

## Welford-on-Avon Parish Council

### Minutes of the Planning Committee Meeting held on Tuesday 22<sup>nd</sup> July 2025 at 7:15 p.m.

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

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

**Public Participation:** 1

Item						Action
1.	<b>Acceptance of Apologies –</b> Cllr S Carter					
2.	<b>Declarations of Interest –</b> Cllr Lake regarding 25/01551/TREE					
3.	<b>Approval of Minutes –</b> The minutes of 20 <sup>th</sup> May 2025 were accepted as a true record of the meeting and signed by the Chairman  Proposed – Cllr N Appleton      Seconded – Cllr D Holmes					
4.	<b>Planning Applications</b>					
	<b>Reference</b>	<b>Consultation expiry date</b>	<b>Address</b>	<b>Proposal</b>	<b>PC Response</b>	
	25/01699/TREE	04/08/2025	East View, Barton Road, Welford-on-Avon, Stratford-upon-Avon CV37	T1 common lilac - fell	Support subject to TO	
	25/01619/TREE	30/07/2025	The Barn House, Chapel Street, Welford-on-Avon, Stratford-upon Avon CV37 8PX	T1 willow - fell	Support subject to TO	
	25/00626/FUL	22/07/2025	One Acre, Barton Road, Welford-on-Avon, Stratford-upon-Avon CV37 8EZ	Installation of brick pillars, a post and rail fence and hedge (amendment removing the gates from the plans)	Object	
	25/01355/FUL	29/07/2025	Orchard Well, Chapel Street, Welford-on-Avon, Stratford-upon-Avon CV37 8QE	Two storey rear extension, extended existing roof to provide covered area at ground floor to front of dwelling, first floor gabled roof extension to front over existing orangery	Object	
	25/01551/TREE	23/07/2025	4 Barton Croft, Barton Road, Welford-on-Avon, Stratford-upon-Avon CV37 8EY	T1 conifer – fell	Support subject to TO	
	25/01458/VARY	22/07/2025	Deerhurst, Mill Lane, Welford-on-Avon, Stratford-upon-Avon CV37 8EW	Variation of condition 3 (External Materials) of 25/00798/VARY dated 03/06/25 to change the external materials in respect of the Brick, Mortar and Roofing material(s) as approved from BEA Old Henley Red brick with lime mortar and Marley Ashdowne Ashurst roof tiles to Oast Russett Sovereign (Weinerberger) brick with sand and cement mortar and Fired Sienna (Marley Eternit) Roof tiles. 25/00798/VARY is an	Object	

				approved variation of 22/00149/FUL. Original description of development: Erection of two detached dwellings and all associated works		
	25/01379/FUL	24/07/2025	Cedar Hurst Chapel Street Welford-on-Avon Stratford-upon-Avon CV37 8PX	Extension of existing dry stone wall to front garden. New stone posts and gates. Removal of leylandii heose	Object	
<b>5.</b>	<b>Other Planning Matters</b>  <p>A member of the public attending the meeting updated Councillors regarding the vehicles/caravans which were parked in the field at the bottom of Cress Hill on Barton Road. She advised that a large hole had also been dug on the site. The PC understood that Enforcement would write to the landowner with notice to quit by 4<sup>th</sup> August. If the site is not vacated matters will then be escalated. Councillors requested that she keep a log of site activities and pass this on to Cllr Appleton who was in touch with Enforcement.</p> <p>Cllr Appleton noted that the owner of the Paddocks in the centre of the village had been given 8 weeks to remove the summer house erected in the Conservation Area without permission.</p> <p>Enforcement were still investigating the infilling of the pond at Orchard Nurseries.</p> <p>Councillors expressed concerned at unregulated/unlicensed camping taking place on the field adjacent to The Four Alls. They agreed they would continue to monitor for the time being.</p> <p>Development of land east of the Millenium site. Dereck Tribe had advised that the new owners of this land had damaged some of the existing fencing. It was also noted that a new hardstanding track had been installed. Cllr Appleton would take some photographs as evidence should it become necessary to refer the matter to Enforcement.</p> <p>It was noted that a Construction Management Plan had now been submitted in respect of Murten and the PC therefore agreed to remove its objection to this development.</p>					NA
<b>6.</b>	<b>Any Other Business</b> (a) Action List – discussion postponed (b) The Clerk reported that the revised AGAR form had been signed and submitted (c) BMJ Landscaping – they were carrying out 3 x cuts at Cress Hill during the growing season. The 2 <sup>nd</sup> invoice for £300 was approved for payment and would be included in the formal schedule at the next Full Council Meeting. (d) Path feasibility exercise to enhance the link between Welford and Weston. Cllr Holmes would progress this matter. It was noted that there were two					

	possible options, one being the existing footpath and one being the existing bridleway along the river	
	(e) Limebridge – not been cutting paths as per contract so Cllr Holmes had followed up. He was also trying to get them to cut the path from Cress Hill to the Locks.	
	(f) Grant for trees. It was agreed that the Clerk should apply for this for fruit trees at Synder Meadow.	IW
	(g) Cress Hill – agreed PC should go back to the community for their views. Cllr Holmes to put together a proposal.	DH
	(h) Cllr Stanley observed that there might be some funds available under the S106 for Milcote Road Spitfire Homes development (£3k). The funds had been paid from the developer to WCC. He would follow up and also try to find out how the PC can monitor monies received/where the money has been spent.	
	(i) The clerk to contact SDC to ascertain details of the S106/CiL monies which can be spent in Welford.	IW
	(j) The Millenium Trust have still not responded to the questions that the PC raised. If no reply is forthcoming then the PC will need to consider suspending/stopping its contributions.	
	(k) Playing field – Cllr Appleton reported on his recent telephone call with WCC to update how matters were progressing. WCC appear ready to proceed with the land swap but have advised that there is no funding in either the education or property departments. The current estimated budget is £38k. Cllr Appleton suggested that the school should be contributing to the cost of any additional fencing as they were the organisation requiring this. It was also understood that the school had received a £100k grant for security matters. Cllr Appleton had advised WCC that the PC did not have any funds available to assist with the financing of this land transaction in the current financial year 2025-26. Cllr Appleton had requested a copy of the plans drawn up by WCC. The PC noted that they still had the option available of proceeding with legal action. They also noted that the current Licence had only been accepted on the basis that the land transaction would progress. It was agreed that Cllr Appleton and Cllr Carter should try to contact the school to progress the land swap. Further action might be needed in terms of a Welford Matters article/fundraising/political support.	NA
	(l) Synder Meadow – the fund raising committee (including Sonia Hockaday and Jez Thompson) were working on funding and messaging for Synder Meadow. Cllr Appleton was also involved in the fund raising committee. Various others individuals were working in the background with corporates etc. There would be a need to ask for donations from the community. An article would appear in the next edition of Welford Matters. The current thinking of the project team was to build the shell and then to secure further funding for the community areas. Prices were being finalised with the proposed contractor(s). Once final figures had been fixed the Parish Council would be in a position to decide whether/how to proceed with the project. It was agreed that there would need to be some social media publicity for the project should it proceed and the Clerk was asked to follow up regarding the PC facebook account. It was also agreed that there would be a link to the Synder Meadow website from the PC website.	IW NA

	<p>(m)GDPR issues Cllr Appleton noted that the Parish Council were data controllers for GDPR purposes and suggested that another Microsoft account be set up to store details of donors to the Synder Meadow project. Volunteers can be granted access as appropriate but all personal information would be retained within the Parish Council's systems. The cost was approx. £8pm. Estimate was £50 – 75 in total. This would also be necessary for a short time during the construction/fund raising period. The expenditure was agreed. Cllr Appleton would arrange. The clerk was asked to check who had been identified as the responsible person under the ICO registration.</p> <p>(n) Card reader – this needed to be set up with RFO. Cllr Appleton and the Clerk would liaise. It was agreed that a separate bank account was not required.</p> <p>(o) Synder Meadow future management – the PC should consider whether to set up a charitable trust for Synder Meadow. This may conflict with VAT requirements as there is a conflict between gift aid and VAT. The Clerk was asked to follow up with Parkinson Partnership for their written VAT advice.</p> <p>(p) Cllr Stanley reported that the village fete had raised over £3k. He had thanked them on behalf of PC. The organisers had received a lot of support from their individual personal contacts. They were looking to arrange another event at Christmas and had asked if the PC might support. The Clerk had been contacted about road closure. The money has been raised for the youth club (and future events). Support was agreed in principle. Cllr Stanley to follow up on this.</p>	<p>NA IW</p> <p>NA/IW</p> <p>IW</p> <p>MS</p>
<b>7.</b>	<b>Dates of Future Meetings</b>	
	<ul style="list-style-type: none"> <li>• 5<sup>th</sup> August 2025 - Full Parish Council Meeting, Memorial Hall</li> <li>• 19<sup>th</sup> August 2025 – Planning Committee Meeting, Memorial Hall</li> </ul>	

Meeting closed at 21:50