

Welford-on-Avon Parish Council

**Minutes of the Meeting held on
Tuesday 1st July 2025 at 7:15 p.m.**

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

In Attendance: Tony Corbett (Deeley Group), Clayton Foster, Lawrence Green

1.	Acceptance of Apologies – Cllr S Carter, Cllr N Appleton, I Wibberley (clerk)																		
2.	Declarations of Interest – None																		
3.	Approval of Minutes – The minutes of 3 rd June 2025 were accepted and signed by the Chair. Proposed: Cllr J Hockaday Seconded: Cllr D Homes The minutes of the Annual General Meeting dated 20th May 2025 were accepted and signed by the Chair. Proposed: Cllr M Lake Seconded: Cllr D Holmes Cllr Stanley commented that Cllr Carter had committed to sending a Synder Meadow update to the Parish.																		
4.	District Councillors’ Report Both Councils (SDC and WCC) were still functioning but waiting for proposals/plans from the Reform Party. WCC Chairman Howard had resigned and his deputy had taken over temporarily. A decision on unitary council was expected by the end of July but it was unlikely that any final changes would be in place before 2028. Regardless of any changes the SDC budget was fixed until November 2025. Rummer Hill to be partially resurfaced.																		
5.	Planning 5.1 Report of Planning Notices Received From SDC During June 2025 <table><tr><td></td><td>Item</td><td>Reference</td><td>Decision Date</td><td>SDC Decision</td><td>PC Decision</td></tr><tr><td>1</td><td>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</td><td>25/00719/TREE</td><td>28/05/2025</td><td>Application Withdrawn</td><td>Support</td></tr><tr><td>2</td><td>Deerhurst, Mill Lane, Welford-on-Avon, Stratford-upon-Avon CV37 8EW Variation of condition 2 (approved plans) of 22/02670/VARY dated 14/10/2022 to provide a two-storey link between the Plot 2 dwelling and the garage. 22/002670/VARY is an approved variation of 22/00149/FUL. Original description</td><td>25/00798/VARY</td><td>03/06/2025</td><td>Granted</td><td>N/A</td></tr></table>		Item	Reference	Decision Date	SDC Decision	PC Decision	1	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	25/00719/TREE	28/05/2025	Application Withdrawn	Support	2	Deerhurst, Mill Lane, Welford-on-Avon, Stratford-upon-Avon CV37 8EW Variation of condition 2 (approved plans) of 22/02670/VARY dated 14/10/2022 to provide a two-storey link between the Plot 2 dwelling and the garage. 22/002670/VARY is an approved variation of 22/00149/FUL. Original description	25/00798/VARY	03/06/2025	Granted	N/A
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	of development: Erection of two detached dwellings and all associated works				
3	East View Barton Road Welford-on-Avon Stratford-upon-Avon CV37 8EY Proposed garden store	25/00630/FUL	09/06/2025	Granted	Object
4	Grand Chain Church Bank Binton Road Welford-on-Avon Stratford-upon-Avon CV37 8PS Games Room.	25/01099/FUL	09/06/2025	Granted	Support
5	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.	25/00947/FUL	16/06/2025	Application Withdrawn	Support

5.2 Planning Applications Previously Considered (June 2025 Planning Committee)

Reference	Consultation Expiry	Address	Details	PC Decision
25/01229/FUL	24/06/2025	Wyndrushe Long Marston Road Welford-on-Avon Stratford-upon-Avon CV37 8EG	Proposed single storey garden room	Support
25/01206/FUL	24/06/2025	Meadow Vale Barton Road Welford-on-Avon Stratford-upon-Avon CV37 8EY	New treatment to the boundary of the property to include a 1.3m wall and electric gates, re-paving and adjustments to parking spaces	Object
25/01268/TREE	20/06/2025	1 Chapel Close Welford-on-Avon Stratford-upon-Avon CV37 8QJ	-T1 Robinia - reduce crown by reducing overall height by 3 metres and shortening back lateral limbs by 1.5 metres.	Support

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

Reference	Consultation Expiry	Address	Details	PC Decision
25/01399/TREE	08/07/2025	Bedford Greys Church Lane Welford-on-Avon Stratford-upon-Avon CV37 8EL	-T1 cherry plum - fell.	Support
25/00814/FUL	Consulted 18/06/2025	Murten, Duck Lane, Welford-on-Avon, Stratford-upon-Avon CV37 8QD	Amendment Application: Proposed extensions and alterations including a replacement roof to create first floor accommodation	Object

5.4 Planning Enforcement

Three Acres summer house reported to Enforcement
Orchard Nurseries reported to Enforcement
Barton Road motor homes/caravans reported to Enforcement

5.5 Other planning matters

WPC discussed support for Brockworth footpath, Headland Road playing field/land swap.

5.6 Presentation of planning proposals

Tony Corbett from the Deeley Group and Clayton Foster (landowner) put forward a proposal for a retirement “village” on the land adjacent to the storage units – 118 properties of various sizes, including support options and on-site shop facilities for the residents.

Expected to need 30-40 low skill jobs for maintenance and other support tasks. This land is currently designated for “industrial use” but has no current proposals for such usage. SDC considering use as a gypsy site but the owner doesn’t want this. Will need a change of use authorisation to retirement village. The current planning consent runs out in November 2025.

The discussion was intended to receive the initial thoughts of the PC. Initial thoughts were positive particularly in light of SDC’s aspirations for a gypsy and traveller site. It was highlighted that public transport would be an important consideration and footpath connectivity to Long Marston village. The PC suggested that Deeley may wish to consider a public consultation exercise with the Parish.

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
Bank interest (account overdrawn)	£0.11	£0.00	£0.11	8
Bank charges	£8.00	£0.00	£8.00	8
ICO	£47.00	£0.00	£47.00	8
Microsoft (Jun25)	£38.64	£7.73	£46.37	8
Limebridge Rural Services	£1,729.00	£345.80	£2,074.80	21,22,23,24
SDC (dog bins)	£440.34	£110.08	£550.42	
TOTALS	£3007.95	£466.30	£3474.25	

Receipts – £ 34,459.41

Transfer - £3,500.00

Proposed – Cllr M Stanley

Seconded – Cllr J Hockaday

6.2 Any Other Finance Matters

A VAT refund of £10,760 had been received.

CiL monies of £21,775 had been received (Home Farm £3,897, Kehlstein £14,004, Weston House £3,460, Mill Land £318).

Bank charges have been cancelled by HSBC for the future.

Charges for dog bins collections have been corrected/refunded.

Millenium Trust – answers are still required regarding their financing.

6.3 AGAR Submission and External Audit

The Chair reported that the Auditors had advised that the PC had signed and submitted Form 3PM as their AGAR submission rather than Form 3. He acknowledged that this was an inadvertent mistake by the PC. The correct Form 3 had now been completed and signed by the Clerk/RFO. The Internal Audit report had also been checked and re-signed. Whilst the internal audit report included two additional sections (G and L) there were no differences in the responses to Section 1 or Section 2.

Having already reviewed the controls set out in Section 1 of the draft AGAR submission (Annual Governance Statement) and considered the findings of the 2023-24 external audit report at their previous meeting on 20th May 2025, the Annual Governance Statement for 2024-25 was agreed and signed by the Chair of the Meeting.

	Having already reviewed the draft accounts for 2024/25 and the Accounting Statements set out in Section 2 of the AGAR submission at their previous meeting on 20th May 2025 the documents were approved and signed by the Chair.
7.	Project Updates from Councillors <u>Synder Meadow Pavilion</u> Separate meetings taken place with the two major contractors, Hintons and McCarthy. Hintons looked the more thorough. McCarthy still have got a final costs with will be considered. Hintons' design was quite expensive and they had gone away to review possible changes. The Football Association might give a grant for the changing rooms but nothing else. Purchase of a sum up card reader (£118) was approved for ongoing donation support.
8.	Communications Not discussed
9.	Any Other Business Councillor Hockaday will check the ownership of the steps near the weir with regard to replacing and repairing the handrail. The proposed charges from the Memorial Hall were agreed.
10.	Dates of Future Meetings
	<ul style="list-style-type: none"> • 22nd July 2025 – Planning Committee Meeting, Memorial Hall • 5th August 2025 Full Parish Council Meeting, Memorial Hall

Meeting finished 21:03