

Welford-on-Avon Parish Council

**Minutes of the Meeting held on
Tuesday 2nd September 2025 at 7:15 p.m.**

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

In Attendance: Janet Neale (WCC), 3 members of the Welford Resident Association, 3 councillors from Clifford Chambers and 1 councillor from Bidford

1.	Acceptance of Apologies – I Wibberley (clerk)
2.	Declarations of Interest – None
3.	Approval of Minutes – The minutes of 5 th August 2025 were accepted after a couple of minor spelling adjustments Proposed: Cllr D Jones Seconded: Cllr N Appleton
4.	Presentation by Janet Neale, WCC - Excellent and very detailed talk given by JN on S106 details and her responsibilities, including all monitoring of monies involved - Any future questions or clarifications we may have can be emailed directly to JN - JN had sent out (circulated to Councillors) a detailed spreadsheet with all Welford relevant S106 items - The S106 process starts with initial planning applications (both local & neighbourhood) and progresses through until all monies have been “spent” This can be up to 10 years. - Various subsections of allocation eg education, roads, paths, biodiversity etc etc. Each of these has a “complex” formula based on the number of houses and locality to the development site. Usually, a minimum of 10 houses is required but this can be reviewed. - Developers’ contributions don’t always arrive on time but WCC can forward fund if necessary - JN will send WPC an example from Dunchurch for requests for a youth club and library - Need to request the £4929 for path from Kehlstein (ACTION: Cllr M Lake) - Use neighbourhood plan for requesting monies. Need to make it visible Suggested “Parish council response to development” (ACTION: Cllr S Carter) - Need an update twice a year (ACTION: Cllr M Lake)
5.	Welford Residents Association report 3 members of the newly formed Welford Residents Association. (Eve Lee, Jenny Willison and Kellie Cunningham) attended to discuss preparation for the Welford Christmas Wonderland and especially how could the WPC help out. The event will be on 7 th December 2pm – 5pm. Full details of the plan will be sent out electronically However, specific comments are below: - Cllr M Lake made the comment that any adverts need to clearly show who the fundraising is for - Cllr N Appleton said he would put any adverts on the WPC site - Cllr S Carter commented on the urgency of submitting road closure requests; new 3 month limit

- Cllr J Hockaday proposed a generator for lighting as the latter half of the event will be in darkness
- Cllr D Jones was requested to coordinate road closure plans, and WPC support for marshalls **(ACTION: Cllr D Jones)**
- Comments made on music – Brassband if possible (KES?, Alcester?), maybe a choir (Jo Taylor?)
- How do we handle indemnity insurance, can't use WPC. Probably need a one-off policy
- WPC to investigate possible lighting for the tree and / or Maypole **(ACTION: Cllr S Carter)**
- Discussion on bank accounts for income. **(ACTION: Cllr M Lake)**

6. Planning

6.1 Report of Planning Notices Received From SDC During August 2025

Item	Reference	Decision Date	SDC Decision	PC Decision
Laurel House Church Street Welford-on-Avon, Stratford-upon-Avon CV37 8EJ 1 yew hedge – fell	25/01753/TREE	26/08/2025	No objection	Support
East View, Barton Road, Welford-on-Avon, Stratford-upon-Avon CV37 T1 common lilac - fell	25/01699/TREE	20/08/2025	No objection	Support
4 Barton Croft, Barton Road, Welford-on-Avon, Stratford-upon-Avon CV37 8EY T1 conifer – fell	25/01551/TREE	11/08/2025	No objection	Support
The Barn House, Chapel Street, Welford-on-Avon, Stratford-upon-Avon CV37 8PX T1 willow - fell	25/01619/TREE	11/08/2025	No objection	Support

6.2 Planning Applications Previously Considered (August 2025 Planning Committee)

Reference	Consultation Expiry Date	Property	Description	PC Decision
25/01868/FUL	3 September 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	4 September 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

6.3 Planning Applications Received From SDC for Consideration at September 2025 Parish Council Meeting

Reference	Consultation Expiry Date	Property	Description	PC Decision
25/02059/TREE	17 September 2025	East View Barton Road Welford-on-Avon Stratford-upon-Avon CV37 8EY	T1 Common laburnum - fell, as roots affect the required footings for planning application number 25/00630/FUL which has been approved	Object

6.4 Planning Enforcement

Barton Road motor homes/caravans have gone

6.5 Other planning matters

Cllr M Stanley to attend online seminar “managing a community building”

South Warwickshire local plan not ready

7. Finance**7.1 Approval of items requiring payment**

Cllr M Lake displayed the latest spreadsheet and the request for approval was agreed

Item	Base	VAT	Total	Bdgt
Clerk Salary (Aug25)	£611.41	£0.00	£611.41	7
Clerks Phone O2 (paid by DD)	£13.45	£2.69	£16.14	8
D Holmes (exps – brush cutter)	£189.99	£38.00	£227.99	25
Clerks Salary (underpayment Jul25)	£26.00	£0.00	£26.00	7
Limebridge Rural Services	£1,337.00	£267.40	£1,604.40	21,22,25
Norton Anti Virus	£12.49	£2.50	£14.99	8
Microsoft (Aug25)	£43.47	£8.69	£52.16	8
Microsoft (Jul25)	£1.25	£0.50	£1.50	8
Memorial Hall	£50.00	£0.00	£50.00	20
BMJ Landscaping	£250.00	£0.00	£250.00	24
TOTALS	£2,535.06	£319.53	£2,854.59	

Proposed – Cllr N Appleton

Seconded – Cllr J Hockaday

7.2 Millenium Project future support

Cllr M Lake asked where are the latest financial from the Millenium project, with special reference to how much Duchy Homes input to the budget. Cllr M Stanley commented they would be available soon after discussions with the trust treasurer.

7.3 Any Other Finance Matters

Cllr M Lake asked where there were any questions related to his latest pavilion forecast spreadsheet None were forthcoming. Cllr M Lake commented on the comparison with Aug forecast. £278 more including missed brush cutter.

8. Project Updates from Councillors

Cllr M Stanley

- Waiting for confirmation of monies from Cllr Cliff Brown
- Road safety forum being set up with other local parishes
- Third River Avon bridge up for discussion again but little optimism it will go ahead

Cllr J Hockaday

- Pavilion fundraising launch event at the Four Alls went very well. Lots of ideas on fundraising. Pledges already up to £10k
- Removal of the old pavilion has started
- Manuella Perteghella MP will host a press launch event on Thursday 4th September at 11am
- Various comms methods were proposed to keep the parishioners up to date

	Cllr N Appleton - Received emails from Martin Lewis (WCC) regarding plans for the playing field. Need to respond with PC's earlier plans - Sally Yates email request to take down posters Respond with comments it is not the PC responsibility. Response may offer opportunity for more interaction with the school - Visual inspection of playground equipment on 31st August Cllr D Jones - Liaison ongoing regarding Remembrance Day - Need to put in a road closure request ASAP as there is now a 3 month limit - Need to put together a "hostile vehicle" plan Cllr D Holmes - Cycle path - Planned walkthrough with WCC representative on Wednesday 3rd September Cllr S Carter - Welford Matters – next date for submission 12th September
9.	Remembrance Day arrangements Liaison ongoing regarding Remembrance Day Need to put in a road closure request ASAP as there is now a 3 month limit (ACTION: Cllr D Jones) Need to put together a "hostile vehicle" plan (ACTION: Cllr D Jones)
10.	Any Other Business None raised
11.	Communications Not discussed
12.	Dates of Future Meetings
	23rd September 2025 – Planning Committee Meeting, Memorial Hall 7th October 2025 – Full Parish Council Meeting, Memorial Hall

Meeting finished 21:33