

# Welford-on-Avon Parish Council

**Minutes of the Meeting held on  
Tuesday 4<sup>th</sup> March 2025 at 7:15 p.m.**

**Present:** Cllr S Carter – in the Chair, , Cllr D Jones, Cllr D Holmes, Cllr N Appleton, Cllr M Stanley, Cllr M Pertgehella (item 4, via teams)

**In attendance:** Clerk - Mrs I Wibberley

## Public Participation: 1

Item		Action
1.	<b>Acceptance of Apologies – Cllr M Lake, Cllr J Hockaday</b>	
2.	<b>Declarations of Interest – None</b>	
3.	<p><b>Approval of Minutes – The minutes of 4<sup>th</sup> February 2025 were accepted as a true record of the meeting and signed by the Chairman.</b></p> <p>Proposed – Cllr M Stanley                                  Seconded – Cllr N Appleton</p>	
4.	<p><b>District Councillors' Report</b></p> <p>Cllr Pertgehella advised that she would be standing down as district councillor at the end of March. There would be an election for her successor in May. This election would coincide with county council elections.</p> <p>The 2025-26 SDC budget was adopted on 21 February. Whilst council tax had risen SDC were still one of the lowest council tax districts at present. Two grants of interest to the PC had been adopted (1) a £150K grant for parishes and community groups to improve their facilities (2) a £50k grant for trees for parishes. Neither were live yet but Cllr Pertgehella would keep the PC informed.</p> <p>Cllr Pertgehella outlined the Government's plan to abolish district councils and remove two tier authorities. SDC would be agreeing their proposal to submit to Government on 10 March. The deadline for the district council to formally submit its proposals for a unitary authority was 21 March.</p> <p>There were numerous matters to be resolved, including the extent of delegated powers to town and parish councils, the nature of the unitary authority (eg South Warwickshire and North Warwickshire), ownership of the existing District Council assets such as the leisure centre and car parks.</p> <p>Cllr Pertgehella noted that SDC had a grant available for local notice boards, open until 14 March. She would send details to the Clerk.</p> <p>Cllr Pertgehella reported on her meeting with MP met National Highways about the A46. Discussions had included the Shottery Link Road from Luddington to the A46. This was planned to start in June 2025 and would last for 42 weeks. It was noted there would be a new business park opposite the Wildmoor.</p>	

	Councillors thanked to Cllr Pertgehella for joining the meeting and for her significant work as District Councillor and her strong support for the Parish. They wished her well in her role as local MP.																																		
5.	<b>Planning</b>  <b>5.1 Report of Planning Notices received from Stratford DC during February 2025</b>																																		
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	<b>5.2 Planning Applications Previously Considered (at February 2025 Planning Committee meeting)</b> None																																		

**5.3 Planning Applications Received From SDC for Consideration at March 2025 Parish Council Meeting**

<u>Reference</u>	<u>Consultation Expiry Date</u>	<u>Address</u>	<u>Proposal</u>	<u>PC Decision</u>
25/00340/FUL	11.03.2025	Virginia Cottage, Binton Road, Welford-on-Avon, Stratford-upon-Avon CV37 8EB	Conversion of existing double garage into annexe living accommodation	Object
24/01765/VARY	18.03.2025	Flogas Direct Ltd, Station Works, Binton, Stratford-upon-Avon CV37 9UA	Variation of conditions 1,3 and 4 - Condition 1 - To update the schedule of approved drawings. Condition 3 - To be amended to enable the additional landscaping works as detailed in the amended landscape plans to be carried out within the first planting season following the issuing of the decision notice. Condition 4 - To be amended to enable the additional landscaping works as detailed in the amended landscape plans to be carried out within the first planting season following the issuing of the decision notice, of planning permission 18/011258/REM dated 12.10.2018 Amendment Application Updated soft landscaping drawings; Soft Landscape Proposals (Sheet 1 of 4) Drawing Ref: P17-2688_01-W Soft Landscape Proposals (Sheet 2 of 4) Drawing Ref: P17-2688_02-Q Soft Landscape Proposals (Sheet 3 of 4) Drawing Ref: P17-2688_03-S	Support
25/00462/TEL2	24.03.2025	Land At Barton Road, Barton Road, Welford-on-Avon	Move of a telegraph pole approximately 3 metres	Noted

**5.4 Planning Enforcement**

It was agreed that Councillor Appleton would contact enforcement regarding the acoustic fence at the former Flogas site.

NA

It was noted that new fences and surfacing were being installed on the paddocks behind Three Acres. These were not included in the recent planning application and it was agreed that Enforcement should be contacted.

NA

The Deerhurst development had now been transferred to the management company. Councillors expressed concern over the finish of the site entrance and the number of advertising signs erected. Cllr Stanley agreed to raise this with

	Kendrick. He had already spoken to the management company about finishing the plot and SDC Enforcement had visited the site.																																																																	
	<b>5.5 Other planning matters</b> The SW local plan and infrastructure plan were being developed simultaneously. Cllrs Appleton and Carter would respond. Specific comments were required on (1) local green spaces (2) development site E1 (3) need for local road infrastructure (4) proposed development of land between Welford & Weston.	SC/NA																																																																
6.	<b>Finance</b>																																																																	
	<b>6.1 Approval of items requiring payment</b> <table><tr><th>Item</th><th>Base</th><th>VAT</th><th>Total</th><th>Bdgt</th></tr><tr><td>Clerk Salary (incl backpay)</td><td>£640.62</td><td>£0.00</td><td>£640.62</td><td>7</td></tr><tr><td>Clerks Phone O2 (paid by DD)</td><td>£12.99</td><td>£2.60</td><td>£15.59</td><td>8</td></tr><tr><td>Donation Millennium Trust - monthly</td><td>£120.00</td><td>£0.00</td><td>£120.00</td><td>15</td></tr><tr><td>O2 clerks phone</td><td>£12.99</td><td>£2.60</td><td>£15.59</td><td>8</td></tr><tr><td>Bank charges</td><td>£8.00</td><td>£0.00</td><td>£8.00</td><td>8</td></tr><tr><td>BMJ Lawncare &amp; Landscaping</td><td>£135.00</td><td>£0.00</td><td>£135.00</td><td>27</td></tr><tr><td>Microsoft</td><td>£39.20</td><td>£7.84</td><td>£47.04</td><td>8</td></tr><tr><td>Harling Bridge Consulting</td><td>£1500.00</td><td>£300.00</td><td>£1800.00</td><td>30</td></tr><tr><td>Dave Holmes expenses</td><td>£58.35</td><td>£9.82</td><td>£68.17</td><td>27</td></tr><tr><td>Gordon Playground Inspections</td><td>£150.00</td><td>£30.00</td><td>£180.00</td><td>26</td></tr><tr><td>Meridan Nurseries</td><td>£2680.00</td><td>£536.00</td><td>£3216.00</td><td>27</td></tr><tr><td><b>TOTALS</b></td><td><b>£5344.16</b></td><td><b>£886.26</b></td><td><b>£6230.42</b></td><td></td></tr></table> <b>Receipts</b> – £ nil <b>Transfer</b> - £6000  Proposed – Cllr Debbie Jones	Item	Base	VAT	Total	Bdgt	Clerk Salary (incl backpay)	£640.62	£0.00	£640.62	7	Clerks Phone O2 (paid by DD)	£12.99	£2.60	£15.59	8	Donation Millennium Trust - monthly	£120.00	£0.00	£120.00	15	O2 clerks phone	£12.99	£2.60	£15.59	8	Bank charges	£8.00	£0.00	£8.00	8	BMJ Lawncare & Landscaping	£135.00	£0.00	£135.00	27	Microsoft	£39.20	£7.84	£47.04	8	Harling Bridge Consulting	£1500.00	£300.00	£1800.00	30	Dave Holmes expenses	£58.35	£9.82	£68.17	27	Gordon Playground Inspections	£150.00	£30.00	£180.00	26	Meridan Nurseries	£2680.00	£536.00	£3216.00	27	<b>TOTALS</b>	<b>£5344.16</b>	<b>£886.26</b>	<b>£6230.42</b>	
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7.	<p><b>Project Updates from Councillors</b></p> <p><b>Cllr Jones</b> – the trees along Headland Road were being planted next week. Additional expenditure of £210 was agreed to put in a watering system. Councillors suggested that individual householders look after a tree each and water them.</p> <p><b>Cllr Holmes</b> – the tree across the bridleway along river (Duck Lane to Weston) had been cut down and cleared. Cress Hill steps were being installed next week. DH had done some strimming of the hedges at Cress Hill and a quote for £75 for additional work was agreed. There was 2-3 days work required at Cress Hill for the steps and the hedges with a total costs of c.£540. The local farmer would flail the adjacent lower field. Cllr Holmes noted that work needed to be carried out on the path between Headland Road and Maypole Stores to clear mud off the surface. Cllr Carter had a further 6 wayposts available for installation. It was noted that there were several that need replacing at Cress Hill. Cllr Holmes gave his apologies for the next PC meeting.</p> <p><b>Cllr Stanley</b> – reported that the Deerhurst Gardens play area was likely to transfer to the management company as been refused by the PC and SDC. He advised that Derek Tribe would attend the planning committee meeting in 2 weeks time to update the PC on the Millenium Trust. He had spoken to WCC Highways and was trying to arrange a meeting with the modellers before the end of March to discuss traffic issues. He noted that “traffic rage issues” outside the Bell continued to arise.</p> <p><b>Cllr Appleton</b> – an inspection of the Welford Park play equipment had been carried out, with only one piece of equipment needing some attention (this had now been removed). The Inspector had queried the installation of the rotaweb and would investigate this matter further. Councillors noted that they would need to think about what should be done with the existing equipment and whether some should be replaced once any new arrangement has been agreed for the playing field. Consideration would also need to be given to the surfaces underneath.</p> <p><b>Cllr Carter</b> – he was trying to put arrangements to sort out the church yard path. He updated the Councillors regarding discussions on the Welford Park playing field. Proposals had been put forward by the PC which were agreed in principle by the Head Teacher, WCC Education Dept and the School governing body. The matter had now been referred to WCC Property Dept.</p>	
8.	<p><b>Communications</b></p> <p>Cllr Holmes had prepared a reminder for residents about trimming/maintaining hedges next to footpaths which would appear in the next edition of Welford Matters. It was agreed that letters should be issued to individual property owners as appropriate.</p>	
9.	<p><b>Any Other Business</b></p> <p>A local resident had raised concerns about the increase in their council tax arising from the Precept increase. It was noted that an explanation had been published in Welford Matters that this was to meet the Synder Meadow pavilion costs, however Councillors were aware that not all residents would have read this. Concerns had also been expressed about the cost of further stages of development. Cllr Carter advised that it was the PC’s intention to raise money via grants, commercial funding, and village fundraising. The project team were currently in the process of</p>	

	<p>obtaining detailed quotations for the building. Councillors recorded that without having sufficient funds in place they would be unable to let any construction contract and that if the grant funds received of £357k were not spent by 31 December 2025 they would need to be paid back.</p> <p>The clerk noted that work was required to clear the churchyard of moles. This expenditure was authorised.</p>	
<b>10.</b>	<b>Dates of Future Meetings</b>	
	<ul style="list-style-type: none"><li>• 1<sup>st</sup> April 2025 – Planning Committee Meeting, Memorial Hall</li><li>• 22<sup>nd</sup> April 2025 Full Parish Council Meeting, Memorial Hall</li></ul>	

Meeting closed at 21.12