

## Welford-on-Avon Parish Council

**Minutes of the Meeting held on  
Tuesday 3<sup>rd</sup> June 2025 at 7:15 p.m.**

**Present:** Cllr S Carter – in the Chair, Cllr D Holmes, Cllr N Appleton, Cllr M Lake, Cllr J Hockaday, Cllr D Jones

**In Attendance:** I Wibberley (clerk)

Item					
1.	Acceptance of Apologies – Cllr M Stanley				
2.	Declarations of Interest – None				
3.	<p>Approval of Minutes – The minutes of 1<sup>st</sup> April 2025 were accepted and signed by the Chair. Proposed: Cllr J Hockaday    Seconded: Cllr N Appleton</p> <p>The minutes of 6<sup>th</sup> May 2025 were accepted and signed by the Chair. Proposed: Cllr N Appleton    Seconded: Cllr J Hockaday</p>				
4.	District Councillors’ Report None				
5.	Planning 5.1 Report of Planning Notices Received From SDC During April and May 2025				
	Item	Reference	Decision Date	SDC Decision	PC Decision
1	The Barn, Welford Pastures, Barton Road, Welford-on-Avon Stratford-upon-Avon - conversion of garage and store to an annex ancillary to the existi dwelling.	25/00183/FUL	29/04/2025	Granted	Support
2	Applewood, Hollis Grove, Welford-on-Avon, Stratford-upon-Avon CV37 8GB New garden room - timber clad in back garden	25/00534/FUL	29/04/2025	Granted	Support
3	Barndale, Barton Road, Welford-on-Avon, Stratford-upon-Avon, CV37 8EY T1 Lawson cypress - Fell. T2, T3, T4, T6 Spruce - Fell. T5 Walnut (Revised) - Fell All trees to be replaced with fruit trees.	25/00697/TREE	29/04/2025	No objection	Object
4	Three Acres High Street Welford-on-Avon Stratford-upon-Avon CV37 8EA Proposed additional stables within existing equestrian paddock for applicants private use only.	24/03162/FUL	06/05/2025	Granted	Support
5	5 Quineys Leys, Welford-on-Avon, Stratford-upon-Avon, CV37 8PU Proposed replacement link extension to side with new flat roof	25/00618/FUL	06/05/2025	Granted	Support
6	1 Deerhurst Gardens Welford-on-Avon Stratford-upon-Avon CV37 8ZS Installation of solar PV 12 Panels	25/00565/LDP	07/05/2025	Granted	Support
7	Welford House, High Street, Welford-on-Avon, Stratford-upon-Avon, CV37 8EA. -T1-T9 Yew: Prune back all Branches overhanging the boundary with the	25/00805/TREE	09/05/2025	No objection	Object

		adjacent property The Limes, pruning back to the boundary line of Welford House. -Reduce the height of trees T5-9 inclusive, located to the rear of the adjacent garage, belonging to The Limes, to a finished height of 6 metres. -Reduce the height of trees T1-4 inclusive approximately 3 metres. (Revised specification as agreed with applicant)				
8	<b>Bunkers Hill Farm, Barton Road, Welford-on-Avon, Stratford-upon-Avon CV37 8HQ</b> - A notification for prior approval the proposed change of use of an agricultural building to one dwelling and associated operational development under The Town & Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 Part 3 Class Q parts (a) and (b)	25/00763/COUQ	20/05/2025	Granted	Support	
9	<b>Manor Farm, Duck Lane, Welford-on-Avon, Stratford-upon-Avon CV37 8QF</b> Proposed external alterations to a previously added single storey rear extension.	25/00816/FUL 25/00811/LBC	21/05/2025	Granted	Support	

## 5.2 Planning Applications Previously Considered (April 2025 Planning Committee)

Reference	Consultation Expiry	Address	Details	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	Support
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.	Object
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.	Object
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 Limes, pruning back to the boundary line of Welford House...	Object
25/00811/LBC	08/05/2025	Manor Farm Duck Lane Welford-on-Avon Stratford-upon-Avon CV37 8QF	Proposed external alterations to previously added single storey rear extension	Support
25/00814/FUL	08/05/2025	Murten Duck Lane Welford-on-Avon Stratford-upon-Avon CV37 8QD	Proposed extensions and alteration 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 previously added single storey rear extension	Support
25/00763/COUQ	01/05/2025	Bunkers Hill Farm	A notification for prior approval for	Support

			Barton Road Welford-on-Avon Stratford-upon-Avon CV37 8HQ	the proposed change of use of an agricultural building to one dwelling and associated operational development under The Town & Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 Part 3 Class Q parts (a) and (b)..	
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

## 5.2 Planning Applications Previously Considered (May 2025 Planning Committee)

Reference	Consultation Expiry	Address	Details	PC Decision
25/00626/FUL	03/06/2025	One Acre Barton Road Welford-on-Avon Stratford-upon-Avon CV37 8EZ	Installation of gates with brick pillars, a post and rail fence and hedge.	Object
25/01099/FUL	02/06/2025	Grand Chain Church Bank Binton Road Welford-on-Avon Stratford-upon-Avon CV37 8PS	Games Room.	Support
25/00947/FUL	28/05/2025	Former Butchers Shop Chapel Street Welford-on-Avon Stratford-upon-Avon CV37 8PX	Proposed change of use of former butchers shop to cafe/ snack bar and associated alterations.	Support

## 5.3 Planning Applications Received From SDC for Consideration at June 2025 Parish Council Meeting

None received

## 5.4 Planning Enforcement

Cllr Appleton reported that the Enforcement Officer had visited the site of the Orchard Nurseries development. It was noted that there were a number of approved plans relating to Plot 9, any of which could be built.

## 5.5 Other planning matters

None

## 6. Finance

### 6.1 Approval of items requiring payment

Item	Base	VAT	Total	Bdgt
Clerk Salary	£611.41	£0.00	£611.41	7
Clerks Phone O2 (paid by DD)	£13.45	£2.69	£16.14	8
Donation Millennium Trust - monthly	£120.00	£0.00	£120.00	15
SDC (dog bin Hunt Hall Lane)	£493.56	£98.71	£592.27	27
Bank charges	£8.00	£0.00	£8.00	8

Clerks expenses (postage)	£5.60	£0.00	£5.60	8
Microsoft (May25)	£38.64	£7.73	£46.37	8
Community First Insurance	£797.25	£0.00	£797.25	13
Lodders Solicitors	£2500.00	£500.00	£3000.00	12
BMJ Landscaping	£670.00	£0.00	£670.00	27
Ground Investigation Specialists	£5291.00	£1058.20	£6349.20	9
<b>TOTALS</b>	<b>£4587.91</b>	<b>£609.13</b>	<b>£5197.04</b>	

**Receipts** – £ nil

**Transfer** - £6,500.00

Proposed – Cllr J Hockaday

Seconded – Cllr D Jones

## 6.2 Any Other Finance Matters

Councillors asked the clerk to investigate charges for dog bin installation and emptying as there appeared to be some duplication.

The clerk updated the meeting on progress with the internal audit.

The clerk was asked to facilitate online access to the HSBC bank account for Councillors Lake and Carter.

The clerk was asked to arrange an inspection of the Horse Chestnut tree on Maypole Green.

Cllrs Lake and Holmes would review the Risk Register format.

## 7. Project Updates from Councillors

### Synder Meadow

Cllr Lake presented a cash flow for the Synder Meadow project. Assumptions included all the £200k precept would be spent on the project and VAT would be claimed promptly. The cash flow was very tight.

He also presented a review of the 3 current tenders. Only one of these was affordable with the current funding. It was noted that a loan could be considered although this would need to be repaid. The fundraising committee was finding few grants to be currently available. It might be possible to spread the schedule of payments out over a longer period.

The Sports Club currently had £10k of funding available. Cllr Carter advised that they were in the process of registering as a charity.

Cllr Hockaday explained the tender process and the work carried out by the QS. The figure of £1.2m was in line with the figure originally estimated by the QS. Prices for construction had risen significantly since Covid. The plan was to meet the tenderers (23<sup>rd</sup> June) and discuss their proposals in detail. They would also be challenged on what could be delivered for £800k.

Three main funding routes had been identified (a) loan (b) local residents (c) corporates. Spend to date on the project was £13k.

Councillors expressed concern about the ongoing funding of the project. They would need

	<p>to look at all the options:</p> <ul style="list-style-type: none"> <li>• revise planning permission to build less/differently</li> <li>• abandon the project and repay funds received</li> <li>• commit to a very large spend</li> </ul> <p><u>Cress Hill</u> Cllr Holmes advised that the steps at Cress Hill had now been repaired</p> <p><u>Welford Park playing field</u> A meeting with WCC (Martin Lewis) and Cllr Carter was taking place later in the week. It was agreed that the draft HoT prepared by the PC would be shared with the Council. Some Fencing costs were being proposed of £38k. This needed to be clarified. It was agreed That the village would need to be updated on progress post the meeting.</p>	
8.	<p><b>Communications</b> To be prepared following the meeting with WCC</p>	
9.	<p><b>Any Other Business</b> Cllr Appleton advised that some work had started on the Mill Lane caravan site.</p>	
10.	<p><b>Dates of Future Meetings</b></p> <ul style="list-style-type: none"> <li>• 17<sup>th</sup> June 2025 – Planning Committee Meeting, Memorial Hall</li> <li>• 1st July 2025 Full Parish Council Meeting, Memorial Hall</li> </ul>	

Meeting finished 21:20