

Welford-on-Avon Parish Council

**Minutes of the Planning Committee Meeting held on
Tuesday 21st January 2025 at 7:15 p.m.**

Present: Cllr S Carter – in the Chair, Cllr N Appleton, Cllr D Jones

In attendance: Clerk - Mrs I Wibberley

Item						Action
1.	Acceptance of Apologies – Cllr D Holmes, Cllr J Hockaday, Cllr M Stanley, Cllr M Lake					
2.	Declarations of Interest – None					
3.	Approval of Minutes – The minutes of 17th December 2024 were accepted as a true record of the meeting and signed by the Chairman, subject to amendment of the date of future meetings. Proposed – Cllr N Appleton Seconded – Cllr S Carter					
4.	Planning Applications					
	Reference	Consultation Expiry Date	Address	Proposal	PC Decision	
	25/00085/TREE	05/02/2025	1 Chapel Close Welford-on-Avon Stratford-upon-Av CV37 8QJ	T1 - Hazel - Crown reduction due to excessive shading and encroachment into neighbouring properties. Reduce height by 3m and trim spread by similar amount maintain overall balance of proportions of tree.	Support	
	24/03256/TREE	05/02/2025	Laurel House Church Street Welford- on-Avon Stratford- upon-Avon CV37 8EJ	T1 - yew - Reduce height from 5metres to 3metres T2 - yew - Reduce height from 4metres to 3metres T3 – yew - Reduce from 7metres arounds sides removing 1metres sections T4 and T5 - magnolia - Reduce from 6metres to 4metres and prune to improve shape. G1, Laurel Hedge , reduce to 3 meters.	Support	
	24/03162/FUL	28/01/2025	Three Acres High Street Welford-on- Avon Stratford- upon-Avon CV37 8EA	Proposed additional stables within existing equestrian paddock for applicants private use only.	Support	
5.	Other Planning Matters Cllr Appleton noted that the Cartref appeal had been allowed. Cllr Appleton noted some points of relevance in the decision. It was agreed that the clerk should investigate how to track appeal applications. The PC agreed to request SDC to place a TPO on some of the trees in the back garden . It was also agreed that a					IW IW

	<p>request be submitted to SDC requesting that the PC be consulted on the CMP given the location of Cartref close to the school.</p> <p>The PC considered what evidence could be submitted about foul sewers and whether there should be a standard pack of evidence for appeal situations. Cllr Appleton and the Clerk would compile a pro forma set of documents.</p> <p>The Hive - Cllr Appleton noted that the application for the outbuilding at had been granted. It was noted that condition 2 of the permission stated that there should be no more than one dwelling on site at any one time which would mean the rear building would be an ancillary outbuilding. Concerns were expressed that the owners were currently extending into the roof of the present building (may be covered by PD rights) and that pre-occupation conditions may being breached as the owners are in occupation.</p> <p>Local residents had contacted the PC regarding Deerhurst Gardens and reinstatement of the land abutting Barton Fields which was supposed to be a wildflower meadow. It was agreed that the clerk should contact Kendrick Homes advising that a number of people had complained about the finish and asking them to review.</p> <p>Cllr Stanely advised that he had contacted the developer of One Acre and requested a footpath. Cllr Appleton would follow up.</p>	<p>IW</p> <p>NA/IW</p> <p>IW</p> <p>NA</p>
6.	<p>Any Other Business</p> <p>6.1 Action List – the PC reviewed the outstanding actions. The Clerk would update the list.</p> <p>Cllr Carter submitted his apologies for the meeting on 4th February.</p>	IW
7.	Dates of Future Meetings	
	<ul style="list-style-type: none"> • 4th February 2025 - Full Parish Council Meeting, Memorial Hall • 18th February 2025 – Planning Committee Meeting, Memorial Hall 	

Meeting closed at 20:30