

Welford-on-Avon Parish Council

**Minutes of the Planning Committee Meeting held on
Tuesday 23rd September 2025 at 7:15 p.m.**

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

In attendance: Clerk - Mrs I Wibberley

Public Participation: 30 (open forum)

Prior to the commencement of the Planning Committee meeting an Open Forum for village residents was held (commencing 6.30pm). The purpose of this meeting was to inform residents about planning application 25/02145/OUT for up to 39 houses off Milcote Road, and to enable the public to ask questions and voice their opinions on the application.

Item							Action
1.	Acceptance of Apologies – Cllr D Holmes, Cllr J Hockaday						
2.	Declarations of Interest – None						
3.	Approval of Minutes – The minutes of 19 th August 2025 were accepted as a true record of the meeting, and signed by the Chairman Proposed – Cllr M Stanley Seconded – Cllr S Carter						
4.	Planning Applications						
	Reference	Consultation expiry date	Address	Proposal	PC Response		
	25/02145/OUT	13/10/2025	Land North of Milcote Road	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.	Object		
5.	Other Planning Matters A variation application had been submitted for Cartref (25/02215/VARY). This would be discussed at the next meeting. Cllr Appleton reported the response of Enforcement to the removal of the yew tree next to Post Office Green. This tree was in the Conservation Area but no application had been received for its removal. Enforcement had decided the tree was already dead based on publicly available photographic evidence, however the PC disagreed with this. Cllr Appleton would respond accordingly. Cllr Appleton reported that the hedge between the bowling club and Mill Lane caravan site was being removed down. He had requested contractors to stop work as the caravan park is in the Conservation Area and no application had been received for this work. He had subsequently been contacted by the owner who had confirmed that he would submit a planning application. Cllr Appleton noted that						NA

	there were planning conditions of the existing site relating to the hedge. The Parish Council agreed that there needed to be a hedge of some sort on the boundary between the caravan site and the bowling club. One Acre railings at the front of site. A solution had been agreed in principle with Ben Gardner (Brockworth Homes) and Cllr Appleton had written to SDC. The previous planning application had been withdrawn. SDC had objected to the railings being against the path. Cllr Appleton would contact Brockworth again to suggest a location for the railings so that the boundary is in line with the adjacent properties. Deerhurst – SDC Enforcement were trying to resolve the outstanding matter of the landscaping. Kendrick had still not yet discharged all of their conditions. They had advised informally that October 2026 was likely to be earliest that these were completed/discharged.	NA
6.	6.1 Action List The list was reviewed. The clerk was asked to update. 6.2 Agreement to adopt phone kiosk The agreement provided by BT was approved and signed by the Chair. The cost of purchase was £1. It was likely that the phone box would become a book exchange. 6.3 Headland Road playing field A complaint about the school field being closed had been received by email. It was reported that the Playing field group were likely to meet to discuss what to do next. The PC had responded to WCC about the exchange of land and the size of the two plots. WCC had suggested that just a licence remain in place but the PC noted that this would still not resolve the problem. There was no access at the present time during weekends. A number of discussion points were raised: • The PC don't think the present licence is working satisfactorily as there is presently no access to the field – are WCC aware of this? • SC's map was a point of principle that any exchange was sq meter for sq meter but all plans are indicative. • The PC are not in a position to negotiate the shape of any land being offered - this is a discussion between the school, WCC and the landowner. • The PC would like any positive support from the County Councillor to help resolve this long standing issue. • Cllrs Appleton and Carter to draft a response to WDC and try to arrange a meeting with them. • The PC will need to update the village community about the latest position regarding access and negotiations.	IW
7.	Any Other Business Synder Meadow pavilion - A letter of intent with Hintons had been signed although the contract was still outstanding.	

	Millenium Trust – The PC had received a copy of the latest accounts. The funding was currently split approx. 60/40 between the Parish Council and others. It was agreed that the PC would resume its monthly donations. The future of maintenance of the site would need to be reviewed during the next 12 months. Cress Hill - Derek Tribe had prepared a note about the history of Cress Hill which was circulated to councillors. Cllr Holmes would get a quote to remove trees in the area beyond Cress Hill where they were blocking the footpath. Events management – the Clerk noted that there was a Teams training session about organizing events this Thursday (details had been circulated). Remembrance Day – the event application and road closure application had both been submitted.	
8.	Dates of Future Meetings	
	• 7th October 2025 - Full Parish Council Meeting, Memorial Hall • 21st October 2025 – Planning Committee Meeting, Memorial Hall	

Meeting closed at 22:12