

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

17 March 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	26/00349/FUL GUILDHALL & BRIDGETOWN	23 Bridgetown Road, Stratford-upon-Avon, CV37 7JH	New front canopy, off-white render to front and rear elevations, alterations to windows and doors around the house, and rebuilding front dwarf wall with off-white render finish.	No representation
2	26/00334/VARY SHOTTERY	81 Evesham Road, Stratford-upon-Avon, CV37 9BE	Application Reference Number: 25/00774/FUL Date of Decision: 14/05/2025 Condition Number(s): 2 Conditions(s) Removal: Variation of condition 2 to amend the proposed drawings to include a small high level celestial window to allow light into the rear extension and kitchen. Variation of condition 2 to amend the proposed drawings to include a small high level celestial window to allow	No representation

			light into the rear extension and kitchen.	
3	25/02879/VARY APPLICATION FOR DISCHARGE OF CONDITIONS Reference No: DISCN/00064/26 GUILDHALL & BRIDGETOWN	Avonfield, Mill Lane, Stratford-upon-Avon, CV37 6BJ	An application has been received for the discharge of condition attached to the above permission dated 29 January 2026. The planning department has introduced a new procedure where Parish Councils will be consulted when a discharge of condition application is submitted for stone samples/panels, allowing the Parish Council to make comment on the stone proposed. I would be grateful if you would let me know if you have any comments regarding the use of this stone by 16 March 2026. Comments received after this date will not automatically trigger a committee decision. 6 Sample Panel	No representation.
4	26/00203/FUL SHOTTERY	43 Cherry Orchard, Stratford-upon-Avon, CV37 9AP	Erection of a detached garden room for ancillary residential use, including associated decking (retrospective).	Object to the application: The TC is concerned about the size of this outbuilding and its effect on neighbouring properties. The proposal appears to be an overdevelopment of the plot resulting in a very small rear amenity area and it would be tall against the boundary of two other residential properties.
5	26/00400/FUL HATHAWAY	25 Plough Drive, Stratford-upon-Avon, CV37 9GD	Proposed single storey rear/side extension	No representation
6	25/02549/FUL GUILDHALL & BRIDGETOWN	19 Bridgetown Road, Stratford-	Two storey side extension and single	No representation

		upon-Avon, CV37 7JH	storey rear extension to dwelling	
7	26/00355/FUL GUILDHALL & BRIDGETOWN	Recreation Ground Car Park, Swans Nest Lane, Stratford-upon-Avon	Installation and operation of an observation wheel with associated equipment on part of the Recreation Ground car park for a continuous period of six months between March and September in each calendar year, for a temporary period of five years, with up to five days installation and up to five days dismantling each year.	No representation
8	26/00325/FUL ORCHARD HILL	87 Banbury Road, Stratford-upon-Avon, CV37 7HW	Proposed demolition of existing conservatory and erection of new single storey rear extension.	No representation
9	26/00266/LDE BISHOPTON	201 Drayton Avenue, Stratford-upon-Avon, CV37 9LD	Application to apply for a Lawful Development Certificate for a C2 facility based on the historical use on the site.	The Town Council is aware of this historical use. No reps.
10	26/00148/FUL ORCHARD HILL	13 Wootton Close, Stratford-upon-Avon, CV37 7HA	Single-storey front and rear extensions. Removal of the garage and construction of a two-storey side extension. Removal of the conservatory and workshop, and construction of a single-storey garage and sun room. Installation of three new rooflights, removal of the rear chimney and fenestration alterations to the existing bungalow.	No representation
11	25/02578/FUL TIDDINGTON	143 Loxley Road, Stratford-upon-Avon, CV37 7DS	Erection of two storey side and rear extension	Whilst the Town Council notes that the proposed extension is not fully subservient, given that the extension is set back from the main gable on the existing house, on balance, it is not essential that the ridge

				is also lowered, on this occasion.
12	26/00231/FUL ORCHARD HILL	Green Leys, Beech Close, Stratford-upon-Avon, CV37 7EB	Demolition of the existing conservatory and replacement with a single storey garden room extension.	No representation
13	26/00371/FUL GUILDHALL & BRIDGETOWN	7 Broad Street, Stratford-upon-Avon, CV37 6HN,	Single storey rear extension and new window openings and rooflights.	No representation
14	26/00352/FUL TIDDINGTON	Tylers Croft, 188 Loxley Road, Stratford-upon-Avon, CV37 7DU	Single storey rear extension	No representation

TREE APPLICATIONS

1	26/00458/TREE SHOTTERY	3 Shottery Green, Shottery, Stratford-upon-Avon, CV37 9FY	- T1 cherry – 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
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				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.	26/00238/LAPREM	AvonStock Festival Stratford Racecourse, Luddington Road, Stratford-upon-Avon CV37 9SE	Application for a premises licence under section 17	Application Date: 03.03.2026 Last Representation Date: 31.03.2026
2.	26/00208/LAPREM	Social Eats Event Arden Garages Stadium, Knights Lane, Stratford-upon- Avon CV37 7BZ	Application for a premises licence under section 17	Application Date: 20.02.2026 Last Representation Date: 20.03.2026

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	25/01247/FUL Bull, 9 - 11 Bull Street, Stratford-upon-Avon, CV37 6DT	Maintain no reps	Permission with conditions
2	26/00094/TREE Shottery St. Andrews Church of England Primary School, Hathaway Lane, Stratford-upon-Avon, CV37 9BL	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	Consent with conditions

		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	26/00048/LDP 30 Cherry Orchard Stratford-upon-Avon CV37 9AP		Certificate of lawful proposed use or development
4	26/00124/ADV Pizza Hut, Unit O, Maybird Retail Park, Birmingham Road Stratford-upon-Avon	No reps	Consent granted with conditions
5	25/03112/LDP 20 Joseph Way Stratford-upon-Avon CV37 0TF		Certificate of lawful proposed use or development
6	25/02626/FUL 51 Hathaway Lane, Stratford-upon-Avon, CV37 9BL	No reps, subject to no harm to neighbours.	Permission with conditions
7	26/00017/FUL 8A Rowley Crescent, Stratford-upon-Avon, CV37 6UT	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 assess the impact on the adjoining properties in respect of loss of privacy and overlooking as well.	Permission with conditions
8	25/02614/LDP 52 Great William Street, Stratford-upon-Avon, CV37 6RY		Certificate of lawful proposed use or development

9	25/02613/LDP 48 Great William, Street Stratford-upon-Avon, CV37 6RY		Certificate of lawful proposed use or development
10	26/00184/TREE Dial House, The Green, Alveston, Stratford-upon-Avon, CV37 7QU	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
11	26/00049/TPO 30 Avenue Road, Stratford-upon-Avon, CV37 6UN	The Town Council submits a holding objection until such time as the condition of the Sweet Chestnut tree has been independently verified.	Consent for Arboricultural Work
12	26/00046/FUL Office 11, Swan House, 11 Guild Street, Stratford-upon-Avon CV37 6RE	No reps	Permission with conditions
13	25/03156/LBP PIZZAEXPRESS 5 Ely Street Stratford-upon-Avon CV37 6LW		Certificate of Lawfulness of proposed works

14	26/00297/TREE Car Park Spaces 1, Packwood Court, Guild Street, 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
15	26/00208/TREE Lucys Mill, Mill Lane, 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	Consent with conditions

		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.	
16	26/00263/TREE Avonside, Mill Lane, 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
17	25/03121/FUL 3 Hunts Road, Stratford-upon-Avon, CV37 7JG	No reps	Permission with conditions
18	26/00369/VARY 4 Saturn Way, Stratford-upon-Avon, CV37 7NE	No reps. Subject to County Ecologist approval.	Permission

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
11.03.2026