

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

13 January 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	25/03024/LBC GUILDHALL & BRIDGETOWN	58-59 Rother Street, Stratford-upon-Avon, CV37 6LT	Replacement and upgrading of internal doors to meet fire safety requirements	No reps. Subject to conservation officer approval.
2	25/01247/FUL GUILDHALL & BRIDGETOWN	Bull, 9 - 11 Bull Street, Stratford-upon-Avon, CV37 6DT	Installation of upgraded kitchen extraction equipment.	Maintain no reps.
3	25/02980/VARY TIDDINGTON	River Reach, Ferry Lane, Alveston, Stratford-upon-Avon CV37 7QX	Variation of condition no. 2 of planning permission reference 25/01039/FUL dated 09 June 2025 to allow for revised plans which make amendments to the floor levels which have been increased by 300mm, amendments to the fenestration of the dwelling, a reduction in the roofs pitch and integrated photovoltaic panels will be installed on the southwest roof slope.	Maintain no reps subject to no adverse harm to neighbours. Pleased to see PV panels are included in the amended design.

			Original description of the development: Alterations to the main dwelling and boathouse at River Reach, Ferry Lane, Alveston.	
4	25/02549/FUL GUILDHALL & BRIDGETOWN	19 Bridgetown Road, Stratford-upon-Avon, CV37 7JH	wo storey side extension and single storey rear extension to dwelling	No objections in principle and pleased to see a subservient design. However, there is a stagger in the building line with the neighbour to the south so the Council needs to ensure that there is no adverse impact on this neighbour particularly in terms of an overbearing effect.
5	25/02405/FUL BISHOPTON	Wildmoor Health And Fitness Club, Alcester Road, Stratford-upon-Avon, CV37 9RJ	Proposed Erection Of 2no. Padel Courts and associated accessible parking	Maintain support for this proposal.
6	25/02618/HHPA WELCOMBE	Oakhurst, Avenue Road, Stratford-upon-Avon, CV37 6UN	Proposed single-storey rear extension	WITHDRAWN
7	25/02619/LDP WELCOMBE	Oakhurst, Avenue Road, Stratford-upon-Avon, CV37 6UN	Removal of garage pier to form double bay door width, addition of an entrance porch, addition of two roof-lights over garage, addition of dormer to rear elevation roof	WITHDRAWN
8	25/02936/FUL WELCOMBE	6 Denne Close, Stratford-upon-Avon, CV37 6XL	Single storey rear and side extension with garage conversion	No representation
9	24/03174/OUT WELLESBOURNE NORTH & RURAL	Wellesbourne Campus, Wellesbourne, Warwick, CV35 9EF	Outline planning application for the University of Warwick Innovation Campus with all matters reserved, except for means of access from the A429, for a mixed use development comprising up to 280,000 sq.m (gross) of	Maintain no reps to the latest amendments.

			laboratory, offices and light industrial floorspace (Use Class E(g)) and a proportion of ancillary retail, food and drink, hotel, gym, maintenance accommodation and/or creche floorspace (Use Classes E(a), E(b), E(d), E(f), C1, C3 and sui generis), multi-storey car parking (sui generis), alongside public realm, landscaping, other related infrastructure and associated demolition of specified buildings.	
10	25/02827/FUL HATHAWAY	263 Alcester Road, Stratford-upon-Avon, CV37 9JG	Sub-divide existing dwelling to create an additional dwelling with new porch (C3 use), extended existing dropped kerb and associated landscaping alterations.	No representation
11	25/01653/FUL TIDDINGTON	Grey Cedars, 6 Beeches Walk, Tiddington, Stratford-upon-Avon CV37 7AT	Two storey rear extension, single storey rear extension and a loft conversion incorporating the raising of the ridge height of the property by 1.5m	An amendment / additional information has been received for the application shown above as follows: The applicant has clarified the existing and proposed plans, removing previous annotations from the drawings, some of which were found to be incorrect. This letter is for information only. A consultation response is not being sought.
12	25/02167/FUL TIDDINGTON	Stratford-upon-Avon Rugby Football Club Ltd, Pearcecroft, Loxley Road, Stratford-upon-Avon CV37 7DU	Demolition of existing clubhouse, replacement with new clubhouse, gym, changing and community facilities building; upgrade of existing pitches; additional car parking with upgraded access roads;	Object to the application for the following planning reasons: Additional ownership details noted. Maintain objection as previously submitted.

			redevelopment of former clubhouse space and adjacent allotments for 23 no. dwellings as enabling development.	
13	25/03054/VARY WELCOMBE	24 -26 Bridge Street, Stratford-upon-Avon, CV37 6AD	Variation of Conditions 2 and 5 of Planning Permission 21/02279/FUL, dated 27/05/2022 for amendments to the internal layouts and external design of the residential units. Original description of development: Conversion of the rear of the retail unit and upper parts, to create 9 no residential apartments.	Support the application for the following planning reasons: Maintain support for this proposal.
14	25/02656/VARY HATHAWAY	Land South Of The A46 West Of The Proposed Western Relief Road, Alcester Road, Stratford-upon-Avon	Variation of conditions 2 (approved plans), 7 (FRA), as well as a variation of conditions 10 (archaeology), 12 (phasing strategy), 16 (CEMP), 21 (tree protection), 27 (site access roundabout) to reflect agreed discharge of conditions relating to planning approval reference: 19/01402/OUT (Date of Decision:12/12/2019). Original description of development: Hybrid planning application comprising: Outline planning application with all matters reserved except for access for a mixed use business park comprising offices (B1a), research and development (B1b), light industry (B1c), general industrial (B2), storage and distribution (B8), car showrooms (sui generis) and bulky goods store	Pleased to see that attenuation basins are replacing underground tanks.

			(A1), cafe/amenity facilities (A1/A3), internal roads, car parking, service yards, pedestrian and cycle infrastructure and associated development; and full planning permission for new roundabout access from A46 and spine road, engineering operations comprising ground re-profiling, structural landscaping and associated development (resubmission of application 17/03629/OUT).	
15	25/03058/FUL BISHOPTON	20 Sandpiper Close, Stratford-upon-Avon, CV37 9EY	Proposed single storey rear extension	No representation
16	25/03013/FUL CLOPTON	Salamander Guest House, 40 Grove Road, Stratford-upon-Avon, CV37 6PB	Change of use of owners accommodation (C1) to separate dwelling house (C3), with all associated minor works.	No representation
17	25/03066/FUL HATHAWAY	Cornerways, 85 South Green Drive, Stratford-upon-Avon, CV37 9HL	Proposed single storey rear/side extension.	No representation
18	25/02392/LBC GUILDHALL & BRIDGETOWN	49 Rother Street, Stratford-upon-Avon, CV37 6LT	The proposals comprise: Conservation-led roof repair and strengthening. Repair and retention of historic fabric (ceilings, windows, doors, plaster). Limited spatial reorganisation to improve functionality (WC conversion, new bathroom). Discreet thermal upgrades to reduce energy use and carbon emissions. Installation of an ASHP within permitted development noise limits	No reps, subject to conservation officer approval.

			and PV panels to the rear garden roof.	
19	25/01461/FUL GUILDHALL & BRIDGETOWN	15 Holtom Street, Stratford-upon- Avon, CV37 6DQ	Single storey rear extension, 2 storey side extension and internal layout change to an existing dwelling	No objections in principle and pleased to see a subservient design. However, the proximity of the proposed two-storey side extension to the neighbour to the north must be carefully considered to ensure that there is no adverse impact on the amenity of the occupiers of that property.
20	25/03100/FUL TIDDINGTON	1 Alveston Farm Bungalows, Alveston, Stratford-upon- Avon, CV37 7RR	Proposed demolition of 1-3 Alveston Farm Bungalows and replacement with 3 dwellings and associated works	No representation

TREE APPLICATIONS

1	25/03080/TREE WELCOMBE	55 Maidenhead Road, Stratford-upon-Avon, CV37 6XU	- T1 Sorbus - Crown reduction both in height and laterally by 1.5 metres - T2 rowan - Crown reduction both in height and laterally by 1 metre - T3 birch - Reduce height by 2-3 metres back to old pollarding points - T4 cherry - Crown reduction both in height and laterally by 1.5 metres - T5 Prunus - Reduce height by 2-3 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.
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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.
2	25/03149/TREE CLOPTON	Cherry Blossom House, 51 Grove Road, Stratford-upon-Avon, CV37 6PB	- T1 holly – 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.

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	25/02372/FUL The Red Lion, 1 Warwick Road, Stratford-upon-Avon, CV37 6YW	No reps	Refusal
2	25/02373/LBC The Red Lion, 1 Warwick Road, Stratford-upon-Avon, CV37 6YW	No reps, subject to Conservation Officer approval	Consent refused
3	25/02659/LDP 18 Holtom Street Stratford-upon- Avon CV37 6DQ		Certificate of Lawful Proposed use or development
4	25/02511/VARY 58 Loxley Road, Stratford-upon- Avon, CV37 7DR	No reps	Permission
5	25/01915/FUL 41 Shelbourne Road, Stratford-upon- Avon, CV37 9JP	Object for the following reasons: Holding objection, the proposed first floor side extension needs to be redesigned to ensure it is subservient to the main house.	Permission with conditions
6	25/02547/LBC Wills Kitchen, 43 Henley Street, Stratford-upon-Avon, CV37 6QW	No reps, subject to Conservation Officer approval.	Consent granted with conditions
7	25/02448/LDP 1 Old Potting Shed Lane Stratford- upon-Avon CV37 6UG		Certificate of Lawful Proposed use or development
8	25/02548/ADV Wills Kitchen, 43 Henley Street, Stratford-upon-Avon, CV37 6QW	No reps	Consent granted with conditions

9	25/02685/TREE Brookfield Court, Alcester 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.	Consent with conditions
10	25/02366/FUL 8 Hogarth Road, Stratford-upon-Avon, CV37 9YU	No reps, subject to Environmental Health approval.	Refusal
11	25/02478/LDP Stratford Boat Club Swans Nest Lane Stratford-upon-Avon CV37 7LS		Certificate of Lawful Proposed use or development
12	25/02463/COUQ Alveston Hill Farm, Alveston, Stratford-upon-Avon, CV37 7RL	Object to the application for the following planning reasons: Whilst the TC does not oppose the principle of this Class Q conversion, some of the buildings are open sided. Class Q allows replacement walls but does not allow new walls. This conversion would require a new wall where there currently is not one. On this	Prior approval granted

		basis it is not considered that this proposal complies with the Class Q criteria.	
13	25/02284/FUL 88 St Mary's Road, Stratford-upon-Avon, CV37 6TL	No reps	Permission with conditions
14	25/01700/LBC National Farmers Union Mutual Insurance Society Ltd, Tiddington Road, Stratford-upon-Avon, CV37 7BJ	No reps, subject to Conservation Officer approval	Consent granted with conditions
15	25/02624/COUR Claydons Farm, Banbury Road, Stratford-upon-Avon, CV37 7NF	No reps	Prior approval refused
16	25/02586/LDP 3 Otters Holt Bishopton Stratford-upon-Avon CV37 0UN		Certificate of lawful proposed use or development
17	25/02799/TREE 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	Consent with conditions

		suitable location for future generations to enjoy.	
18	25/02875/TREE St Andrews Church, Church Lane, Shottery	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	25/02884/TREE 54 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	Consent with conditions

		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	25/01976/FUL 16 Shelbourne Road, Stratford-upon-Avon, CV37 9JP	No reps	Permission with conditions
21	25/02033/FUL 5 Old Town, Stratford-upon-Avon, CV37 6BG	No reps	Permission with conditions
22	25/02348/ADV Shottery Memorial Hall, Hathaway Lane, Stratford-upon-Avon	No reps	Consent granted with conditions
23	25/02034/LBC 5 Old Town, Stratford-upon-Avon, CV37 6BG	No reps, subject to Conservation Officer approval	Consent granted with conditions
24	25/02702/TREE Open Space, Former Garden Centre, Tavern Lane, Shottery, 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	Consent with conditions

		happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	
25	25/02684/TPO Brookfield Court, Alcester 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.	Consent for Arboricultural Work
26	25/02781/TREE 36 Albany Road, Stratford-upon-Avon, CV37 6PQ	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good	Consent with conditions

		arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.	
27	25/02734/FUL 15 Buckingham Way, Stratford-upon-Avon, CV37 0RJ	No reps	Permission with conditions
28	25/02901/TREE 14 Maidenhead Road, Stratford-upon-Avon, CV37 6XR	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	Consent with conditions

		planting new trees of a suitable native species in a suitable location for future generations to enjoy.	
29	25/02889/TREE 59 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
30	25/02858/TREE Children's Play Area, Recreation Ground, Swans Nest 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	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.	
31	25/01390/TPO Common Land, Feldon Way, Stratford-upon-Avon	The TC objects to the felling of a perfectly healthy TPO oak tree without proper reason. There is no plan or photo with the application to show the location of the tree and its proximity to the house. The tree was there long before the house was built and purchased/occupied. There is no expert evidence to suggest that the tree is too close to the house.	Consent for Arboricultural Work
32	25/02818/FUL 34 Dale Avenue, Stratford-upon-Avon, CV37 7EW	No reps	Permission with conditions
33	25/02094/FUL 65 Bordon Place, Stratford-upon-Avon, CV37 9AZ	No reps	Permission with conditions
34	25/02849/LDP 106 Banbury Road Stratford-upon-Avon CV37 7HU		Certificate 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
07.01.2026