

Welford-on-Avon Parish Council

Minutes of the Planning Committee Meeting held on Tuesday 22nd April 2025 at 7:15 p.m.

Present: – Cllr M Lake - in the Chair, Cllr D Holmes, Cllr M Stanley, Cllr D Jones

In attendance: Clerk - Mrs I Wibberley, Sarah Brooke Taylor (WRCC)

Public: 2

Brian Welch attended to raise an issue regarding ownership of fishing rights. He noted that there had been some Court action on this in the past with Mr Hawkins (pre 2013) and asked the Parish Council for help in locating the relevant records (Clerk to check). He also asked the PC to investigate management of some of the land at Cress Hill by sheep grazing. Mr Welch noted that some of the stages and steps down to the river were now in need of repair and asked for help from the PC (Cllr Holmes to follow up on these 2 issues). The Angling Club currently pay £250 to the Church for the fishing rights. Mr Welch was asked to share financial information about the Fishing Club so that the PC could better ascertain what assistance it might be able to offer.

Item		Action
1.	Acceptance of Apologies – Cllr J Hockaday, Cllr S Carter, Cllr N Appleton	
2.	Declarations of Interest – None	
3.	<p>Approval of Minutes – The minutes of 18th March 2025 were accepted as a true record of the meeting and signed by the Chairman</p> <p>Proposed – Cllr D Jones Seconded – Cllr D Holmes</p>	
4.	<p>Housing Needs Survey</p> <p>Sarah Brooke Taylor reported on the results of the Housing Needs Survey. 630 packs had been issued and 220 responses received. The responses showed an aging population, similar to other rural parishes, typically 2 person households, mostly privately owned.</p> <p>WRCC carry out around 10-12 surveys done per year in the Stratford area. There are 113 parishes in the area but some are very small. Generally WRCC deal with those which have more than 100 houses. LSV (local service villages) are graded 1-4. A rural village tends to have up to 3000 residents. Housing Needs Surveys are normally done every 5 years.</p> <p>She outlined the results. Most residents stated there was not a lack of housing but twice as many people would support a local needs scheme compared to those who wouldn't. 2/3rds wanted local needs housing and 2/3rds felt there was a lack of facilities. In terms of need this was caused by requirements to downsize/have more accessible properties. Bungalows and smaller 2 bed properties were sought. The report identified a need for 19 properties, being 17 bungalows and 2 houses. Housing association rent:</p> <ul style="list-style-type: none"> • 3 x 1 bed bungalow* • 1 x 4 bed bungalow 	

- 1 x 1 bed maisonette*

Housing association shared ownership:

- 1 x 2 bed bungalow at 30%
- 1 x 2 bed bungalow at 80%

Owner-occupier:

- 1 x 2 bed house
- 1 x 3 bed house
- 5 x 2 bed bungalow
- 5 x 3 bed bungalow

Sarah Brooke-Taylor advised that the report data could be as evidence in connection with planning applications/local plan. The PC could also consider submitted identified land to use for a local needs scheme. This would have to be small scale (less than 10) and have to be marketed locally. She advised that Broom, Claverdon, Harbury, Long Compton, and Illmington had all done this type of scheme. She set out how WRCC could support the PC at no financial cost should it decide to proceed down this route. She advised that one of the biggest hurdles was to identify suitable land with a supportive landowner, and that the schemes tended to take many years to come to fruition.

The PC thanked Sarah Brooke Taylor for her work and the time taken to present to the Council. They agreed to adopt the report which they would use as a material planning consideration when considering future local planning applications. They also agreed to further consider the possibility of a local housing needs scheme at a future meeting.

IW

4. Planning Applications

Reference	Consultation Expiry	Address	Proposal	PC decision
25/00719/TREE	09/05/2025	Land To The Rear Of 1 Chapel Row Chapel Street Welford-on-Avon Stratford-upon-Avon CV37 8PZ	-T1 - sycamore - Whole crown reduction up to 4m to approximately 11m above ground level and sides to prune to keep natural shape of tree	On hold pending further information
25/00833/FUL	08/05/2025	Manor Farm Duck Lane Welford-on-Avon Stratford-upon-Avon CV37 8QF	Proposed 1200mm height gates and fencing to driveway and roof repairs to main house.	Defer, subject to conservation officer/further information
25/00834/LBC	08/05/2025	Manor Farm Duck Lane Welford-on-Avon Stratford-upon-Avon CV37 8QF	Proposed 1200mm height gates and fencing to driveway and roof repairs to main house.	Defer, subject to conservation officer/further information
25/00805/TREE	08/05/2025	Welford House High Street Welford-on-Avon Stratford-upon-Avon CV37 8EA	T1-T9 conifers: Prune back all branches overhanging the boundary with the adjacent property The	On hold pending Tree Officer's report

				Limes, pruning back to the boundary line of Welford Ho...		
	25/00811/LBC	08/05/2025	Manor Farm Duck Lane Welford-on-Avon Stratford-upon-Avon CV37 8QF	Proposed external alterations to a previously added single storey rear extension.	Support subject conservation officer	
	25/00814/FUL	08/05/2025	Murten Duck Lane Welford-on-Avon Stratford-upon-Avon CV37 8QD	Proposed extensions and alterations including a replacement roof to create first floor accommodation.	Object	
	25/00816/FUL	08/05/2025	Manor Farm Duck Lane Welford-on-Avon Stratford-upon-Avon CV37 8QF	Proposed external alterations to a previously added single storey rear extension.	Support	
	25/00763/COUQ	01/05/2025	Bunkers Hill Farm Barton Road Welford-on-Avon Stratford-upon-Avon CV37 8HQ	A notification for prior approval for the proposed change of use of an agricultural building to one dwelling and associated operational development un...	support	
	25/00697/TREE	24/04/2025	Barndale Barton Road Welford-on-Avon Stratford-upon-Avon CV37 8EY	-T1 Lawson cypress - Fell. -T2, T3, T4, T6 conifer spruce - Fell. -T5 unknown species - Fell. All trees to be replaced with fruit trees.	Object	
	25/00630/FUL	23/04/2025	East View Barton Road Welford-on-Avon Stratford-upon-Avon CV37 8EY	Proposed garden store	Object	
	25/00825/TEL28	04/04/2025	Bunkers Hill Barton Road, Welford	Installation of electronic communications apparatus/development ancillary to radio equipment housing on behalf of Cornerstone	Support	
5.	Other Planning Matters None raised.					
6.	Any Other Business Annual parish meeting 20 th May. Details to be agreed between Chair and Clerk Traffic WCC have advised that further traffic surveys be postponed until the modelling meeting on 7 th May has taken place. Cllr Stanley to circulate details. He had submitted an application to SDC for road improvements matched funding. £25k had been requested.					SC/IW MS

	<p>Synder Meadow Cllr Holmes advised that the gate allowing access to the permissive path from synder meadow was currently locked because the sheep were getting out. He would try to sort this.</p> <p>VAT Cllr Lake was in touch with the VAT specialist identified and had provided them with more details. A discussion would be arranged.</p> <p>Action List Discussion on this was postponed to a future meeting. Councillors queried whether the note for residents regarding the Parish precept (action list ref 177) had yet been drafted.</p>	<p>DH</p> <p>ML</p>
7.	Dates of Future Meetings	
	<ul style="list-style-type: none"> • 6th May 2025 - Full Parish Council Meeting, Memorial Hall • 20th May 2025 – Planning Committee Meeting, Memorial Hall • 20th May 2025 – Annual Parish Meeting 	

Meeting closed at 21:35