

**Minutes of the Meeting held on
Tuesday 7th October 2025 at 7:15 p.m.**

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

In Attendance: I Wibberley (clerk)

Public Participation: 6

Item					
1.	Acceptance of Apologies – Cllr N Appleton, Cllr D Holmes				
2.	Declarations of Interest – Cllr M Lake (ref 25/02257/FUL)				
3.	Approval of Minutes The minutes of 2 nd September 2025 were accepted and signed by the Chair. Proposed: Cllr M Stanley Seconded: Cllr D Jones				
4.	District & County Councillors' Report The report from Cllr Cliff Brown was noted, having been previously circulated to Parish Councillors.				
5.	Planning				
	5.1 Report of Planning Notices Received From SDC During September 2025				
	Item	Reference	Decision Date	SDC Decision	PC Decision
1	Avon House, High Street, Welford-on-Avon, Stratford-upon-Avon, CV37 8EA. T1, T2 Betula pendula - fell and replace-	25/01808/TREE	03/09/2025	No objection	Comments only
2	Three Acres, High Street, Welford-on-Avon, Stratford-upon-Avon, CV37 8EA. -T1 holly - reduce height to approximately 2.7 metres (9 feet), bringing it down to the same height as the adjacent hedgerow, as indicated on the submitted, annotated photographs.	25/01800/TREE	05/09/2025	No objection	Comments only
3	One Acre, Barton Road, Welford-on-Avon, Stratford-upon Avon CV37 8EZ Installation of brick pillars, a post and rail fence and hedge.	25/00626/FUL	18/09/2025	Withdrawn application	Object
4	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.	25/02059/TREE	23/09/2025	No objection	Comments only
5	Elm Leys, Hunt Hall Lane, Welford-on-Avon, Stratford-upon-Avon CV37 8HE Erection of extension to house to create home office and covered seating area	25/01789/FUL	23/09/2025	Granted	Support
6	Elm Leys, Hunt Hall Lane, Welford-on-Avon, Stratford-upon-Avon CV37 8HE Erection of extension to detached garage	25/01788/FUL	23/09/2025	Granted	Support
7	Manor Farm, Duck Lane, Welford-on-Avon Stratford-upon-Avon CV37 8QF Proposed 1200mm height gates and fencing driveway and roof repairs to main house.	25/00834/LBC	25/09/2025	Granted	Support

5.2 Planning Applications Previously Considered (September 2025 Planning Committee)

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 TBC

5.3 Planning Applications Received From SDC for Consideration at October 2025 Parish Council Meeting

Reference	Property	Detail	Consultation Expiry Date	PC Decision
25/02257/FUL	4 Barton Croft, Barton Rd, Welford on Avon CV37 8EY	Replacement windows and doors with external alterations	21/10/2025	Support
25/02868/FUL	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	16/10/2025	Decision pending further information
25/02215/VARY	Cartref, Headla 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 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.	13/10/2025	Object
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	Object
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	Object

5.4 Planning Enforcement

The three items shown on the Planning Report were noted:

- Deerhurst Gardens – entrance to development, POS
- Orchard Nurseries, Duck Lane – pond infilling
- Three Acres – summer house on paddocks

5.5 Other planning matters

None discussed

6. Finance**6.1 Approval of items requiring payment**

Item	Base	VAT	Total	Bdgt
Clerk Salary	£723.85	£0.00	£723.85	7
Clerks Phone O2 (paid by DD)	£13.45	£2.69	£16.14	8
Memorial Hall	£50.00	£0.00	£50.00	8
Microsoft (Jul25)	£43.47	£8.69	£52.16	8
BMJ Landscaping	£325.00	£0.00	£325.00	24
Millenium Trust	£120.00	£0.00	£120.00	15
Emerald Health & Safety Services	£1,000.00	£200.00	£1,200.00	9
Moore	£341.25	£68.25	£409.50	11
Limebridge Rural Services	£607.00	£121.40	£728.40	23
Limebridge Rural Services	£475.00	£95.00	£570.00	21
Limebridge Rural Services	£255.00	£51.00	£306.00	22
Hinton Design & Build	£24,292.50	£4,898.50	£29,291.00	9
BT Payphones	£1.00	£0.00	£1.00	10
TOTALS	£28,447.52	£5,445.53	£33,893.05	

Receipts – £106,294.60

Transfer - £34,000.00

Proposed – Cllr J Hockaday

Seconded – Cllr M Stanley

6.2 Any Other Finance Matters

It was noted that the phone box would need to be included on the asset register once acquired and that it would also need to be insured. **ACTION: Cllr Lake**

The bank reconciliations for the period April to July 2025 were agreed and signed by Cllr Lake.

The clerk reported on the 2024 Audit findings which had been previously circulated to councillors.

Expenditure of £1645 - £2,760 for Warwickshire Archaeology to have a watching brief on the Synder Meadow development was approved (proposed Cllr Hockaday, seconded Cllr Stanley). Cllr Lake would include this in the cashflow forecast for Synder Meadow.

ACTION: Cllr Lake

Cllr Stanley asked for a separate report on Synder Meadow expenditure each month so that councillors could accurately monitor this. **ACTION: Cllr Lake**

It was reported that Welford Sports Club insurance renewal was imminent and they were enquiring whether they needed Public Liability Insurance for Synder Meadow. Councillors suggested that this be checked against the lease requirements and it was not for the Parish Council to offer advice on this matter. They were however of the view that it was highly probable such insurance would be required.

7.	Project Updates from Councillors <u>Cllr M Stanley</u> Cllrs Carter and Stanley had met with Graham Stanley, and reviewed the traffic plans for the village, looking at all the options which might be available. There was a plan prepared that was being submitted to WCC Engineering team. This included £7k proposed expenditure for Welford Hill improvements and £18k for crossing points. A meeting would be held in the next month with the engineers. Matched funding of £25k had been secured (WPC would need to match this so £50k in total would be available). Approx 50% of the traffic improvements identified were classed as maintenance so might not require PC expenditure. The first stage was to focus on High St and Long Marston Rd. Some matched funding might be required for the Brockworth Homes footpath along Barton Road. Graham Stanley had advised that the most appropriate solution for the Welford Bridge was traffic lights however the cost would be c£100k. There was support from the District Councillor for traffic lights. Once the engineers had reviewed the position the Parish Council would receive costings. The options could then be discussed with the local community. The Parish Council congratulated Cllr Stanley on the progress he was making and thanked him for his continued efforts. <u>Cllr J Hockaday</u> Fundraising meetings were happening regularly. An application had been submitted to NFU and the team should have a response before Christmas. The fundraising team had submitted an applications for National Lottery funds and would also be applying to JLR. There was a proposal to have a series of fundraising events on site in May/June 2026. Present ideas included a Rugby Club dinner, bingo nights, curry & quiz night, golf day, tournaments by football & cricket clubs. Hinton were setting up on site now and would be fully active next week. <u>Cllr D Jones</u> Cllr Jones was organizing the Remembrance Day celebrations. There were more restrictions relating to both traffic management and event organization this year as the result of new guidance relating to terrorism. Additional steps would need to be taken to protect traffic marshalls and those attending. Cllr Jones outlined arrangements currently in place and those still outstanding.
8.	Communications The deadline for the next edition of Welford Matters was 14 November. • Cllr Carter to write article about the church steps which have been repaired by him, Stuart Formby, and Graham Tidman • Cllr Holmes to write article about the replacement steps on footpath adjacent to the weir • Cllr Hockaday to write update on Synder Meadow ACTION: Cllrs Carter, Holmes, Hockaday
9.	Any Other Business Local government reorganisation – update circulated 01 October 2025 was noted by councillors.

	Cllr Stanley has got an up to date list of Welford Matters delivery routes/numbers which he would circulate. ACTION: Cllr Stanley Meeting dates 2026 – the clerk to circulate a proposal. ACTION: Clerk
10.	Dates of Future Meetings 21st October 2025 – Planning Committee 4th November 2025 – Full Parish Council

Meeting finished: 20:52