

**Welford-on-Avon Parish Council**  
**Planning Committee Meeting Agenda**

To: All Members of the Planning Committee

16<sup>th</sup> February 2023

You are hereby summoned to attend a meeting of Welford-on-Avon Planning Committee to be held at Welford on Avon Memorial Hall on **Tuesday 21<sup>st</sup> February 2023** at 7:15 pm for the purpose of discussing the following planning matters.

Iona Wibberley, Clerk to the Parish Council

ITEM																											
1	<b>Apologies</b> – to receive apologies from those summoned to the meeting.																										
2	<b>Declarations of Interest and Dispensations</b> – Councillors to declare any prejudicial and personal interests in any of the items on the agenda.																										
3	<b>Approval of Previous Minutes</b> - to accept the Minutes of the previous Planning Committee Meeting (24th January 2023) are a true and accurate record.																										
4	<b>Planning Applications</b> To consider the current planning applications listed by Stratford District Council. To include (but not exclusive to): <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Reference</th> <th style="width: 15%;">Consultation Expiry Date</th> <th style="width: 30%;">Address</th> <th style="width: 40%;">Proposal</th> </tr> </thead> <tbody> <tr> <td><a href="#">23/00235/FUL</a></td> <td>27/02/2023</td> <td>Churchbank House Church Bank Binton Road Welford-On-Avon Warwickshire CV37 8PS</td> <td>Proposed new dwelling and detached garage</td> </tr> <tr> <td><a href="#">23/00305/FUL</a></td> <td>03/03/2023</td> <td>Kelmara 19 Quineys Leys Welford-on-Avon Stratford-upon-Avon CV37 8PU</td> <td>Proposed two storey front side and rear extensions</td> </tr> <tr> <td><a href="#">23/00398/TREE</a></td> <td>06/03/2023</td> <td>Priors Lee Cottage Frog Lane Welford-on-Avon Stratford-upon-Avon CV37 8EQ</td> <td>T1 - larch - Fell T2 - beech - Crown lift by approx 2 metres and leave 5 metre canopy</td> </tr> <tr> <td><a href="#">23/00417/TREE</a></td> <td>07/03/2023</td> <td>The Shakespeare Chapel Street Welford-On-Avon Warwickshire CV37 8PX</td> <td>T1 &amp; T2 - laburnums – Remove</td> </tr> <tr> <td><a href="#">22/00114/OUT</a></td> <td>07/03/2023</td> <td>Willicote Farm, Campden Road, Clifford Chambers, Stratford-upon-Avon CV37 8LN</td> <td>Hybrid planning application for the change of use of land and existing buildings from equestrian / employment use, to a wildlife park visitor attraction comprising A) full planning application for change of use of 4 existing buildings into a staff building, a storage /workshop building, covered picnic area and a cafe and indoor play building; erection of a new admissions building, amphitheatre, seasonal artificial ice rink, 2 x tobogganing slopes, 4 x retail huts, animal houses, enclosures and associated exhibits, amenity buildings, walk through time dinosaur exhibit and 2 units of overnight staff accommodation; the installation of a new main vehicle access, car parking facilities and internal roads and paths, animal fencing and perimeter service track, the creation of ponds and boating lake; and B) outline planning permission to enlarge the wildlife park visitor attraction to include</td> </tr> </tbody> </table>			Reference	Consultation Expiry Date	Address	Proposal	<a href="#">23/00235/FUL</a>	27/02/2023	Churchbank House Church Bank Binton Road Welford-On-Avon Warwickshire CV37 8PS	Proposed new dwelling and detached garage	<a href="#">23/00305/FUL</a>	03/03/2023	Kelmara 19 Quineys Leys Welford-on-Avon Stratford-upon-Avon CV37 8PU	Proposed two storey front side and rear extensions	<a href="#">23/00398/TREE</a>	06/03/2023	Priors Lee Cottage Frog Lane Welford-on-Avon Stratford-upon-Avon CV37 8EQ	T1 - larch - Fell T2 - beech - Crown lift by approx 2 metres and leave 5 metre canopy	<a href="#">23/00417/TREE</a>	07/03/2023	The Shakespeare Chapel Street Welford-On-Avon Warwickshire CV37 8PX	T1 & T2 - laburnums – Remove	<a href="#">22/00114/OUT</a>	07/03/2023	Willicote Farm, Campden Road, Clifford Chambers, Stratford-upon-Avon CV37 8LN	Hybrid planning application for the change of use of land and existing buildings from equestrian / employment use, to a wildlife park visitor attraction comprising A) full planning application for change of use of 4 existing buildings into a staff building, a storage /workshop building, covered picnic area and a cafe and indoor play building; erection of a new admissions building, amphitheatre, seasonal artificial ice rink, 2 x tobogganing slopes, 4 x retail huts, animal houses, enclosures and associated exhibits, amenity buildings, walk through time dinosaur exhibit and 2 units of overnight staff accommodation; the installation of a new main vehicle access, car parking facilities and internal roads and paths, animal fencing and perimeter service track, the creation of ponds and boating lake; and B) outline planning permission to enlarge the wildlife park visitor attraction to include
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				<p>further animal paddocks, ancillary animal houses, enclosures and exhibits and play areas, up to 45 units of overnight visitor accommodation, the creation of ponds, landscape features and planting.</p> <p>An amendment/additional information has been received for the application shown above as follows</p> <p>Highway and Transport Technical Note 3</p>
5	<p><b>Other Planning Matters (incl enforcement issues)</b></p> <p>South Warwickshire Local Plan (SWLP) Issues and Options Consultation – open from 9 January to 6 March 2023</p>			
6	<p><b>Any Other Business</b></p>			
7	<p><b>Dates of Future Meetings</b></p> <p>7<sup>th</sup> March 2023 – Full Parish Council Meeting, Memorial Hall</p> <ul style="list-style-type: none"> <li>• 21st March 2023 - Planning Committee Meeting, Memorial Hall</li> </ul>			

*Should any resident wish to submit a question or to participate in the meeting, please contact the Clerk no later than 24hours before the meeting – [clerk@welfordonavon.com](mailto:clerk@welfordonavon.com) / 07715 211340.*

*Councillors are reminded of their legal duty to consider all aspects of equal opportunities, crime prevention, unlawful discrimination, biodiversity of the natural habitat and other best practice when making decisions at the meeting.*