account by the Highway Authority. The Highway Authority also needs to address the elephant in the room - namely the need for a southern relief road to be completed and opened before more homes south of the river are approved/built.

Litter and dog bins and benches should be conditioned so that they are included in any subsequent RM application.

The provision and maintenance costs of all POS should be provided for at least a 10-year period in the S106 agreement.

Housing mix should be conditioned to comply with the current NDP policy. Since this in 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 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.

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

The actions were noted. The Chair's Action meeting on 10 December 2025 was attended by Councillor Alcock and Councillor McNaught Barrow. The Additional Chair's Action meeting on 15 December 2025 was attended by Councillor Alcock and Councillor McNaught Barrow. The following applications were discussed and the respective observations recorded:

Chair's Actions meeting 10 December 2025

Application No	Address	Proposed Development	Observations
1	25/02094/FUL SHOTTERY	65 Bordon Place, Stratford-upon-Avon, CV37 9AZ	We would like build a brick and oak porch, with Rockdoor composite door, 2 side windows, 2 front windows, dwarf walls. It will be 5 square
			No representation

			meters. It will be tiled on the floor and plastered inside with a light switch.	
2	25/00280/FUL TIDDINGTON	Ferry Inn, Ferry Lane, Alveston, Stratford-upon-Avon CV37 7QX	Installation of replacement kitchen extraction and associated mitigation screening (retrospective)	Maintain no reps to the amended plans.
3	23/00192/FUL WELCOMBE	Windsor Place, Windsor Street, Stratford-upon-Avon,	Construction of a 25no unit apartment block (use class C3) with associated landscaping, ancillary spaces and widening of existing pedestrian footpath.	WITHDRAWN
4	25/02779/FUL ORCHARD HILL	The White House, 65 Avon Crescent, Stratford-upon-Avon, CV37 7EY	Two storey and first floor rear extensions, new porch and front facing gables, new windows and internal alterations, new electric gates	No reps, subject to no adverse harm to neighbours
5	25/02596/OUT ORCHARD HILL	Land East Of , Shipston Road And Part Of Bridgetown Community Woodland And Meadowland, Stratford-upon-Avon	Outline application, with all matters reserved (relating to appearance, landscaping, layout and scale) except for access for the erection of up to 265 dwellings, creation of access (entrance roundabout) from Shipston Road and associated highway works, landscaping, drainage works and features (including drainage outfall across Bridgetown Community Woodland and Meadowland), open space, and all other associated infrastructure and works.	Holding objection. This application will be considered at the next PCC meeting on 16 December 2025.

6	25/02507/FUL SHOTTERY	Land Adjacent To 1, Church Lane, Shottery,	Proposed erection of 1 new dwelling. Revised proposal of Plot 1 from approved application ref 23/00704/FUL.	WITHDRAWN
7	25/01106/FUL SHOTTERY	Sibbasbridge Ltd, 175A Evesham Road, Stratford- upon-Avon, CV37 9BS	Demolition of Existing Buildings and Construction of Six dwellings and all associated works	An amendment / additional information has been received for the application shown above as follows: An updated proposed site plan 100R has been received. This clarifies parking for 175. This letter is for information only. A consultation response is not being sought.
8	25/02526/LBC GUILDHALL & BRIDGETOWN	34A Rother Street, Stratford-upon- Avon, CV37 6LP	Removal of existing non- illuminated exterior signage and installation of three new non- illuminated exterior signage. External display window and door woodwork to be painted.	No representation
9	25/02529/ADV GUILDHALL & BRIDGETOWN	34A Rother Street, Stratford-upon- Avon, CV37 6LP	Removal of existing non- illuminated exterior signage and installation of three new non- illuminated exterior signage, including a sign tray, fascia sign & projection sign.	No representation
10	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 a 2.4m high brick wall.	No reps to the change from a fence to a wall.

11	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 a 2.4m high brick wall.	An amendment / additional information has been received for the application shown above as follows: Proposed design has changed from a fence to a brick wall. No comments due date provided.
12	25/02574/FUL ORCHARD HILL	62 Congreve Way, Stratford-upon- Avon, CV37 7JX	Ground floor rear extension to enclose the existing patio area with a lightweight glazed structure. Comprising of fixed glass side panels, sliding glass doors, and a clear corrugated plastic roof.	No representation
13	25/02536/FUL CLOPTON	45 Clopton Road, Stratford-upon- Avon, CV37 6SN	Proposed front extension and internal alterations	No representation
14	25/02829/FUL	7 Wellington Drive, Stratford-upon- Avon, CV37 7HJ,	Demolition of existing conservatory and the erection of a rear single storey extension	No representation

TREE APPLICATIONS

1	25/02781/TREE CLOPTON	36 Albany Road, Stratford-upon- Avon, CV37 6PQ	T1 magnolia - Re-pollard to previous pollard points by removing 3 metres in height (as per annotated 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
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				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	25/02875/TREE HATHAWAY	St Andrews Church, Church Lane, Shottery	-T1 - false acacia - Re-pollard at approximately 9-10 metres height and approx. 8 metres spread, allowing to form new lower managed crown. Existing height approx. 15 metres and spread 14 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	25/02799/TREE CLOPTON	Vinery Court, Grove Road, Stratford-upon-Avon	-T197 - wild service - Fell -T198 - himalayan birch - Crown Lift to 4m and back from the building by 2-3m -T201 - himalayan birch - Crown Lift to 3m	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	25/02884/TREE CLOPTON	54 Grove Road, Stratford-upon-Avon, CV37 6PB	-Tree TP - sycamore - crown lift where overhanging adjacent	The Town Council does not object to necessary works to

			bin store and parking bays at Vinery Court, Grove Road, Stratford-upon-Avon	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	25/02858/TREE GUILDHALL & BRIDGETOWN	Childrens Play Area, Recreation Ground, Swans Nest Lane, Stratford-upon-Avon	- T1 (tag no: 336) Aesculus hippocastanum - Reduce southern crown by 4 metres - G2 Fraxinus excelsior - Reduce southern crown of group of trees by 4 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.
6	25/02889/TREE TIDDINGTON	59 Tiddington Road, Stratford-upon-Avon, CV37 7AF	- T1 conifer - Fell - T2 conifer - Fell - T3 conifer - Fell - T4 conifer - Fell - T5 conifer - Fell - T6 conifer - Fell - T7 ash - Crown lift above ground level to 5 metres, reduce overhanging canopy by 1.5-2 metres - T8 horse chestnut - Re-pollard back to previous pollard points, to approximately 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.
7	25/02901/TREE WELCOMBE	14 Maidenhead Road, Stratford-upon-Avon, CV37 6XR	- T1 sycamore - Crown reduction of 3 metres - from 8 metres height down to 5 metres, reduce lateral growth by 1 metre	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.

8	25/02921/TREE SHOTTERY	Bards Wood, Tavern Lane, Shottery, Stratford-upon-Avon CV37 9HE	- T1 maple – 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.
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Additional Chair's Action meeting 15 December 2025

Application No	Address	Proposed Development	Observations
1	25/01384/FUL TIDDINGTON	Land Off, Dark Lane, Tiddington, Stratford-upon-Avon CV37 7AJ	Creation of new vehicular access and installation of timber boundary fencing/gates
			WITHDRAWN

2	25/02879/VARY GUILDHALL & BRIDGETOWN	Avonfield, Mill Lane, Stratford-upon-Avon, CV37 6BJ	Variation of condition 2 of planning permission 24/01823/FUL dated 17th January 2025 to amend the design to removal indoor pool and erect outdoor badminton court with landscaping and fenestration alterations. Original description of development: Demolition of existing dwelling and construction of replacement self-build dwelling with associated ancillary accommodation, landscaping, closure of existing access and new access off Mill Lane.	The Town Council has no objections to these proposed amendments but would have concerns about the use of the proposed badminton court being used for other sports such as tennis or Padel because of the noise and proximity to neighbouring houses. If permission is granted, a condition should be placed on it restricting the court to badminton use only.
3	25/02893/VARY ORCHARD HILL	40 Dale Avenue, Stratford-upon-Avon, CV37 7EW	Variation of condition 2 of planning permission 25/00375/FUL dated 02/05/2025 to reduce the scale and external finish of the development in accordance with 2677-P1 Rev E	No representation
4	25/00641/FUL TIDDINGTON	The Lench House, 51 Tiddington Road, Stratford-upon-Avon, CV37 7AF	Construction of new self-build dwelling and associated works.	No reps to amended plans
5	25/01154/FUL BISHOPTON	Land North Of Bishopton Lane/West Of, Drooper Drive, Lockside Wharf, Stratford-upon-Avon	Erection of a 66 bedroom care home for the elderly (Use Class C2) with associated access, parking, landscaping and ancillary buildings.	The Town Council is grateful for the applicant's response to our previous comments/objection. However, the Town Council maintains an objection to the current proposals on the basis that the current need is still questioned because existing care

				homes in the town do have capacity with bed spaces available, the proposal DOES represent an overdevelopment of the site and the access to the amenity space is compromised. We also note the outstanding concerns raised by the Highway Authority.
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TREE APPLICATIONS

Application No	Address	Proposed Development	Observations
1	25/03027/DDT	16 Campbell Close, Shottery, Stratford-upon-Avon, CV37 9EH	-T1 beech - Fell. (Large stem cavity and decay. Replacement tree planting required). -T2 beech - Reduce height by 2-3metres to address prominent limb extending above stem cavity. Notification has been received in relation to dead/dangerous tree/s at the above address. As the tree/s are dead/dangerous there is no requirement to go through the Conservation Area Notification for tree works (6 week process)/TPO application process. A Forestry and Landscape Officer has either visited the site or examined a report with photographic evidence and confirms that the works are necessary. FOR INFORMATION ONLY

115. Street Trading and Licensing Applications

No street trading applications or licensing applications were received.

116. Notices of Decision

The following decisions were noted:

	Site/Application No	STC Observations	SDC Decision
1	25/02062/FUL Unit 25, Drayton Manor Drive, Alcester Road, Stratford-upon-Avon CV37 9RQ	No reps	Permission with conditions
2	25/02153/FUL The One Elm, Guild Street, Stratford- upon-Avon, CV37 6QZ	No reps	Permission with conditions
3	25/02469/TREE Tyler House Community Hub, Tyler Street, Stratford-upon-Avon, CV37 6TY	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

4	25/02363/FUL 88 Old Town Mews, Stratford-upon-Avon, CV37 6GR,	No reps	Permission with conditions
5	25/02498/TREE Mayfield Gardens, Kendall Avenue, Stratford-upon-Avon, CV37 6SQ	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
6	25/02376/TREE 48 Grove Road, Stratford-upon-Avon, CV37 6PB	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	Consent with conditions

		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	25/02530/TREE 5 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	Consent with conditions

		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	25/02532/TREE 50 Maidenhead Road, Stratford-upon-Avon, CV37 6XT	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	25/02527/TREE The Priory, Welcombe Road, Stratford-upon-Avon, CV37 6UJ	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	Consent with conditions

		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	25/01479/FUL Yeomanry Mews, Stratford-upon-Avon, CV37 6FJ	The Town Council now lift our holding objection and revert back to the No Reps that was originally submitted,	Permission with conditions
11	25/02577/LDP 8 Green Gage Gardens Stratford-upon-Avon CV37 9GE		Certificate of lawful proposed use or development
12	25/02361/FUL 129 Justins Avenue, Stratford-upon-Avon, CV37 0DA	No reps	Permission with conditions
13	25/02381/LBC Coxs Yard, Bridgefoot, Stratford-upon-Avon, CV37 6YY	No reps, subject to Conservation Officer approval	Consent refused
14	25/02380/ADV Coxs Yard, Bridgefoot, Stratford-upon-Avon, CV37 6YY	No reps	Consent refused
15	25/02132/FUL Land Opposite 6A, Tiddington Road, Stratford-upon-Avon	No reps	Permission with conditions

16	25/00003/LDE 230 Loxley Road, Stratford-upon-Avon, CV37 7DU	No reps	Certificate of Lawful existing use or development
17	25/02177/FUL Bancroft Gardens Residential Home, Waterside, Stratford-upon-Avon, CV37 6BA	The Town Council would advise in light of the 'no objection' from the EHO, they will revert back to supporting the proposal for the reasons set out in their consultation response dated 6 October 2025. Comment submitted on 06.1.2025: Support the application for the following planning reasons: The proposed use of this currently vacant building as offices would be a good reuse of the property.	Permission with conditions
18	25/02512/TREE The Meads, 79 Tiddington Road, Stratford-upon-Avon, CV37 7AF	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	Consent with conditions

		applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	
19	25/02565/TREE Garden Cottage, 7 St Gregorys Road, Stratford-upon-Avon, CV37 6UH	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
20	25/02531/FUL 56 Slingates Road, Stratford-upon-Avon, CV37 6ST	No reps	Permission with conditions
21	25/02441/TREE 54 Maidenhead Road, Stratford-upon-Avon, CV37 6XT	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are	Consent with conditions

		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.	
22	25/02395/LBC Arden House, 58 - 59 Rother Street, Stratford-upon-Avon, CV37 6LT	No reps, subject to Conservation Officer approval.	Consent granted with conditions
23	25/02394/FUL Arden House, 58 - 59 Rother Street, Stratford-upon-Avon, CV37 6LT	No reps	Permission with conditions
24	25/02435/TPO The Garden House, 20 Avenue Road, Stratford-upon-Avon, CV37 6UW	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good	Consent for Arboricultural Work

		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.	
25	25/02453/FUL 1A Trinity Street, Stratford-upon-Avon, CV37 6BL	No reps	Permission with conditions
26	25/02664/FUL 24 Loxley Road, Stratford-upon-Avon, CV37 7DP	No reps	Permission with conditions
27	25/02528/FUL 34 Avon Crescent, Stratford-upon-Avon, CV37 7EX	No reps, subject to no adverse harm to neighbours.	Permission with conditions
28	25/02398/LDE BHS, Bridge Street, Stratford-upon-Avon, CV37 6AD	The TC has no reps to this application. Despite the Applicant being named within the Supporting Statement, they are not named on the Planning Application forms and they should be.	Certificate of Lawful Existing Use or Development
29	25/02616/ADV 7 Bards Walk, Stratford-upon-Avon, CV37 6EY	No reps	Consent granted with conditions

30	25/02489/FUL 3 Chestnut Walk, Stratford-upon-Avon, CV37 6HG	No reps	Permission with conditions
31	25/02655/FUL 60 Loxley Road, Stratford-upon-Avon, CV37 7DR	No reps	Permission with conditions
32	25/02408/FUL 4 Saturn Way, Stratford-upon-Avon, CV37 7NE	No reps	Permission with conditions
33	25/02559/LDP 19 Byron Road Stratford-upon-Avon CV37 7JP		Certification of Lawful Proposed Use or Development

Any Other Business

117. There was no business to be discussed.

118. Chair's Verbal Report

The Chair informed the Committee that Stratford-on-Avon District Council had been undertaking work in relation to public open spaces, management companies and the management of service fees, noting that there is currently limited regulation in this area. The Committee was advised that, going forward, further requirements will be added to future applications to ensure that they are fully funded for a minimum period of ten years. This approach will help ensure that play equipment is properly maintained and replaced as necessary. Councillor Petrovic has been leading this work and will be producing a report, which will be shared with the PCC in due course.

119. Neighbourhood Plan

The Chair informed the meeting that the first Working Group meeting would take place mid-January together with a consultation with Avon Planning Services.

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

There were none.

121. To register, when necessary, a representative from the Planning Consultative Committee to attend the Stratford-on Avon District Council Planning meeting on the 17 December 2025 at 6:00pm.

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

122. To appoint substitutes for the next Chair's Actions meeting on 7 January 2026, if required.

No substitutes are required for this meeting.

123. Date of next meeting

Tuesday 13 January 2026, at 6:30pm

Signed:

Chair of Planning Committee