

Welford-on-Avon Parish Council

Minutes of the Planning Committee Meeting held on Tuesday 20th May 2025 at 7:15 p.m.

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

In attendance: Clerk - Mrs I Wibberley

Item						Action
1.	Acceptance of Apologies – None					
2.	Declarations of Interest – None					
3.	Approval of Minutes – The minutes of 22 nd April 2025 were accepted (subject to a minor amendment) as a true record of the meeting and signed by the Chairman Proposed – Cllr D Jones Seconded – Cllr M Stanley					
4.	Planning Applications					
	Reference	Date Valid	Address	Proposal	PC Response	
	25/00626/FUL	09/05/2025	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	08/05/2025	Grand Chain Church Bank Binton Road Welford-on-Avon Stratford-upon-Avon CV37 8PS	Games Room.	Support	
	25/00947/FUL	02/05/2025	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.	Other Planning Matters Enforcement – (a) Cllr Appleton updated the PC regarding enforcement action relating to the infilling of a pond at Orchard Nurseries, a matter which had also been raised by a local resident (b) Cllr Stanley noted that enforcement were also involved with Deerhurst Gardens with regard to the entrance and the POS					
6.	Any Other Business (a) Action List Discussion on this was postponed to a future meeting.					

	<p>(b) Headland Road playing field/Welford Park</p> <ul style="list-style-type: none"> • A draft licence had been received from the school. • Advice from lawyers had been provided (total cost of £35k to date) • The School, having served notice of the previous licence, had closed the Park • The School had advised the Park would remain closed unless the new licence was signed • The terms of the licence were onerous and restrictive • There appeared to be no opportunity to negotiate or vary the terms of the licence presented to the PC – it was a take it or leave it situation • Councillors remained focused on achieving a long term solution by means of the land swap • The licence as presented was not what the village community had said they were seeking • The PC were under pressure to find a solution with half term starting at the end of the week • After lengthy debate the PC voted 4:3 to sign the licence • Communication to the villagers was Key. Cllr Appleton would take the lead on this <p>(c) VAT on sports pavilion project</p> <p>Cllr Lake updated the PC on specialist VAT advice received. It had been confirmed that VAT would be recoverable unless the PC were operating the pavilion as a commercial entity. It was likely that a lease would be given to the Sports Club to run the pavilion as a community/sports facility</p>	NA
7.	Dates of Future Meetings	
	<ul style="list-style-type: none"> • 17th June 2025 - Planning Committee Meeting, Memorial Hall • 1st July 2025 – Full Parish Council Meeting, Memorial Hall 	

Meeting closed at 21:30