

Welford-on-Avon Parish Council

**Minutes of the Planning Committee Meeting held on
Tuesday 18th March 2025 at 7:15 p.m.**

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

In attendance: Clerk - Mrs I Wibberley

Public: 2

Item						Action
1.	Acceptance of Apologies – Cllr D Holmes, Cllr J Hockaday					
2.	Declarations of Interest – None					
3.	Approval of Minutes – The minutes of 18th February 2025 were accepted as a true record of the meeting and signed by the Chairman, subject to a couple of amendments relating to item 6 and the question of VAT. Proposed – Cllr Debbie Jones Seconded – Cllr Martyn Stanley					
4.	Planning Applications					
	Reference	Consultation Expiry	Address	Details	PC Decision	
	25/00183/FUL	25/03/2025	The Barn Welford Pastures Barton Road Welford-on-Avon Stratford-upon-Avon CV37 8HD	Conversion of garage and sto to an annex ancillary to the existing dwelling.	Support	
	25/00506/TREE	02/04/2025	Three Acres High Street Welford-on-Avon Stratford-upon-Avon CV37 8EA	- T1 hawthorn - fell.	Support	
5.	Other Planning Matters Cllr Appleton has written to planning enforcement about the extension to the stables in the paddock of Three Acres, and the removal of grass to create a small menage. The case officer is reviewing this as there is a planning application underway at present.					
6.	Any Other Business 6.1 Millenium Trust A presentation had been given by Dereck Tribe (DT) ahead of the formal meeting. In the past the Trust had been very reliant on the Justice Centre youths however this support was not currently available. It was noted that the land previously owned by John Spencer had been auctioned and sold to a businessman in Leicestershire. Earls had tried to contact the new owner twice on behalf of the Millenium Trust but had received no response. DT would continue to try to get in touch. The land under Trust management and its owners (6 in total) were identified. All agreements with					

	<p>landowners were on an informal basis. The likely future ownership of the land was discussed.</p> <p>It was noted that the Trust was a registered charity established around 25 years ago to manage the entrance to the village. Cllr Lake observed that the details on the Charities Commission website were out of date. John Cooper Dereck Tribe and Joe Sugden were shown as Trustees. Dereck Tribe/Martyn Stanley to make arrangements to update these details.</p> <p>DT outlined the Trust's sources of income being Duchy Homes (£1600pa), the Parish Council (£1440pa), and grants. It was noted that Duchy Homes were in the process of setting up a management company for land owned by them at which point (probably August 2025) their payments were likely to stop. It was suggested that Duchy Homes should be approached for more funding as there had been no change to their contribution for the last 7 years. The Trust also owned some assets (strimmer, loppers, heavy duty mower). The PC emphasised the need for insurance of these assets and the requirement for the Trust to have 3rd party liability insurance. The Trust currently had some reserves and the PC felt 12 months expenditure was an appropriate level to retain.</p> <p>The PC identified some likely future management issues including availability of funding, ash dieback (trees to be replaced with beech), land ownership, Trust succession and leadership.</p> <p>6.2 Action List The Action List was reviewed in detail and the Clerk was asked to update.</p> <p>6.3 Apologies Cllr Jones noted that she would not be able to attend meetings for the next few months due to medical treatment. The PC expressed their best wishes.</p> <p>6.4 Planning Cllr Appleton reported that he had contacted Enforcement regarding the acoustic fencing adjacent to the B439 and that this would be dealt with by way of a condition.</p> <p>6.5 Synder Meadow Pavilion Councillors authorised the placing of a contract with GIS for ground survey/site investigation works associated with the pavilion development. The cost was £6430. The work would last for 6 weeks.</p> <p>6.6 Church path Works to repair/upgrade this have now started. The cost was approx £2k which had previously been approved. The path would be DDA compliant. The church may be able to make a contribution.</p> <p>6.7 Government devolution proposals Cllr Carter reported on a recent meeting he had attended regarding devolution proposals/local govt reorganisation and how this would affect Warwickshire. There were currently 6 district councils in WCC which would become 1 or 2 unitary</p>	MS
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	<p>authorities. Both WCC and SDC would disappear and there was likely to be just one authority. Initial proposals needed to be put forward to government by 21 March. Detailed business case was required by 28 November. The Unitary Authority would be in place by 2027-28. New elections would take place. At this stage it was not known what would happen to the SW local plan.</p> <p>6.8 Welford Park playing fields Cllr Carter reported on the latest responses from the school headteacher, governors and WCC to the PC's proposals. It was noted that Notice had been served to vacate by 15 May 2025. An interim solution would be needed if matters were not sorted before this.</p>	
7.	Dates of Future Meetings	
	<ul style="list-style-type: none"> • 1st April 2025 - Full Parish Council Meeting, Memorial Hall • 22nd April 2025 – Planning Committee Meeting, Memorial Hall 	

Meeting closed at 21:45