

STRATFORD-UPON-AVON TOWN COUNCIL  
PLANNING CONSULTATIVE COMMITTEE MEETING

3 February 2026

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

No applications deferred.

- 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              | 25/02508/ADV<br>GUILDHALL &<br>BRIDGETOWN | Stratford Arts House, 14 Rother Street, Stratford-upon-Avon, CV37 6LU | New fascia signage featuring the venue name 'Rother Street Arts House' and a star logo in the brand colours                                                                              | No reps. Subject to Conservation Officer approval.                                                                                                                                                                                                                                         |
| 2              | 25/02866/LBC<br>GUILDHALL &<br>BRIDGETOWN | Stratford ArtsHouse, 14 Rother Street, Stratford-upon-Avon, CV37 6LU  | Portico signage - logo of Rother Street Arts House comprising of a composite sign, star logo and the words 'Rother Street Arts House'                                                    | No reps. Subject to Conservation Officer approval.                                                                                                                                                                                                                                         |
| 3              | 26/00017/FUL<br>WELCOMBE                  | 8A Rowley Crescent, Stratford-upon-Avon, CV37 6UT                     | Alterations and extensions to existing building, external thermal insulation with rendered finish to walls and slate to pitched roof covering, replacement windows and external joinery. | The Town Council considers flat roof box dormers to be an unsightly and unsympathetic addition to the property. However, it appears that they would not be overly prominent in the street scene so may be acceptable. The officer needs to asses the impact on the adjoining properties in |

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|   |                                                        |                                                                                     |                                                                                                                                                                                                                                                                                                                                                | respect of loss of privacy and overlooking as well.                                                                                                                                                                                                                                                                                                                                                                             |
| 4 | <b>25/03133/FUL<br/>GUILDHALL &amp;<br/>BRIDGETOWN</b> | PIZZAEXPRESS,<br>5 Ely Street,<br>Stratford-upon-<br>Avon, CV37 6LW                 | Replacement of existing signage with new, installation of 3no. wall lights & strip light w/ pelmet and re-painting of existing ground floor shopfront features.                                                                                                                                                                                | The Town Council is concerned about the long LED strip light. If this was a low glowing light it would be subtle and could be acceptable. However, if this was a bright light then this would appear quite garish in the street scene. The colour orange is not ideal against this important listed building and the Town Council would ask that the Applicant reconsiders and keeps the white infill panels on the shop front. |
| 5 | <b>25/03134/ADV<br/>GUILDHALL &amp;<br/>BRIDGETOWN</b> | PIZZAEXPRESS,<br>5 Ely Street,<br>Stratford-upon-<br>Avon, CV37 6LW                 | Replacement of existing hanging sign with new nonilluminated board.<br>Painted / Vinyl signage applied to existing fascia sign, re-painted in grey.<br>Replacement of existing A1 poster box with new internally illuminated box (recessed halo warm white LED). New frosted vinyl graphics applied to inside face of existing modern glazing. | The Town Council is concerned about the long LED strip light. If this was a low glowing light it would be subtle and could be acceptable. However, if this was a bright light then this would appear quite garish in the street scene. The colour orange is not ideal against this important listed building and the Town Council would ask that the Applicant reconsiders and keeps the white infill panels on the shop front. |
| 6 | <b>25/00501/FUL<br/>GUILDHALL &amp;<br/>BRIDGETOWN</b> | The Shakespeare Institute, Mason Croft, Church Street, Stratford-upon-Avon CV37 6HP | Alterations to external landscaping to the rear.                                                                                                                                                                                                                                                                                               | An amendment / additional information has been received for the application shown above as follows:<br><br>A plan has been provided to show the exact location and number of external lights proposed.                                                                                                                                                                                                                          |

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|   |                                                        |                                                                                 |                                                                                                                                                                                                                                                                                                                                       | <b>This letter is for information only. A consultation response is not being sought.</b>                                                                                                                                                                                                                                                                                                                                                                                        |
| 7 | <b>25/03121/FUL<br/>GUILDHALL &amp;<br/>BRIDGETOWN</b> | 3 Hunts Road,<br>Stratford-upon-<br>Avon, CV37 7JG                              | Single-storey front<br>extension, entrance<br>canopy and door to<br>the side elevation                                                                                                                                                                                                                                                | No representation                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 8 | <b>25/03048/PIP<br/>HATHAWAY</b>                       | Land Between<br>Clunes and<br>Sundial, Bordon<br>Hill, Stratford-<br>upon-Avon, | Permission in principle for<br>the erection of up to 9<br>dwellings                                                                                                                                                                                                                                                                   | The Town Council<br>objects to the principle<br>of residential<br>development on this<br>site. The site is not in a<br>sustainable location<br>being some distance<br>from the Built up Area<br>Boundary of the town.<br>The site is a<br>considerable<br>walk/cycle away from<br>the town amenities and<br>via a very steep hill<br>which will discourage<br>residents from using<br>these modes of<br>transport thereby<br>making them reliant on<br>the car for daily trips. |
| 9 | <b>25/02713/FUL<br/>Welford on Avon</b>                | Land At Bordon,<br>Stratford-upon-<br>Avon                                      | Demolition of the<br>farmhouse and<br>associated buildings and<br>the erection of 89<br>dwellings (including 35%<br>affordable housing) with<br>public open space with<br>childrens play area and<br>hillside park, landscaping,<br>sustainable drainage<br>system and other<br>associated works, with<br>access from Evesham<br>Road | The Town Council<br>submits a holding<br>objection to this<br>application based on<br>highway safety and<br>landscape impact. The<br>Town Council reserves<br>the right to comment<br>further and on all<br>aspects of the<br>proposal once the<br>highway and<br>landscape experts<br>have submitted their<br>comments.                                                                                                                                                        |

### **TREE APPLICATIONS**

|   |                                  |                                                      |                                                                                                                                                  |                                                                                                                 |
|---|----------------------------------|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| 1 | <b>26/00049/TPO<br/>WELCOMBE</b> | 30 Avenue Road,<br>Stratford-upon-<br>Avon, CV37 6UN | - T1 sweet chestnut - Fell<br>- T2 silver birch - Fell<br>(see annotated<br>photograph)<br>- T3 silver birch - Reduce<br>back lateral limbs over | The Town Council<br>submits a holding<br>objection until such<br>time as the condition of<br>the Sweet Chestnut |
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|   |                     |                                                        | driveway by 1 metres from the branch tips (see annotated photograph)<br>- T4 lime - Reduce back lateral limbs over driveway by 1.5 metres from the branch Tips | tree has been independently verified.                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 2 | <b>26/00011/DDT</b> | 104A Maidenhead Road, Stratford-upon-Avon, CV37 6XY    | -T1 cherry - Fell. (Dead. Replacement planting required within garden)                                                                                         | <p><b>FOR INFORMATION ONLY</b></p> <p>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.</p> <p>A Forestry and Landscape Officer has either visited the site or examined a report with photographic evidence and confirms that the works are necessary.</p> |
| 3 | <b>26/00067/DDT</b> | 6 Church Lane, Shottery, Stratford-upon-Avon, CV37 9HQ | - T1 fruiting spp.- Fell. (Acute lean over neighbour's access and in decline. Heavy mistletoe infestation. Replacement planting required)                      | <p><b>FOR INFORMATION ONLY</b></p> <p>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.</p> <p>A Forestry and Landscape Officer has either visited the site or examined a report with photographic evidence</p>                                            |

|   |                                     |                                                                                     |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---|-------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                                     |                                                                                     |                                                                                                                                                                                                                                                 | and confirms that the works are necessary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 4 | <b>26/00092/TREE<br/>TIDDINGTON</b> | 74 Tiddington Road, Stratford-upon-Avon, CV37 7BA,                                  | - T1 sycamore – 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. |
| 5 | <b>26/00094/TREE<br/>SHOTTERY</b>   | Shottery St Andrews CE Primary School, Hathaway Lane, Stratford-upon-Avon, CV37 9BL | - T1 (08U1) Betula pendula 'Tristis' - Crown lift to 1.5m over building<br>- T2 (20V0) Sambucus nigra - Section fell at ground level<br>- T3 (0R6P) Malus domestica - Crown lift to 3m all round<br>- T4 (0R6P) Malus domestica - Crown lift to | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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|   |                                 |                                                                    | 1m, 0.5m over outbuilding<br>- T5 (0R77) Prunus avium<br>- Prune/tip back by 1m from building and lighting column, crown lift to 5.5m over highway<br>- T6 (0R73) Betula pendula - Crown lift to 4m over access, 2m over building<br>- T7 (0R75) Betula pendula - Crown lift to 3m all round<br>- T8 (0R6V) Malus domestica - Section fell at ground level<br>- T9 (0R6W) Syringa vulgaris - Section fell at ground level<br>- T10 (0R6X) Malus domestica - Section fell at ground level | 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 | <b>26/00126/TREE TIDDINGTON</b> | Belmont, 29 Carters Lane, Tiddington, Stratford-upon-Avon CV37 7AP | - T1 willow - Pollard back to previous pollard points<br>- T2 oak - Crown lift canopy 2-3m, tip back where possible house side by 1-2m                                                                                                                                                                                                                                                                                                                                                   | The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. |

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|  |  |  | 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 | 25/02213/ADV<br>Ferry Inn, Ferry Lane, Alveston, Stratford-upon-Avon, CV37 7QX            | No reps                                                                                                                                                    | Consent granted with conditions |
| 2 | 25/02966/HHPA<br>Gospel Oak House, Gospel Oak Lane, Pathlow, Stratford-upon-Avon CV37 0JA |                                                                                                                                                            | Prior approval not required     |
| 3 | 25/02829/FUL<br>7 Wellington Drive, Stratford-upon-Avon, CV37 7HJ                         | No reps                                                                                                                                                    | Permission with conditions      |
| 4 | 25/02779/FUL<br>The White House, 65 Avon Crescent, Stratford-upon-Avon, CV37 7EY          | No reps, subject to no adverse harm to neighbours                                                                                                          | Permission with conditions      |
| 5 | 25/02921/TREE<br>Bards Wood, Tavern Lane, Shottery, Stratford-upon-Avon, CV37 9HE         | 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 | Consent with conditions         |

|   |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                |
|---|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
|   |                                                                           | <p>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.</p>                              |                                |
| 6 | <p>25/02571/TREE<br/>9 Tiddington Road, Stratford-upon-Avon, CV37 7AE</p> | <p>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</p> | <p>Consent with conditions</p> |

|    |                                                                                                                  |                                                                                                                                                                                                                                          |                                                   |
|----|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
|    |                                                                                                                  | remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.                                                                                                            |                                                   |
|    |                                                                                                                  |                                                                                                                                                                                                                                          |                                                   |
| 7  | 25/02661/LDP<br>14 Keats Road Stratford-upon-Avon<br>CV37 7JL                                                    |                                                                                                                                                                                                                                          | Certificate of lawful proposed use or development |
|    |                                                                                                                  |                                                                                                                                                                                                                                          |                                                   |
| 8  | 25/02714/LDP<br>7 Lea Close Stratford-upon-Avon<br>CV37 9JS                                                      |                                                                                                                                                                                                                                          | Certificate of lawful proposed use or development |
|    |                                                                                                                  |                                                                                                                                                                                                                                          |                                                   |
| 9  | 25/02386/FUL<br>16 Sanctus Drive, Stratford-upon-Avon, CV37 6DJ                                                  | No reps to the change from a fence to a wall.                                                                                                                                                                                            | Permission with conditions                        |
|    |                                                                                                                  |                                                                                                                                                                                                                                          |                                                   |
| 10 | 25/02893/VARY<br>40 Dale Avenue, Stratford-upon-Avon, CV37 7EW                                                   | No reps.                                                                                                                                                                                                                                 | Permission                                        |
|    |                                                                                                                  |                                                                                                                                                                                                                                          |                                                   |
| 11 | 25/01653/FUL<br>Grey Cedars, 6 Beeches Walk, Tiddington, Stratford-upon-Avon<br>CV37 7AT                         |                                                                                                                                                                                                                                          | Permission with conditions                        |
|    |                                                                                                                  |                                                                                                                                                                                                                                          |                                                   |
| 12 | 25/02574/FUL<br>62 Congreve Way, Stratford-upon-Avon, CV37 7JX                                                   | No reps.                                                                                                                                                                                                                                 | Permission with conditions                        |
|    |                                                                                                                  |                                                                                                                                                                                                                                          |                                                   |
| 13 | 17/01250/FUL<br>14 The Courtyard , Timothys Bridge Road, Stratford Enterprise Park, Stratford-Upon-Avon CV37 9NP | No objection in principle. However, the level of parking provided for this new use appears low given the location of the site outside the town centre. Staff and visitors need to be accommodated satisfactorily within the development. | Permission with conditions                        |
|    |                                                                                                                  |                                                                                                                                                                                                                                          |                                                   |
| 14 | 25/02420/VARY<br>Bradbourne House, 44 Shipston Road, Stratford-upon-Avon, CV37 7LP                               | No reps                                                                                                                                                                                                                                  | Permission                                        |
|    |                                                                                                                  |                                                                                                                                                                                                                                          |                                                   |
| 15 | 25/02936/FUL<br>6 Denne Close, Stratford-upon-Avon, CV37 6XL                                                     | No reps                                                                                                                                                                                                                                  | Permission with conditions                        |
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| 16 | 25/02980/VARY<br>River Reach, Ferry Lane, Alveston,<br>Stratford-upon-Avon CV37 7QX | Maintain no reps subject to<br>no adverse harm to<br>neighbours. Pleased to see<br>PV panels are included in<br>the amended design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Permission                                              |
|    |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                         |
| 17 | 25/03051/LDP<br>41 Marigold Road Stratford-upon-<br>Avon CV37 7DW                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Certificate of lawful<br>proposed use or<br>development |
|    |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                         |
| 18 | 25/02536/FUL<br>45 Clopton Road, Stratford-upon-<br>Avon, CV37 6SN,                 | No reps                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Permission with<br>conditions                           |
|    |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                         |
| 19 | 25/03080/TREE<br>55 Maidenhead Road, Stratford-<br>upon-Avon, CV37 6XU              | The Town Council does not<br>object to necessary works<br>to trees in the Conservation<br>Area or trees that are<br>subject to a Preservation<br>Order providing that the<br>works are carried out to a<br>high professional standard<br>by suitably a qualified<br>arboriculturist and the<br>works represent good<br>arboricultural practice. In a<br>time of climate crisis and in<br>order to maintain a green<br>and ecologically diverse<br>townscape, the Town<br>Council does not support<br>the removal of perfectly<br>healthy trees but<br>understands that<br>sometimes the Local<br>Planning Authority cannot<br>prevent this from<br>happening due to<br>inadequate legislation.<br>However, the Town Council<br>would respectfully ask that<br>applicants who propose to<br>remove trees consider<br>planting new trees of a<br>suitable native species in a<br>suitable location for future<br>generations to enjoy. | Consent with<br>conditions                              |
|    |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                         |
| 20 | 25/02529/ADV<br>34A Rother Street, Stratford-upon-<br>Avon, CV37 6LP                | No reps                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Consent granted<br>with conditions                      |
|    |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                         |
| 21 | 25/02526/LBC                                                                        | No reps                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Consent granted<br>with conditions                      |

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|----|------------------------------------------------------------------------|----------------------------------------------|----------------------------|
|    | 34A Rother Street, Stratford-upon-Avon, CV37 6LP                       |                                              |                            |
|    |                                                                        |                                              |                            |
| 22 | 25/01562/FUL<br>Cedar Lawn, Cedar Close, Stratford-upon-Avon, CV37 6UP | No reps, amendments noted. Maintain support. | Permission with conditions |

5) Any Other Business

5(a) Calendar of Meetings 2026/27

6) Neighbourhood Plan

To receive an update from the Chair following an initial meeting with Avon Planning Services regarding works required for the Neighbourhood Development Plan.

Planning Admin Officer  
28.01.2026