

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

16 December 2025

TOWN CLERK'S OPEN REPORT

- 1) Planning Application(s) deferred from Chair's Actions Meeting with Chair, Vice-Chair (or their substitutes) & Avon Planning Services- actioned under delegated authority by the Town Clerk

25/02596/OUT

Land East of Shipston Road and Part of Bridgetown Community Woodland and Meadowland, Stratford-upon-Avon

- 2) Chair's Actions list of planning applications with Chair, Vice-Chair (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	25/02094/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 meters. It will be tiled on the floor and plastered inside with a light switch.	No representation
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	WITHDRAWN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	No reps, subject to no adverse harm to neighbours

			alterations, new electric gates	
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
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				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	25/02875/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 bin store and parking bays at Vinery Court, Grove 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 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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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	25/02062/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	Consent with conditions

		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	25/02363/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	The Town Council does not object to necessary works to	Consent with conditions

	48 Grove Road, Stratford-upon-Avon, CV37 6PB	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	25/02530/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 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	Consent with conditions

		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	Permission with conditions

		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.	
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 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	25/02565/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	Consent with conditions

		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	25/02531/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 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

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 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
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

5) Any Other Business

5(a)

6) Neighbourhood Plan

Chair to provide an update on the Neighbourhood Plan.

Planning Admin Officer
10.12.2025