

Welford-on-Avon Parish Council

To: All Members of the Council

2nd October 2025

You are hereby summoned to attend a meeting of Welford-on-Avon Parish Council to be held in the Memorial Hall on **Tuesday 7th October 2025** at 7:15 pm for the purpose of transacting the following business.

Iona Wibberley, Clerk to the Parish Council

Should any resident wish to submit a question or to participate in the meeting, please contact the Clerk no later than 24 hours before the meeting - clerk@welfordonavon.com 07715 211340.

Agenda

1. Acceptance of apologies for absence
2. Declarations of interest and dispensations on items on the Agenda
3. Approval of previous Minutes (2nd September 2025)
4. Report from the County and District Councillor
5. Planning
 - 5.1. Report of planning notices received from SDC
 - 5.2. Report of applications previously considered
 - 5.3. Consideration of planning applications received from SDC
 - 5.4. Enforcement issues
 - 5.5. Any other planning matters
6. Finance
 - 6.1. Approval of items requiring payment
 - 6.2. Audit findings 2024-25
 - 6.3. Any other finance matters
7. Project updates from Parish Councillors
8. Remembrance Day arrangements - update
9. Any other business
10. Communications
11. Dates of next month's meetings

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Councillors are reminded of their legal duty to consider all aspects of equal opportunities, crime prevention, unlawful discrimination, biodiversity of the natural habitat and other best practice when making decisions at the meeting.

There will be a pre-meeting session starting at 6pm for members of the public to discuss the proposed Rainer planning application (25/02145/OUT) for 39 houses off the Milcote Road

Planning Applications

Reference	Property	Detail	Consultation Expiry Date
25/02257/FUL	4 Barton Croft, Barton Rd, Welford on Avon CV37 8EY	Replacement windows and doors with external alterations	21/10/2025
25/02868/FUL AMENDMENT	Millfield Caravan Site, Mill Lane, Welford on Avon	Creation of vehicle access (retrospective) and change of use of land from seasonal caravan site to a permanently occupied caravan site An amendment/additional information has been received for the application shown above as follows: The application has been restarted as the red line has changed and the description of development has change to include the creation of new access. The amended plans are: -10802-B-100-Rev-A Location Plan (A3) -10802-B-202-Rev-B Proposed Site Plan (A4) -10802-B-200-Rev-B Existing Site Plan (A4)	16/10/2025
25/02215/VARY	Cartref, Headland Road, Welford-on-Avon, Stratford-upon-Avon CV37 8ER	Variation of condition 2 of planning permission 24/00684/FUL Appeal Ref: APP/J3720/W/24/3351690 Date of Decision: 15/01/2025 for changes to the proposed elevations of the dwellings. Original description of development: Demolition of the existing dwelling and the erection of three new dwellings with parking, landscaping and associated works. Variation condition 2 of planning permission 24/00684/FUL Appeal Ref: APP/J3720/W/24/3351690. Date of Decision: 15/01/2025 for changes to the proposed elevations of the dwellings. Original description of development: Demolition of the existing dwelling and the erection of three new dwellings with parking, landscaping and associated works.	13/10/2025
25/02145/OUT	Land North Of, Milcote Road, Welford-on-Avon	Outline planning application with all matters reserved except for access, for up to 39 dwellings, public open space, landscaping, sustainable drainage and all associated works	10/10/2025
25/02160/LDE	Orchard Well Chapel Street Welford-on-Avon Stratford-upon-Avon CV37 8QE	Application for a Certificate of Lawful Existing Use or Development (CLEUD) for existing garden use within the domestic curtilage of Orchard Well, Chapel Street, Welford-on-Avon. Further details and evidence provided within Cover Letter.	15/10/2025
25/01683/REM AMENDMENT	Boat Cottage, Duck Lane, Welford-on-Avon, Stratford-upon-Avon CV37 8QD	Reserved matters relating to access, appearance, landscaping, layout and scale pursuant to outline application 22/03316/OUT for replacement dwelling and associated works. Amended design and further information has been provided. Revised documents submitted: o Cotswold Wildlife Life Report Number 4461-CWS-04 Version 02 dated 8 September 2025. o Arboricultural Impact Assessment, PD002577v2, September 2025 o Material and External Lighting Statement, Boat Cottage (Revision 1) o Landscape Plan Updated September 2025 Revision o Hayward Smart Architects drawings 100i, 101C, 102 and 103E o Flood Risk Assessment MA12319/FRA/R03.	16/10/2025