



STRATFORD-UPON-AVON TOWN COUNCIL

PLANNING, ENVIRONMENT & TRANSPORT COMMITTEE

27 May 2026

Held at Council Chamber, Town Hall, Stratford-upon-Avon, Sheep Street,
CV37 6EF

Meeting commenced: 6:30pm Meeting ended: 7:46pm

MINUTES

Present

Councillors:

Albon	Alcock
Duck	Harding
McNaught Barrow	Rolfe (substitute)

Minutes Clerk: Lisa Campion

Planning Advisor(s): Neil Pearce, Avon Planning Services Ltd

Press: None present

Public: One member of the public was present

Registered speaker: Andy Murphy, Stansgate Planning

1. **Appointment of Chair and Deputy Chair for the municipal year**

It was unanimously agreed that Councillor Alcock be elected as the Chair and Councillor McNaught Barrow as Deputy Chair.

RESOLVED That Councillor Alcock be appointed Chair of the Planning Consultative Committee for 2026/27.

RESOLVED That Councillor McNaught Barrow be appointed Deputy Chair of the Planning Environment and Transport Committee for 2026/27

2. **Apologies for Absence**

Apologies were received from Councillors Fojtik and Lee and accepted for the reasons given. Councillor MacDonald was not present for the meeting.

3. **Declarations of interest on items on the agenda**

None were received.

4. **To receive written requests for dispensation for disclosable pecuniary**

interests.

None were received.

5. To grant any requests for dispensation as appropriate

None were received.

6. Consultation Presentation on Pre-Planning Applications

Members received pre-planning application presentations for:

- Change of use of land at Avon Meadows Farm and;
- Proposed residential development at Drayton Manor Farm

Once the presentations had finished, points of clarification were raised from Councillors.

7. Public Participation of non-agenda items on matters under which the Council has control or is a consultative body

A member of the public addressed the meeting to express disappointment at not having received responses to communications sent to Town Council personnel. The Chair noted the comments.

8. To approve the draft open minutes of the Planning Consultative Committee meeting held on 16 December 2025

The minutes of the meeting held on 16 December 2025 were approved as a correct record.

9. Terms of Reference

The Committee noted the new Terms of Reference following the restructure of the committees. Councillors were requested to familiarise themselves with the revised Terms of Reference, which would be reviewed again in three months' time.

10. List of planning applications deferred from the Chair's Actions meeting on 20 May 2026 with any additional items deferred from the Additional Chair's Actions meeting on 26 May 2026

Two applications were deferred from the Chair's Actions meeting held on 20 May 2026:

Application: 26/01004/FUL

Footpath outside 13 Waterside, Stratford-upon-Avon
Installation of 1 No. BT Street Hub Unit and associated advertisement panels on either side of the unit

Application: 26/01005/ADV

Footpath Outside 13 Waterside, Stratford-upon-Avon
Two digital 75inch LCD display screens, one on each side of the Street Hub unit

Background:

Neil Pearce gave an introduction to the applications. The hub will be 1.67 metres high and 0.95 metres wide, it will offer

- Free public WiFi within 150 metres
- The local authority is provided with 5% of screen time, this is equivalent to 876 hours of adverts per year
- Can display community notices and events
- Offers a discount for local businesses
- You can make free calls from the unit but you cannot receive incoming calls.

Points of Clarification were sought from Councillors before moving into debate.

A vote was then taken.

It was Proposed, Seconded and unanimously agreed to submit the following comment for both applications:

Object to the application for the following planning reasons:

The Town Council objects to the application on the basis that it would be out of character within this open and sensitive area. It is a very large modern structure at nearly 3m tall and 1.2 m wide and would adversely disrupt the views towards the canal basin and RSC.

The need for this is questioned because mobile phone reception is already very good within the town. The advertisements would not be static and in close proximity to the road and junction with Bridge Street, this could be a distraction to drivers and pedestrians crossing the road and therefore a highway safety risk.

The market is held in this location so there would be a conflict with this important facility.

Councillor Duck left the meeting at 7:24pm.

11. **To note action of the Town Clerk after consultation with the Chair (or their substitutes) and Avon Planning Services on 20 May 2026**

The actions were noted. The Chair's Action meeting on 20 May 2026 was attended by Councillor Alcock and Councillor McNaught Barrow. The Additional Chair's Action meeting on 26 May 2026 was attended by Councillor Alcock and Councillor McNaught Barrow. The following applications were discussed and the respective observations recorded:

Chair's Actions meeting 20 May 2026

Application No	Address	Proposed Development	Observations

1	26/01037/FUL WELCOMBE	5 Swallow Close, Stratford-upon- Avon, CV37 6TT	Proposed single storey rear/side extension	Holding objection. The plans have not been published online so no one can view them...
2	26/00992/FUL ORCHARD HILL	42 Saxon Close, Stratford-upon- Avon, CV37 7DX	Rear Two storey extension ad single storey front garage extension.	No representation
3	26/00995/FUL WELCOMBE	Welcombe House, 32 Avenue Road, Stratford-upon- Avon, CV37 6UN	Demolition of existing conservatory and the erection of a rear/side single storey extension	No representation
4	26/00441/LBC GUILDHALL & BRIDGETOWN	Halls Croft, Old Town, Stratford- upon-Avon, CV37 6BG	Temporary and permanent repair proposals for the front left hand corner of Halls Croft due to vehicle impact damage sustained locally.	An amendment / additional information has been received for the application shown above as follows: Updated plans have been received separating out the temporary and permanent repairs to clarify the works. This letter is for information only. A consultation response is not being sought.
5	26/00440/FUL GUILDHALL & BRIDGETOWN	Halls Croft, Old Town, Stratford- upon-Avon, CV37 6BG	Temporary and permanent repair proposals for the front left hand corner of Halls Croft due to vehicle impact damage sustained locally.	An amendment / additional information has been received for the application shown above as follows: Updated plans have been received separating out the temporary and permanent repairs to clarify the works. This letter is for information only. A consultation response is not being sought.

6	25/03102/FUL WELCOMBE	Oakhurst, Avenue Road, Stratford-upon-Avon, CV37 6UN	Proposed single-storey rear extension; loft conversion incorporating new fenestration; extension and modification to existing porch; alterations to the existing first-floor accommodation over the garage to include an external access stair on the north-west elevation and the installation of two rooflights on the north-east roof slope; replacement of two existing double garage doors with a single garage door.	No representation
7	26/00815/FUL TIDDINGTON	The Lawn Place, Alveston Leys, Alveston, Stratford-upon-Avon CV37 7QN	Extension and internal alterations with associated landscaping	No Reps - subject to no adverse harm to neighbours.
8	26/00963/FUL WELCOMBE	Nationwide, 36A Wood Street, Stratford-upon-Avon, CV37 6JG	Pitch roof overhaul (new slates to match existing), building fabric and rainwater good repairs, Chimney repairs, demolition of outbuilding store.	No representation
9	26/01042/FUL TIDDINGTON	28 Townsend Road, Tiddington, Stratford-upon-Avon, CV37 7DE	Single Storey Rear Extension, First Floor Side Extension and Loft Conversion.	No reps. Pleased to see subservient design and the use of PV on the roof.
10	26/00762/FUL ORCHARD HILL	5 Wincott Close, Stratford-upon-Avon, CV37 7EP	Two-storey extension to rear, replacement single storey extension to rear and side, new front entrance porch and part dormer window to landing	No representation

11	26/01004/FUL GUILDHALL & BRIDGETOWN	Footpath Outside, 13 Waterside, Stratford-upon- Avon	Installation of 1 No. BT Street Hub Unit and associated advertisement panels on either side of the unit	Holding objection - this application will be considered at the next PCC meeting on Wednesday 27th May.
12	26/01005/ADV GUILDHALL & BRIDGETOWN	Footpath Outside, 13 Waterside, Stratford-upon- Avon	Two digital 75 inch LCD display screen, one on each side of the Street Hub unit.	Holding objection - this application will be considered at the next PCC meeting on Wednesday 27th May.
13	26/01017/VARY TIDDINGTON	232 Loxley Road, Stratford-upon- Avon, CV37 7DU	Variation of condition 2 of planning permission 23/01385/FUL dated 10/07/2023 to substitute approved drawings with new drawings 2010- 01(20)M-201 Rev B & 2010-01(20)M-401 Rev B to include rear and side window modifications and reduction of rear extension projection. Original description of development: Loft conversion, hip-to-gable, ground floor rear extension, and replacement glazing to the rear elevation	No representation
14	26/00667/FUL GUILDHALL & BRIDGETOWN	59A Shipston Road, Stratford- upon-Avon, CV37 7LN	Proposed two storey rear extension	Holding objection. There are no proposed plans on the website for anyone to see and comment on...
15	26/01057/FUL GUILDHALL & BRIDGETOWN	34 Rushbrook Road, Stratford- upon-Avon, CV37 7JW	First floor side extension over existing garage	No Reps - Subject to no adverse harm to neighbours (noting the minor infringement on the 45-degree line)

TREE APPLICATIONS

1	26/01147/TREE GUILDHALL & BRIDGETOWN	7 Old Town, Stratford-upon- Avon, CV37 6BG	T1-Reduce lateral branches by 2m	The Town Council does not object to necessary works to trees in the
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				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	26/01135/TREE TIDDINGTON	The Paddocks, Alveston Leys, Alveston, Stratford-upon-Avon CV37 7QN	T1 - Sycamore - Fell T2 - 5 metre Yew Hedge - No work required.	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	26/01099/TPO AVENUE	Beaudesert, The Avenue, Bishopton, Stratford-upon-Avon CV37 0RH	T40 Lime - reduce upper crown removing the deadwood by 3m and reduce laterals by 1m to reshape the tree T41 Lime - reduce upper crown removing the deadwood by 3m and reduce laterals by 1m to reshape the tree	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	26/01106/TREE SHOTTERY	5 Bell Lane, Shottery, Stratford-upon-Avon, CV37 9HF	T1-Holly Tree-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	26/01101/TREE SHOTTERY	Quince Cottage, Hathaway Lane,	T1-Silver Birch-Fell	The Town Council does not object to

		Stratford-upon-Avon, CV37 9BL		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	26/01067/TREE WELCOMBE	78 Maidenhead Road, Stratford-upon-Avon, CV37 6XU	-T1 - Large Sycamore - reduce over extended laterals by 1-2 meters. -T2 - Acacia, 90% dead - fell to ground. -T3 - Lawson 80% dead fell. -T4 - Laburnum, falling over - fell. -T5 - Silver birch - fell. -G1 - Yew, Holly, Prunus - reduce back from roof - 0.5-1 meter.	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	26/01166/TREE WELCOMBE	4 Lock Close, Stratford-upon-Avon, CV37 6GF	T1 - Acacia - Reduce canopy by 1.5-2.5 metres as per 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.
8	26/01199/TREE GUILDHALL & BRIDGETOWN	5 Ely Street, Stratford-upon- Avon, CV37 6LW	T1 - Portuguese laurel - Reduce height by approximately 3 metres and spread by up to 3 metres to reduce the overall crown by approximately 40%	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	26/01202/TPO CLOPTON	163 Clopton Road, Stratford-upon- Avon, CV37 6TE	T1 - lime - Remove deadwood, reduce height by approximately 4 metres (30%) and where necessary prune any eccentric limbs post- reduction	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.
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Additional Chair's Action meeting 26 May 2026

1	25/00641/FUL TIDDINGTON	The Lench House, 51 Tiddington Road, Stratford- upon-Avon, CV37 7AF	Construction of new self- build dwelling and associated works.	Maintain no reps.
2	26/01217/COUQ TIDDINGTON	Agricultural Building, Croft Farm, Banbury	Prior approval application for the conversion of an agricultural building into eight dwellings	The Town Council has no objections in principle subject to all

		Road, Stratford-upon-Avon		accommodation complying with the Nationally Described Space Standards and all habitable rooms having acceptable levels of natural light and ventilation.
3	26/01144/OUT HATHAWAY	Hillside, Bordon Hill, Stratford-upon-Avon, CV37 9RX	Outline planning application for the erection of up to 4 detached dwellings and upgrading of existing vehicular access, together with associated landscaping, sustainable drainage and other associated works (all matters reserved other than the means of access from the B439 Bordon Hill)	The Town Council fundamentally objects to this application on the grounds of highway safety. Removing the overtaking lane on this steep hill will simply encourage drivers to overtake illegally across the ghost island. There does not appear to be any reference to the approved accessing arrangements on the development to the south and how they would work together.
4	25/01649/FUL CLOPTON	Land At Alcester Road, Alcester Road, Stratford-upon-Avon	Full planning application for the erection of 65 affordable dwellings and associated highway works, garages, parking, landscaping, drainage works and associated features, open space, and all other associated works/infrastructure.	Further amended plans noted. The TC maintains objection and notes the LLFA's latest objection.
5	26/00004/FUL TIDDINGTON	52 Tiddington Road, Stratford-upon-Avon, CV37 7BA	Single storey rear extension, internal alternations and detached garage building.	No reps subject to no adverse harm to neighbours, in particular the very large, tall garage block which is hard on the boundary to the neighbour and due south of that neighbour.

TREE APPLICATIONS

1	26/01230/TREE TIDDINGTON	59 Tiddington Road, Stratford-	- T1 pine - Remove 2 branches over bathroom window (see photograph)	The Town Council does not object to necessary
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		upon-Avon, CV37 7AF		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	26/01200/TREE WELCOMBE	Crowne Plaza, Bridgefoot, Stratford-upon-Avon, CV37 6YR	- T27 cherry - Fell - T28 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 native species in a suitable location for future generations to enjoy.
3	26/01251/TREE GUILDHALL & BRIDGETOWN	Avonfield, Mill Lane, Stratford-upon-Avon, CV37 6BJ	G1 - lombardy poplars - Lateral branch reductions of up to 2-3 metres to the lateral crown spread. Remove any major deadwood or part failed branches within the crowns. Roughly 12 trees in the group.	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	26/01280/TREE GUILDHALL & BRIDGETOWN	Recreation Ground, Swans Nest Lane, Stratford-upon-Avon	T1 - pedunculate oak - Current tree height is 13 metres, want to reduce eastern side of the tree crown by approximately 2 metres where the tree is obstructing a CCTV camera and communications antennae	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	26/01287/TREE WELCOMBE	1 Kerns Terrace, Stratford-upon-Avon, CV37 6SB	- T1 mountain ash - Fell to ground level - T2 maple - Shorten back side to neighbouring property and over alley by 1 metre at the lowest part of the crown, graduating to 0.5	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

			metre at the upper crown to balance tree. On the side to 1 Kerns Terrace reduce the lower crown by 1 metre, graduating to 1.5 metres on upper crown to balance (this is the property owners side to house)	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.
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12. Street Trading and Licensing Applications

No street trading applications were received.

The following Licensing Applications were received:

1.	26/00603/LAPREM	Uncorked Rebellion 41, Woodlands Road Stratford upon Avon CV37 0DH	Application for a premises licence under section 17	Application Date: 15.05.2026 Last Representation Date: 12.06.2026
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No objection was raised for the Licensing Application.

The Chair asked the Clerk to find out more information about the application and this was to be emailed to all Councillors on the Committee.

13. Notices of Decision

The following decisions were noted:

	Site/Application No	STC Observations	SDC Decision
1	26/00732/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 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	26/00114/LDP Stratford Upon Avon College The Willows North Stratford-upon-Avon CV37 9QR		Certificate of lawful proposed use or development
3	25/02860/LDE 14 Ely Street, Stratford-upon-Avon, CV37 6LW		Certificate of lawful existing use Or development
4	26/00833/TREE Garden Of Remembrance, Old Town, 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	Consent with conditions

		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	26/00835/TREE T824 Wild Cherry Tree (tag Number 813), Adjacent The Embankment, 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 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
6	26/00144/FUL The Shakespeare Hospice Trust, Church Lane, Shottery, Stratford-upon-Avon CV37 9UL	No reps	Permission with conditions
7	26/00647/COUMA	No reps	Prior approval granted

	32 Evesham Road, Stratford-upon-Avon, CV37 9AA		
8	26/00302/FUL Grandview Dental Practice, 7 John Street, Stratford-upon-Avon, CV37 6UB	No reps	Refusal
9	26/00595/FUL 21 Lea Close, Stratford- upon-Avon, CV37 9JS	No reps	Permission with conditions
10	26/00537/LBC Grandview Dental Practice, 7 John Street, Stratford-upon-Avon, CV37 6UB		Consent refused
11	26/00530/FUL Sequals, Alveston Lane, Alveston, Stratford-upon- Avon CV37 7QF	No reps	Permission with conditions
12	26/00670/TREE Chestnut Cottage, Kissing Tree Lane, Alveston, Stratford-upon- Avon, CV37 7RB.	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

13	26/00371/FUL 7 Broad Street, Stratford-upon-Avon, CV37 6HN	No reps	Permission with conditions
14	26/00710/LDP Gospel Oak House Gospel Oak Lane Pathlow Stratford-upon-Avon CV37 0JA		Certificate of lawful proposed use or development
15	26/00728/TREE Land Immediately South Of Bridgeway Multi-surface Car Park, Bridgeway, 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
16	26/00763/TREE 10 Avonfields Close, Alveston, Stratford-upon-Avon, CV37 7RD	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	Consent with conditions

		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.	
17	26/00817/TREE 8 Sequoia Mews, Shipston Road, Stratford-upon-Avon, CV37 7PZ	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
18	26/00085/FUL 37 Bishops Close, Stratford-upon-Avon, CV37 9ED	No reps	Permission with conditions
19	26/00501/FUL 8 Tiddington Road, Stratford-upon-Avon, CV37 7AE	No reps, subject to no adverse impact on surrounding neighbours.	Permission with conditions

20	26/00403/FUL 15 Manor Green, Stratford-upon-Avon, CV37 7ES	On balance, no reps because there appears to be no planning grounds to refuse this application.	Permission with conditions
21	26/00306/LBC 5 Ely Street, Stratford-upon-Avon, CV37 6LW	No reps, subject to Conservation Officer approval.	Consent granted with conditions
22	25/03133/FUL 5 Ely Street, Stratford-upon-Avon, CV37 6LW	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.	Permission with conditions
23	25/03134/ADV 5 Ely Street, Stratford-upon-Avon, CV37 6LW	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.	Consent granted with conditions
24	26/00709/HHPA Gospel Oak House, Gospel Oak Lane, Pathlow, Stratford-upon-Avon CV37 0JA		Prior approval not required
25	26/00621/FUL Twelfth Night Guest House, 13 Evesham Place, Stratford-upon-Avon, CV37 6HT	No reps	Permission with conditions

26	26/00678/LDP Grey Cedars 6 Beeches Walk Tiddington Stratford-upon-Avon CV37 7AT		Certificate of lawful proposed use or development
27	26/00425/VARY Flat 1, 15 Alcester Road, Stratford-upon-Avon, CV37 6PH	No reps	Permission
28	26/00064/FUL Stable Flat, Lawnside, Kissing Tree Way, Alveston Stratford-upon- Avon	No reps	Permission with conditions
29	26/00793/TREE Stratford Sports Club Limited, Stratford Sports Club, Swans Nest Lane, Stratford-upon- Avon, CV37 7LS.	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	26/00984/TREE Bridgeway Multi Storey Car Park, Bridgeway, 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	Consent with conditions

		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.	
31	26/00441/LBC Halls Croft, Old Town, Stratford-upon-Avon, CV37 6BG	No reps, subject to Conservation Officer approval.	Consent granted with conditions
32	26/00440/FUL Halls Croft, Old Town, Stratford-upon-Avon, CV37 6BG	Support the application subject to Conservation Officer approval.	Permission with conditions
33	26/00708/FUL 16 Heather Close, Stratford-upon-Avon, CV37 9DQ	No reps.	Permission with conditions

Any Other Business

14. Calendar of Meetings 2026/27

Members noted the calendar of meetings for 2026/27. The Chair reminded members that if they are unable to attend a Committee Meeting, they are to contact the new Substitute Councillors directly to organise their attendance. Substitute Councillors are Cleeve, Rolfe and Vos.

15. Street Naming and Numbering Request from Stratford-on-Avon District Council

The Town Clerk had received an email from the Street Naming and Numbering Department at the District Council as detailed below:

Street Naming and Numbering – New Street Name Consultation
Development: Western Road, Stratford-upon-Avon
Proposed New Street Name: Somerville Gardens

Consultation Expiry Date: 24 June 2026

I enclose for your information a copy of the Street Naming and Numbering Plan 847-001A for the above site. The applicant has requested that postal addresses be allocated.

As you will see from the attachment it is recommended that **1** new street name is required as highlighted and marked **blue** on the attached plan.

The applicant has expressed a wish to name the street as they are permitted to do so by the street naming legislation. Could you therefore please consider the following names in-conjunction with the attached District Council's Street Naming Guidance, namely 'Obtaining street name addresses and postcodes for a new development'. **Point 1 of Steps 3 and 4 and Appendix One of the guidance are the relevant provisions for you to consider.**

Please note that where the applicant wishes to name the street, the Town Council **cannot** substitute the applicant's street name with their own name (as that is contrary to the legislation), therefore you should only consider the name in accordance with **APPENDIX ONE** of the guidance giving valid reasons for any objection. The consultation is limited to the street name only and not the numbering or house/building names, where mentioned.

The name put forward is as follows:

'Somerville Gardens'

The name 'Somerville' has been chosen from a list of suggested street names the Town Council has previously put together and given the District Council for information. I attach a copy of the list, which is annotated with details of existing use and acceptability of the listed names.

To keep within the provisions of the street naming legislation, you must notify the District Council at your earliest opportunity or no later than **four weeks (by 24 June 2026)** of receipt of this email with **EITHER** your comments with regard to the street name put forward by the applicant **OR** to request that the District Council forwards a holding objection to the applicant to enable the name to be discussed further. If you request the latter, you must forward a response within the time period as directed by the District Council, as the applicant has a right of appeal, by way of an application to the Magistrates Court, within 21 days of receipt of a holding objection.

Due to the strict timelines of street naming where the applicant wishes to name the street, the District Council will accept the names put forward by the applicant if you do not respond by 24 June 2026 as highlighted in the above paragraph. However, I would be grateful for your views at the earliest opportunity to enable the developer to move forward with a street name.

It was therefore proposed, seconded and

RESOLVED That the name 'Somerville Gardens' be accepted. The Clerk will confirm this with the Street Naming and Numbering Department.

16. Chair's Verbal Report

The Chair informed the Committee that she would be looking into the new supermarket shop on Bridge Street after receiving enquiries from Councillors and would bring back a report to the next meeting.

17. Neighbourhood Plan

The Chair reported to the meeting that the South Warwickshire Local Plan had changed significantly and that once this had been accepted, work could begin on updating the Neighbourhood Development Plan. Advice will be taken from Stratford-on-Avon District Council.

18. Requests for Alterations of Recommendation – for information (if any)

There were none.

19. To register, when necessary, a representative from the Planning, Environment & Transport Committee to attend the Stratford-on Avon District Council Planning meeting on the 10 June at 6:00pm.

It was not necessary to appoint a representative for the meeting.

20. To appoint substitutes for the next Chair's Actions meeting on 10 June 2026, if required.

No substitutes are required for this meeting.

21. Date of next meeting

Tuesday 16 June at 6:30pm

Signed:

Chair