

STRATFORD-UPON-AVON TOWN COUNCIL
PLANNING CONSULTATIVE COMMITTEE MEETING

1 July 2025

TOWN CLERK'S OPEN REPORT

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

No applications deferred.

- 2) Chairman's Actions list of planning applications with Chairman, Vice-Chairman (or their substitutes) & Avon Planning Services – actioned under delegated authority by the Town Clerk

If you wish to view why SDC 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	25/01210/FUL HATHAWAY	38 Drayton Avenue, Stratford-upon-Avon CV37 9PF	Proposed a new two storey side extension over the existing extension, new front porch	The description of the development is incorrect. This proposal also includes a two storey rear extension. This is misleading so needs to be changed. There is no site location plan submitted with the application. Notwithstanding the above, the Town Council raises no objections to the proposed extension subject to no adverse effects on the neighbouring properties. Pleased to see a subservient design.
2	25/01323/FUL BISHOPTON	19 Medlar Close, Stratford-upon-Avon, CV37 9GS	Single story ground floor rear extension, loft conversion and porch	There is no objection to the porch or the single storey rear extension. However, the proposed large flat roof box dormer would

				be highly visible from public views in Medlar Close and due to its prominence and very poor quality design would be harmful to the character and appearance of the area. A smaller dormer/s with pitched roofs would be more sympathetic to the street.
3	25/01343/FUL HATHAWAY	25 Hathaway Green Lane, Stratford-upon-Avon, CV37 9HX	Proposed extension of roof to front elevation, to create dressing area to first floor bedroom	No representation
4	25/01279/ADV GUILDHALL & BRIDGETOWN	Red Clover, 6 Ely Street, Stratford-upon-Avon, CV37 6LW	1 set of non illuminated sign written text 1 externally illuminated projection sign 1 non illuminated amenity board	No representation
5	25/01328/FUL SHOTTERY	71 Shottery Road, Stratford-upon-Avon, CV37 9QQ	Single storey Rear/Front Extension and New Garage to the side of the existing dwelling. Addition of amended access gates to the existing access driveway from Shottery Road.	No representation
6	25/01280/LBC GUILDHALL & BRIDGETOWN	Red Clover, Keys And Kitchen, 6 Ely Street, Stratford-upon-Avon CV37 6LW	Installation of signage comprising of: 1 set of non illuminated sign written text, 1 externally illuminated projection sign, 1 non illuminated amenity board	No reps, subject to Conservation Officer approval.
7	25/01096/FUL WELCOMBE	8 Arthur Road, Stratford-upon-Avon, CV37 6SJ	Garage conversion, front and rear single storey extensions. Loft conversion with new rear dormer	Whilst this roof extension is hideously large and unsightly, given it will not be seen from the public domain, the Town Council feels that an objection could not be sustained on this occasion.

8	25/01136/FUL TIDDINGTON	Eastcote, Dark Lane, Tiddington, Stratford-upon-Avon CV37 7AD	Increase to existing front and rear roof heights to allow conversion to front bedroom and rear lounge / dining / kitchen. Garage conversion. Associated internal alterations.	No representation
9	25/01407/FUL ORCHARD HILL	8 Tiddington Road, Stratford-upon-Avon, CV37 7AE	Demolition of existing building (last used as a language school) and replacement with new building to provide 5 no. apartments. Erection of garage building, cycle storage, solar roof panels, hard landscaping, storm water attenuation basin	The Town Council is aware of the previous refusal reasons. However, the Town Council maintains no reps subject to no adverse harm to the trees, including the root protection areas, and no adverse harm to the neighbours.
10	24/01552/FUL APPLICATION FOR DISCHARGE OF CONDITIONS Reference No: DISCN/00320/25 CLOPTON	Lock Up Garages, Hodgson Road, Stratford-upon-Avon		No objections to the proposed materials
11	25/01029/FUL ORCHARD HILL	Shakespeare Marina, Seven Meadows Road, Stratford-upon-Avon, CV37 9LE	Use of land for the siting of 6 glamping pods within confines of existing marina development	No representation

TREE APPLICATIONS

1	25/01366/TREE WELCOMBE	23 Avenue Road, Stratford-upon-Avon, CV37 6UW	-T1- large cedar - reduce end weight on heavy bearing branches by approximately 1m to alleviate potential failure -T2- hornbeam - Fell -T3- Large ash - raise canopy over public footpath and road by 5m and reduce end weight by approximately 1m -T4- leyland - reduce height by approximately 2.5m -T5- large ash - to be thinned by 25% to reduce sail and end weight all over	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
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			-T6- large spruce - previously approved for remove to reduce height by 3 metres to bring down inline with remaining trees canopy line -T7- leylandi - Fell -T8- leylandi - reduce height by approximately one third to maintain at a manageable height and prevent out growing of environment -T9- small leylandi - to reduce back to previous points and level out side growth -T10 and T11- 2no. limes - previously pollarded to be brought down below previous points by approximately 2-3 meters to reduce overall size of trees -T12- dead cherry- fell	maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
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3) Street Trading and Licencing Applications

3a. Street Trading Applications

No applications received.

3b. Licencing Applications

No applications received.

4) Notices of Decision – for info only

If a member has any queries regarding a decision, then in the first instance they should seek the resolution by visiting the SDC planning portal and searching for that application.

<http://apps.stratford.gov.uk/eplanning>

	Site/Application No	STC Observations	SDC Decision
1	25/00685/FUL Broadlands Guest House, 23 Evesham Place, Stratford-upon-Avon, CV37 6HT	No reps	Permission with conditions
2	24/03169/FUL Marendy, Ferry Lane, Alveston, Stratford-upon-Avon CV37 7QZ	Maintain no reps, subject to no adverse harm to neighbours	Permission with conditions

3	25/01075/FUL 52 Longfellow Road, Stratford-upon-Avon, CV37 7PR	No reps	Permission with conditions
4	25/01039/FUL River Reach, Ferry Lane, Alveston, Stratford-upon-Avon CV37 7QX	No reps, subject to no adverse impact on neighbours or flood risk	Permission with conditions
5	25/01103/FUL Green Gables, 47 Banbury Road, Stratford-upon-Avon, CV37 7HW	No reps, subject to no adverse impact on neighbours	Permission with conditions
6	25/00773/FUL 11A Brookvale Road, Stratford-upon-Avon, CV37 9QD	No reps, subject to no adverse harm to neighbours. Pleased to see a subservient design.	Permission with conditions
7	25/00536/FUL 16 Bordon Place, Stratford-upon-Avon, CV37 9AU	No reps, subject to no adverse harm to neighbours.	Permission with conditions
8	25/01070/TREE Theatre Gardens, Waterside, 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.	
9	25/00568/FUL Pimlico Cottage, Pimlico Lane, Alveston, Stratford-upon-Avon CV37 7RJ	No reps	Permission with conditions
10	25/01045/FUL Unit 15, Bell Court, Stratford-upon-Avon, CV37 6EX	No reps	Permission with conditions
11	25/00712/FUL 46 St Marys Road, Stratford-upon-Avon, CV37 6XG	No reps	Permission with conditions
12	25/00704/VLBC Alveston Hill Farm, Alveston, Stratford-upon-Avon, CV37 7RL	No reps, subject to Conservation Officer approval	Consent granted with conditions
13	25/00491/LBC The Golden Bee, 41 - 42 Sheep Street, Stratford-upon-Avon, CV37 6EE	No reps	Consent granted with conditions
14	25/01118/FUL New Look, Unit K, Maybird Retail Park, Birmingham Road Stratford-upon-Avon	No reps	Permission with conditions
15	25/00335/TREE 24 Church Lane, Shottery, Stratford-upon-Avon, CV37 9HQ	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	Consent with conditions

		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.	
16	25/01020/FUL Magnolia Cottage, 57 West Street, Stratford-upon-Avon, CV37 6DR	No reps, subject to no adverse impact on the neighbours	Permission with conditions
17	25/00943/FUL Arden Garages Stadium, Knights Lane, Tiddington, Stratford-upon-Avon CV37 7BZ	No reps	Permission with conditions
18	25/01212/TREE The Beeches, 11 Welcombe Road, Stratford-upon-Avon, CV37 6UJ	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the 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

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5) Any Other Business

5a. To receive an update on the banner proposed for Harvard House