

STRATFORD-UPON-AVON TOWN COUNCIL  
PLANNING CONSULTATIVE COMMITTEE MEETING

9 April 2024

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

**23/03277/FUL**

**General Site, Bards Walk, Stratford-Upon-Avon, Warwickshire CV37 6EY**

- 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>

1	<b>23/03277/FUL WELCOMBE</b>	General Site, Bards Walk, Stratford-Upon- Avon, Warwickshire CV37 6EY	Creation of 19 dwellings total through change of use at first and second floors and part of ground floor, to create 18 residential units, to include alterations and extensions to the existing building; construction of one further dwelling within existing service yard on Meer Street; internal changes to small elements of existing ground floor space to create central residential circulation core, as well as refuse/cycle store (with no changes to existing ground floor retail units); and provision of five parking spaces for residential use within existing service yard	Objection for the following reason: This application will be considered at the PCC meeting on 9 April.
2	<b>24/00610/FUL ORCHARD HILL</b>	116 Loxley Road, Stratford-Upon- Avon, Warwickshire, CV37 7DS	Proposed two storey extension to front including extending the existing dropped curb, and extending the	No representation

			parking area with permeable resin/tarmac	
3	<b>24/00300/FUL AMENDMENT BISHOPTON</b>	6 Trevelyan Close, Stratford-Upon-Avon, Warwickshire, CV37 9LJ	Proposed single storey side extension	No reps subject to a Construction Environmental Management Plan condition due to the existing problems associated with on street parking in the area and the potential clash of delivery and construction traffic.
4	<b>24/00065/FUL WITHDRAWN TIDDINGTON</b>	Fieldings, Alveston Lane, Alveston, Stratford-upon-Avon CV37 7QD	Removal of three storey detached dwelling, garage and outbuildings, and replacement with single two storey detached dwelling, together with associated external works and landscaping.	<b>WITHDRAWN</b>
5	<b>24/00557/FUL BISHOPTON</b>	The Pump House, Bishopton Lane, Bishopton, Warwickshire CV37 9QY	Conversion of an existing former coach house ancillary to the main house, internal alterations, installation of new windows and doors within the curtilage Listing	No representation
6	<b>24/00558/LBC BISHOPTON</b>	The Pump House, Bishopton Lane, Bishopton, Warwickshire CV37 9QY	Conversion of an existing former coach house ancillary to the main house, internal alterations, installation of new windows and doors within the curtilage Listing	No reps, subject to the Conservation Officer's approval.
7	<b>24/00500/LBC GUILDHALL &amp; BRIDGETOWN</b>	1-1A , Wood Street, Stratford-Upon-Avon, Warwickshire CV37 6JE	External alterations including new clock, new hanging sign and faux box hedge. Existing shop frontage to be redecorated with new sign panels and new security door in black (ral 9005). Alterations to ground floor including the addition of a new customer WC and 2no. offices and store to the rear of the retail area.	No reps, subject to Conservation Officer approval.

			Removal of staircase to first floor and infill floor area and addition of staff WC within the basement.	
8	<b>24/00499/FUL GUILDHALL &amp; BRIDGETOWN</b>	1-1A , Wood Street, Stratford-Upon-Avon, Warwickshire CV37 6JE	External alterations including new clock, new hanging sign and faux box hedge. Existing shop frontage to be redecorated with new sign panels and new security door in black (ral 9005) together with internal alterations	No representation
9	<b>24/00568/FUL GUILDHALL &amp; BRIDGETOWN</b>	School House, Broad Street, Stratford-Upon-Avon, Warwickshire CV37 6HN	Re-roofing of existing roof to existing rear extension	No representation
10	<b>24/00429/FUL WELCOMBE</b>	7 Shakespeare Street, Stratford-upon-Avon, CV37 6RN	Conversion of ground floor and amalgamation of first floor flat to create 1no. dwelling. Demolition of outdoor WC and lean to. Alterations to single storey rear extension to include alterations to roof and addition of uPVC patio door. Replacement of existing timber windows on rear elevation with uPVC windows. New external wall insulation.	No representation
11	<b>24/00430/LBC WELCOMBE</b>	7 Shakespeare Street, Stratford-upon-Avon, CV37 6RN	Conversion of ground floor and amalgamation of first floor flat to create 1no. dwelling. Demolition of outdoor WC and lean to. Alterations to single storey rear extension to include alterations to roof and addition of uPVC patio door. Replacement of existing timber windows on rear elevation with uPVC windows. New external wall insulation.	No reps, subject to Conservation Officer approval.

12	<b>24/00192/FUL WITHDRAWN BISHOPTON</b>	The Cedar House, 17 Sidelands Road, Stratford- Upon-Avon, Warwickshire CV37 9DS	Intend to install an air to water heat pump	<b>WITHDRAWN</b>
13	<b>24/00693/FUL AVENUE</b>	Beaudesert , The Avenue, Bishopton, Stratford-Upon- Avon Warwickshire	Erection of a rear gazebo 8m x 3.9m in footprint (31.2sqm), with an eave height of 2.32m and a ridge height of 3.58m, and associated works.	No representation
14	<b>23/03127/FUL WELCOMBE</b>	Shakespeare Centre , Henley Street, Stratford- Upon-Avon, Warwickshire CV37 6QW	Repairs and refurbishment to the existing building to include new entrance doors to Henley Street and Guild Street, replacement of rooflights and roof finishes, new ventilation ducts/condenser units and removal of white paint back to natural brick face on part of Henley Street elevation.	No representation
15	<b>23/03128/LBC WELCOMBE</b>	Shakespeare Centre , Henley Street, Stratford- Upon-Avon, Warwickshire CV37 6QW	Repairs and refurbishment to the existing building to include new entrance doors to Henley Street and Guild Street, replacement of rooflights and roof finishes, new ventilation ducts/condenser units and removal of white paint back to natural brick face on part of Henley Street elevation as well as internal repairs and refurbishment to include lighting/electricals, heating and internal alterations.	No reps, subject to Conservation Officer's approval.
16	<b>24/00635/FUL TIDDINGTON</b>	115 Loxley Road, Stratford-upon- Avon, CV37 7DS	Demolition of existing 3 bedroom detached house and construction of 4 bedroom detached Passivhaus.	No representation

## TREE APPLICATIONS

1	<b>24/00628/TREE WELCOMBE</b>	22 Welcombe Road, Stratford-upon-Avon, CV37 6UJ	T1 - common lime - Reduce by 50% level with mistletoe.	The Town Council does not object to necessary works to trees in the Conservation Area or trees that are subject to a Preservation Order providing that the works are carried out to a high professional standard by suitably a qualified arboriculturist and the works represent good arboricultural practice. In a time of climate crisis and in order to maintain a green and ecologically diverse townscape, the Town Council does not support the removal of perfectly healthy trees but understands that sometimes the Local Planning Authority cannot prevent this from happening due to inadequate legislation. However, the Town Council would respectfully ask that applicants who propose to remove trees consider planting new trees of a suitable native species in a suitable location for future generations to enjoy.
2	<b>24/00605/TREE GUILDHALL &amp; BRIDGETOWN</b>	58 Waterside, Stratford-Upon-Avon, Warwickshire, CV37 6BA	T1 - leylandii - Fell T2 - leylandii - Fell T3 - leylandii - Fell T4 - leylandii - 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	<b>24/00603/TREE GUILDHALL &amp; BRIDGETOWN</b>	Theatre Gardens, Waterside, Stratford-upon-Avon	T1 - crack willow - To remove 2 large partially failed limbs over the footpath, lifting of the limb directly over the footpath to 3.5m and thin out by 30%to reduce load on lower extended limb	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	<b>24/00604/TREE GUILDHALL &amp; BRIDGETOWN</b>	Avonbank Garden, Southern Lane, Stratford-upon- Avon	T1 - lime ( <i>Tilia cordata</i> ) - To pollard down by approximately 6m removing an upper died back crown leaving a stem for regrowth	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	<b>24/00515/DDT WELCOMBE</b>	Visitor Information Centre, Bridgefoot, Stratford-upon-Avon, CV37 6YY	-T1 rowan - Fell. (Dead. Replacement planting required). -T2 alder - ivy clad and excessively slender - Fell. (Replacement planting required).	<b>FOR INFORMATION ONLY</b>  Notification has been received in relation to dead/dangerous tree/s at the above address. As the tree/s are dead/dangerous there is no requirement to go through the Conservation Area Notification for tree works (6 week process)/TPO application process.  A Forestry and Landscape Officer has either visited the site or examined a report with photographic evidence and confirms that the works are necessary.
6	<b>24/00641/TREE TIDDINGTON</b>	8 Ferry Lane, Alveston, Warwickshire, CV37 7QX	T1 - bamboo - Fell, T2 - lilac - Fell, T3 - apple - Fell, T4 - birch - Fell and T5 - robinia - Reduce/remove by 2m off height.	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	<b>24/00653/TPO AVENUE</b>	The Spinney , The Avenue, Bishopton, Stratford-Upon-Avon Warwickshire	- T1- oak - Reduce by roughly 2mtrs one lower branch back to bring back in line.	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

Non received.

### 3b. Licencing Applications

1.	24/00357/LAPREM	Stratford on Avon River Festival The North Recreation, Swans Nest, Stratford uponCV37 7PY	Sale of Alcohol. Provision of regulated entertainment	Application Date: 27.3.24 Last Representation Date: 24.4.24
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#### 4) Notices of Decision – for info only

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

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

	Site/Application No	STC Observations	SDC Decision
1	24/00233/TREE The Lea, Shottery Road, Stratford- Upon-Avon, Warwickshire, CV37 9QQ	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	24/00307/FUL	No reps	Permission with conditions

	8 Gainsborough Road, Stratford-Upon-Avon, Warwickshire, CV37 9FA		
3	24/00333/PVN Tappex, 108 Masons Road, Stratford-upon-Avon, CV37 9NT	Support the application for the following reasons: Pleased to see the roofs are being used for PV arrays	Prior approval not required
4	24/00118/VARY 7 Benson Road, Stratford-Upon-Avon, Warwickshire, CV37 6UU	No reps to changes providing there are no overlooking issues with neighbouring property.	Permission
5	23/03411/PVN Coventry And Warwickshire PCT, Stratford Healthcare, Arden Street, Stratford-upon-Avon CV37 6NQ	The TC supports the use of flat roofs on buildings within the Town for roof mounted PV arrays	Prior approval not required
6	23/02884/FUL 15 Flat 1, Alcester Road, Stratford-Upon-Avon, Warwickshire, CV37 6PH	No reps	Permission with conditions
7	24/00207/TREE The White House, Alveston Leys, Alveston, Stratford-Upon-Avon, Warwickshire	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	Consent with conditions

		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	24/00291/TREE 74 Tiddington Road, Stratford-upon-Avon, CV37 7BA	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
9	23/02224/VARY King Edward VI School Sports Field And Pavilion, Manor Road, Stratford-upon-Avon	Holding objection is removed and replaced with no representation following confirmation that the proposal does not involve additional lighting.	Permission
10	23/03285/FUL Crowne Plaza, Bridgefoot, Stratford-Upon-Avon, Warwickshire, CV37 6YR	No reps	Refusal

11	24/00237/ADV Tesco , Birmingham Road, Stratford-Upon-Avon, Warwickshire CV37 0UA	No reps	Consent granted with Conditions
12	24/00170/FUL 88 Oakleigh Road, Stratford-Upon-Avon, Warwickshire, CV37 0DN	No reps	Permission with conditions
13	24/00354/TREE 9 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
14	24/00245/TREE The Villare Hotel, 12 - 14 Warwick Road, Stratford-upon-Avon, CV37 6YW	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	Consent with conditions

		<p>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.</p>	
15	<p>24/00289/TREE 5 Ely Gardens, Stratford-upon-Avon, CV37 6FB</p>	<p>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.</p>	<p>Consent with conditions</p>

16	23/02714/FUL Quick Stop, 14 Greenhill Street, Stratford-upon-Avon, CV37 6LF	No reps	Refusal
17	24/00063/ADV Quick Stop, 14 Greenhill Street, Stratford-upon-Avon, CV37 6LF	No reps	Consent granted with conditions
18	23/03218/FUL Healthworks Fitness Centre, 15 Western Road, Stratford-upon-Avon, CV37 0AH	No reps	Permission with conditions
19	24/00349/TREE Stratford Lock Islands at Lucy's Mill and River Avon, 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
20	23/01135/LBC Unit 1 And 2, 1A Rear Of , 1Henley Street, Stratford-upon-Avon CV37 6PT	No reps to amended plans subject to Conservation Officer approval	Consent granted with conditions

21	23/03447/FUL 38 Main Street, Tiddington, Stratford-Upon-Avon, Warwickshire CV37 7AY	No reps	Permission with conditions
22	23/03448/LBC 38 Main Street, Tiddington, Stratford-Upon-Avon, Warwickshire CV37 7AY	No reps, subject to Conservation Officer approval	Consent granted with conditions
23	23/03448/LBC 7 Tiddington Road, Stratford-Upon-Avon, Warwickshire, CV37 7AE	No reps, subject to Conservation Officer approval	Permission
24	24/00254/LBC 12 Sheep Street, Stratford-Upon-Avon, Warwickshire, CV37 6EF	No reps, subject to Conservation Officer approval	Consent granted with conditions
25	24/00253/FUL 12 Sheep Street, Stratford-Upon-Avon, Warwickshire, CV37 6EF	No reps	Permission with conditions
26	24/00330/FUL 10 Marlowe Road, Stratford-Upon-Avon, Warwickshire, CV37 7LY	No reps	Permission with conditions

5) Any Other Business

5a.

Admin Officer – 3.4.24