

Welford-on-Avon Parish Council

Minutes of the Planning Committee Meeting held on Tuesday 19th August 2025 at 7:15 p.m.

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

In attendance: Clerk - Mrs I Wibberley

Public Participation: 2

Item						Action
1.	Acceptance of Apologies – Cllr M Lake					
2.	Declarations of Interest – None					
3.	Approval of Minutes – The minutes of 22 nd July 2025 were accepted as a true record of the meeting subject to minor changes, and signed by the Chairman Proposed – Cllr J Hockaday Seconded – Cllr M Stanley					
4.	Planning Applications James Rogers gave a presentation regarding his proposals for Boat Cottage (25/01683/REM.					
	Reference	Consultation expiry date	Address	Proposal	PC Response	
	25/01868/FUL	03.09.2025	Millfield Caravan Site, Mill Lane, Welford-on-Avon	Change of use of land from a seasonal caravan site to a permanently occupied caravan site	Object	
	25/01683/REM	04.09.2025	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.	Support	
5.	Other Planning Matters 5 Orchard Close – outline plans had been provided to the PC. The applicant was proposing to change existing tiles to timber and putting solar panels on the roof. Key area of concern likely to be neighbour amenity. Feedback to be given to applicant's architect. One Acre – debate over whether PC would withdraw their objection. Agree that would revert to SDC with concerns over how boundary proposals could fit into the existing approved landscape plans. Agree to try to discuss matters with the developer.					NA NA

	<p>Manor Farm gates – Case Officer has clarified queries and confirmed that there are no trees which will be removed. PC also concerned about surface water run off. SDC are of the view that the proposal will not contribute to this although the PC noted the proposal would not mitigate either. Agree to withdraw objection on the basis that the resin bound gravel is permeable.</p> <p>Enforcement have advised that the Welford/Cress Hill caravans will be removed in the next week.</p>	IW
6.	<p>6.1 Synder Meadow Project</p> <p>Three documents had been circulated to Councillors prior to the meeting – the Design and Build Programme from Hintons, a report from Trinity, cash flow report from Cllr Lake.</p> <p>Cllr Hockaday presented an overview noting that Trinity had run the tender process on behalf of the PC free gratis. There were 3 local builders involved in the initial 6 tenderers but over the process it had come down to just 2 tenderers. McCarthy wanted more input from the PC to narrow down their costs and accordingly Trinity recommend Hintons as preferred supplier. The viability/accounts of Hintons have been checked and the project team have taken up references.</p> <p>The proposal at this stage is just to build a shell – it will look finished and be insulated/watertight but the interior will not be fitted out. Cllr Hockaday clarified what structures would be built.</p> <p>The latest cashflow for the project had been circulated. This was discussed at length. Hintons had agreed to cap their invoices in line with the cashflow even if the project advanced quicker than this. There was some concern in the absence of Cllr Lake about the forecast bank balance figures and it was therefore agreed that he should be asked to clarify.</p> <p>Spent to date £13794 on the project.</p> <p>Cllrs Carter and Hockaday had met with the Sports Club who had £37k available for the project. This was not included in the cash flow. It could either be used as a contingency or for fitting out.</p> <p>The Fundraising Team have 2 potential sources of money (a) individuals – currently at around £5k (b) Football Foundation. In principle the Football Foundation will fund up to £150k once the building is built. Corporate donors might include NFU and Jaguar Landrover. It was confirmed that the PC were not proposing to request a high level of precept for 2026-27.</p> <p>Cllr Jones enquired if the PC had details of the sports club membership yet. Cllr Carter had requested but not received the information.</p> <p>Demolition would remove the entire building and would take 2 weeks. There would be a period of 2 weeks when there would be no toilet facilities on site but once</p>	ML

	<p>Hinton started would they would provide a toilet facility which could be used by the Sports Club.</p> <p>Once the building shell was constructed a further 150k would be needed for the toilets and an additional £250k for the middle section. The total costs were £925k without a car park. Cllr Stanley queried ownership of the access road. It was noted this was not registered land but that access to the site was secure.</p> <p>In response to a question from Cllr Appleton the timeframes were demolition scheduled for 1 September. Launch fundraising event on 31 August at Four Alls planned. Looking at end of January 2026 for completion of build.</p> <p>Cllr Appleton noted that there were mixed views in the village about this project and that the PC needed a united front whatever their decision.</p> <p>Cllr Carter suggested that the PC make a decision subject to understanding about the cashflow. Councillors then voted 4:2 in favour of proceeding with the project.</p> <p>It was agreed that a risk analysis be prepared for the project. It was also agreed that further investigations into the possibility of a loan with early repayments be made.</p> <p>6.2 Action List Cllrs to provide updates to the Clerk.</p> <p>6.3 Any Other Business Cllr Holmes had submitted request for £15k for footpath feasibility today. He asked councillors to give him any updates on the footpaths.</p> <p>Meadow Vale – new plan had been submitted by the applicants. Cllr Appleton could not identify any changes. The Clerk was asked to clarify with the Planning Officer.</p> <p>Headland Road playing field – no response made to Sally Yates (Chair of Governors) about the signs yet other than that made by the Clerk. Meeting still needs to be set up with the School.</p> <p>Facebook account – Cllr Appleton and the Clerk to liaise so information can be posted.</p>	<p>All Cllrs</p> <p>All Cllrs</p> <p>NA/IW</p>
7.	Dates of Future Meetings	
	<ul style="list-style-type: none"> • 2nd September 2025 - Full Parish Council Meeting, Memorial Hall • 23rd September 2025 – Planning Committee Meeting, Memorial Hall 	

Meeting closed at 22:25