

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

24 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	25/02549/FUL GUILDHALL & BRIDGETOWN	19 Bridgetown Road, Stratford-upon-Avon, CV37 7JH	Two storey side extension and single storey rear extension to dwelling	No Reps. Pleased to see the proposal has been reduced to avoid harmful impact on neighbour.
2	25/02944/VARY ORCHARD HILL	40 Eton Road, Stratford-upon-Avon, CV37 7ER	Variation of condition no. 2 of planning permission reference 24/01446/FUL (date of decision 22/07/2024) to allow for revised plans: 24-482 D-01 I, 24-482 D-03 E & 24-482 D-04 B. Changes to include an increase in the depth of both rear extensions, amendments to the fenestration on the proposed extensions and existing dwelling, minor internal layout alterations, change in the window frame colour proposed, and relocation	No Reps. Subject to no additional harm to neighbours amenity, especially the Air Source Heat Pump.

			of the air source heat pump. Original description of development: Demolition of rear garden room, erection of 2 storey rear bedroom extension, 1 storey rear kitchen and family room extension.	
3	26/00068/LBC GUILDHALL & BRIDGETOWN	PIZZAEXPRESS, 5 Ely Street, Stratford-upon-Avon, CV37 6LW	Minor Internal alterations, including formation of a new kitchen partition, sloped canopy over to match existing adjacent. Formation of new dispense bar. Installation of new kitchen equipment. Formation of new screens & minor decoration works throughout the front of house areas.	No Reps subject to Conservation Officer approval.
4	26/00191/FUL HATHAWAY	5 The Courtyard, Timothys Bridge Road, Stratford Enterprise Park, Stratford-upon-Avon CV37 9NP	Change of use of office (Use Class E(g) (i)) to provision of medical or health services (Use Class E(e))	No reps
5	26/00233/FUL ORCHARD HILL	28 Saxon Close, Stratford-upon-Avon, CV37 7DX	Proposed change of use of amenity land to residential garden, replacement fence and new tree planting	No reps
6	25/02405/FUL HATHAWAY	Wildmoor Health And Fitness Club, Alcester Road, Stratford-upon-Avon, CV37 9RJ	Proposed Erection Of 2no. Padel Courts and associated accessible parking	No reps
7	26/00188/ADV GUILDHALL & BRIDGETOWN	38 Greenhill Street, Stratford-upon-Avon, CV37 6LE	Display of a single, non-illuminated timber fascia board painted black, fixed over the existing shopfront fascia. The board will contain no lettering, logos, or graphics	WITHDRAWN

8	26/00177/ADV WELCOMBE	William Hill, 30 - 31 Wood Street, Stratford-upon- Avon, CV37 6JG	3mm Aluminium Fascia Tray Powder Coated In Ral 5017. Fret cut letters reading 'BETFRED' backed up in opal acrylic illuminated via LED's.	No reps
9	26/00224/ADV WELCOMBE	36 Wood Street, Stratford-upon- Avon, CV37 6JG	Consent to Display 1No. Replacement fascia sign and 1No. double sided projection sign to front elevation.	No reps
10	26/00275/FUL GUILDHALL & BRIDGETOWN	1A Bridgetown Road, Stratford- upon-Avon, CV37 7JH	single storey rear extension, outbuilding and new cladding.	No reps
11	26/00259/VARY ORCHARD HILL	58 Loxley Road, Stratford-upon- Avon, CV37 7DR	Application Reference Number: 24/02964/VARY (date of decision 23/12/2024).Condition Number(s): 2 (plans). Conditions(s) Removal: Amendment to roof design of garage. To replace existing drawings with: HPD 01,HPD 02, HPD 03, HPD 04, HPD05	No reps
12	26/00369/VARY ORCHARD HILL	4 Saturn Way, Stratford-upon- Avon, CV37 7NE	Variation of condition 4 of planning permission 25/02408/FUL (date of decision 09.12.2025). To remove the restriction on alterations to the roof space of the garage. Original description of development: Internally dividing the garage into two to create a garden room/office/gym. Existing double up and over doors will remain unaltered to maintain the aesthetics and appearance from the road, with a side garage door replaced with a 4 metre bifold door overlooking the garden	No reps. Subject to County Ecologist approval.

TREE APPLICATIONS

1	26/00208/TREE GUILDHALL & BRIDGETOWN	Lucys Mill, Mill Lane, Stratford-upon-Avon	To carry out recommended remedial works required within 12 and 24 months following tree survey dated 08/10/2025 as follows: 12 months - T386 crack willow - Repollard - T387 apple - Raise low canopy to 3m (as per annotated photograph) - T393 elm - Fell to safe height (as per annotated photograph) - T394 silver birch - Reduce canopy by approximately 2m (as per annotated photograph) - T395 silver birch - Reduce canopy by approximately 2m (as per annotated photograph) - G400 Lawson cypress group - Reduce height by approximately 2m (as per annotated photograph) - T401 weeping willow - Reduce back to approximate points of last reduction - T402 weeping willow - Reduce lower canopy over water side (as per annotated photograph) - T408 weeping willow - Pollard to just below point of failure/reduce crown to safe height (as per annotated photograph) - T409 dogwood - Minor pruning to clear streetlight 24 months - T390 crack willow – Repollard	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
2	26/00263/TREE GUILDHALL & BRIDGETOWN	Avonside, Mill Lane, Stratford-upon-Avon	- T392 sycamore - Cut back lower branches to approximate	The Town Council does not object to necessary works to

			boundary with Lucy's Mill (as per annotated photograph)	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	26/00268/TPO WELCOMBE	27 Great William Street, Stratford- upon-Avon, CV37 6RZ	- T1 Quercus robur - Crown thin 20% (crown clean canopy), cut back low lateral branches by 1.5 metres from 28 Great William Street (see 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 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	26/00253/TREE WELCOMBE	14 Shakespeare Street, Stratford-upon-Avon, CV37 6RN	- T1 sycamore – Fell	Object. There is no arboricultural justification for the removal of this tree. Perfectly healthy trees should not be removed without reason.
5	26/00261/TREE WELCOMBE	106 Maidenhead Road, Stratford-upon-Avon, CV37 6XY,	T1 beech - Fell - T2 cedar – Fell	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in

				order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
6	26/00267/TPO AVENUE	Durham Lodge, The Avenue, Bishopton, Stratford-upon-Avon CV37 0RH	- T1 Lime - Remove deadwood and base and stem growth - T2 Lime - Remove deadwood and base and stem growth - T4 Lime - Remove deadwood and base and stem growth - T5 Lime - Remove deadwood and base and stem growth	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	26/00347/TREE AVENUE	Durham Lodge, The Avenue, Bishopton, Stratford-upon-Avon CV37 0RH	- T6 Lime - Remove deadwood and basal and stem epicormic growth - T7 Lime - Remove deadwood and basal and stem epicormic growth - T8 Lime - Remove deadwood and basal and stem epicormic growth - T9 Lime - Remove deadwood and basal and stem epicormic growth. Remove specific limb with major decay - T10 Lime - Remove deadwood and basal and stem epicormic growth - T11 Lime - Remove deadwood and basal and stem epicormic growth	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	26/00297/TREE WELCOMBE	Car Park Spaces 1, Packwood Court, Guild Street, Stratford-upon-Avon	- T1 willow - Repollard to previous pruning points at 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.
9	26/00217/TREE SHOTTERY	24 Cottage Lane, Shottery, Stratford-upon-Avon, CV37 9HH	- T1 hawthorn - Fell - T2 cherry - Fell - T3 cherry - Fell - T4 conifer - Removal of 1 small limb back to main stem - T5 lombardy poplar - Minor deadwood removal - T6 ash - 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

			- T7 ash - Crown reduction of 3-3.5m both in height and laterally - T8 ash - Fell - T0243 black pine - Minor deadwood removal - T0245 black pine - Fell - T0253 black pine - Minor deadwood removal - T0254 black pine - Minor deadwood removal - T0256 black pine - Minor deadwood removal - T0258 ash - Fell - T0262 beech - Crown lift 5.5m-6m and minor deadwood removal in lower crown	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

1.	26/00169/LAPREM	Padel and Play Unit 25 (under Construction) Drayton Manor Drive Alcester Road, Stratford upon Avon, CV37 9RQ	Application for a premises licence under section 17	Application Date: 16.02.2026 Last Representation Date: 16.03.2026
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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.

	Site/Application No	STC Observations	SDC Decision
1	25/03149/TREE Cherry Blossom House, 51 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 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
2	25/03115/LDP Cherry Orchard Cottage Alveston Hill Farm Alveston Stratford-upon-Avon CV37 7RR		Certificate of lawful proposed use or development
3	25/03116/HHPA Cherry Orchard Cottage, Alveston Hill Farm, Alveston, Stratford-upon-Avon CV37 7RR		Prior approval not required
4	25/02965/LDP Gospel Oak House, Gospel Oak Lane, Pathlow Stratford-upon-Avon CV37 0JA		Refusal of certificate of lawful proposed use or development

5	25/02879/VARY Avonfield, Mill Lane, Stratford-upon-Avon, CV37 6BJ	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.	Permission
6	25/03078/HHPA 87 Banbury Road, Stratford-upon-Avon, CV37 7HW		Prior approval refused
7	25/03058/FUL 20 Sandpiper Close, Stratford-upon-Avon, CV37 9EY	No reps	Permission with conditions
8	25/03066/FUL Cornerways, 85 South Green Drive, Stratford-upon-Avon, CV37 9HL	No reps	Permission with conditions
9	25/03030/LDP Arden House 58 - 59 Rother Street Stratford-upon-Avon CV37 6LT		Certificate of lawful proposed use or development
10	25/03013/FUL Salamander Guest House, 40 Grove Road, Stratford-upon-Avon, CV37 6PB	No reps	Permission with conditions
11	25/02967/LDP Gospel Oak House, Gospel Oak Lane, Pathlow Stratford-upon-Avon CV37 0JA		Refusal of certificate of lawful proposed use or development
12	25/02637/FUL 62 Waterside, Stratford-upon-Avon, CV37 6BA	No reps, the TC has no objection to this proposal providing that the accommodation meets the National Described Space Standards	Permission with conditions
13	25/03056/FUL Burnside Hotel, Church Lane, Shottery, Stratford-upon-Avon CV37 9HQ	Object for the following planning reasons: The TC is aware of the history on this property and	Refusal

		in particular the recent appeal decision (ref. 3372248) in which the Inspector was concerned about the choice of timber cladding and the conspicuous position of the proposed storeroom extension. Whilst the materials proposed are now more in keeping with the host property, the storeroom is still conspicuous from the street scene and the Conservation Area.	
14	25/03054/VARY 24 - 26 Bridge Street, Stratford-upon-Avon, CV37 6AD	Support the application for the following planning reasons: Maintain support for this proposal	Permission
15	25/02985/FUL King Edward VI School Sports Field And Pavilion, Manor Road, Stratford-upon-Avon,	No reps	Permission with conditions
16	25/02590/VARY Flat 1, 15 Alcester Road, Stratford-upon-Avon, CV37 6PH	No reps, shame the chimney has to be removed.	Refusal
17	25/02827/FUL 263 Alcester Road, Stratford-upon-Avon, CV37 9JG	No reps	Permission with conditions
18	25/02689/FUL Unit 1, 4 Mulberry Street, Stratford-upon-Avon, CV37 6RS	No reps	Permission with conditions
19	25/01106/FUL Sibbasbridge Ltd, 175A Evesham Road, Stratford-upon-Avon, CV37 9BS	Maintain no reps.	Permission with conditions
20	25/03123/FUL River Reach, Ferry Lane, Alveston, Stratford-upon-Avon CV37 7QX	No reps	Permission with conditions
21	26/00161/LDP 2 Thomas Bland Road Bishopton Stratford-upon-Avon CV37 0TX		Certificate of lawful proposed use or development

22	26/00025/TREE Land To the rear of 12-15 Elgin Gardens, 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.	Consent with conditions
23	25/03100/FUL 1 Alveston Farm Bungalows, Alveston, Stratford-upon-Avon, CV37 7RR	No reps	Refusal

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
18.02.2026