

**Minutes of the Meeting held on  
Tuesday 4<sup>th</sup> November 2025 at 7:15 p.m.**

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

**In Attendance:** I Wibberley (clerk)

**Public Participation:** 1

<b>Item</b>					
<b>1.</b>	<b>Acceptance of Apologies – Cllr J Hockaday</b>				
<b>2.</b>	<b>Declarations of Interest – None</b>				
<b>3.</b>	<b>Approval of Minutes</b> The minutes of 7 <sup>th</sup> October 2025 were approved and signed by the Chair.  Proposed: Cllr M Stanley                      Seconded: Cllr D Jones				
<b>4.</b>	<b>District &amp; County Councillors' Report</b> None received				
<b>5.</b>	<b>Planning</b>				
	<b>5.1 Report of Planning Notices Received From SDC During October 2025</b>				
	<b>Item</b>	<b>Reference</b>	<b>Decision Date</b>	<b>SDC Decision</b>	<b>PC Decision</b>
	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.	25/01283/REM	21/10/2025	Granted	Support
	<b>5.2 Planning Applications Previously Considered (October 2025 Planning Committee)</b>				
	<b>Reference</b>	<b>Consultation expiry date</b>	<b>Address</b>	<b>Proposal</b>	<b>PC Response</b>
	25/02293/FUL	24/10/2025	Old Welford Hill Barn Long Marston Road Welford-on-Avon Stratford-upon-Avon CV37 8AE	Proposed single storey rear extension, infill glazing to covered walkway, new chimney and internal alterations.	Object
	25/02286/FUL	05/11/2025	Bunkers Hill Farm, Barton Road, Welford on Avon, Stratford Upon Avon CV37 8HQ	Construction of self-build dwelling utilising existing agricultural building structure (in lieu of existing Class Q consent 25/00763/COUQ)	Support
	<b>5.3 Planning Applications Received From SDC for Consideration at November 2025 Parish Council Meeting</b>				
	<b>Reference</b>	<b>Property</b>	<b>Detail</b>	<b>Consultation Expiry Date</b>	<b>PC Decision</b>
	25/02558/AGNOT	Agricultural Land Binton Road Welford-on-Avon	Fodder store with lockable area	05/11/2025	Object
	25/02627/REM	Land Off Long Marston Road Welford-on-Avon	Reserved Matters for commercial development (Use Class E(g), B2	20/11/2025	Object

	Stratford-upon-Avon CV37 and B8). Planning permission 22/00051/OUT (date of decision 02/11/2022)																																																																																													
<p><b>5.4 Planning Enforcement</b></p> <p>The two items shown on the Planning Report were noted:</p> <ul style="list-style-type: none"> <li>• Deerhurst Gardens – entrance to development, POS</li> <li>• Orchard Nurseries, Duck Lane – pond infilling</li> </ul>																																																																																														
<p><b>5.5 Other planning matters</b></p> <p>25/02215/VARY Cartref – the developer (Mr Coton) attended the meeting to answer councillors queries. No confirmed that the design had been reviewed, however there was no increase in roof height. He had visited all the neighbours, one had withdrawn their objection after the visit. The PC queried landscaping changes. Mr Coton was awaiting a response from SDC relating to any landscaping changes required to enable them to discharge the conditions. The PC also wanted input to the CMP. The developer confirmed that there was no intention of using Church Street as access to the site, there would be no deliveries before 9.15am/9.30am, all parking would be on site, there would be no working on Saturdays and site working would not commence before 8am. The draft CMP was currently with SDC planning officer, a copy would be emailed to the PC for their comments. The PC suggested that Mr Coton liaise with the school regarding its proposals so that any exceptions (such as school coaches) could be managed. They thanked him for attending the meeting and for his willingness to work with the PC and neighbours.</p> <p>Deerhurst Gardens. Cllr Stanley reported that Kendrick were proposing to carry out replanting as necessary and complete the outstanding landscaping matters on the site. He reported that the open Swale at the rear of the site had been infilled by adjacent landowners. Kendrick had told Cllr Stanley that they had granted permission to the owners to do this. The management company, Centrick, were investigating the situation. The PC were concerned that this might increase flooding risk both on site and for adjacent properties. It appeared that neither Enforcement nor the LLFA were interested in taking action. Cllr Stanley was concerned that the action of some residents might increase the burden for others should flooding occur in the future and all residents of Deerhurst Gardens then be expected to meet the costs of rectification. The PC gave their support for Cllr Stanley to contact Centrick with regard to this matter.</p>																																																																																														
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	<p><b>Receipts</b> – £1,411.00  <b>Transfer</b> - £140,000.00</p> <p>Proposed – Cllr M Lake <span style="float: right;">Seconded – Cllr M Stanley</span></p>
	<p><b>6.2 Any Other Finance Matters</b></p> <p>Cllr Lake had circulated an updated cashflow forecast for Synder Meadow Pavilion Project, which included the latest bank account balances and also the latest forecasts from Hintons. The bank balance currently stood at £594k. He had included details of the latest costs, included additional costs identified for the steps, railings and timber slats. It was noted that at the end of the year the bank balance would be down to £20k (approx. 50% of the usual precept). He explained the summary of costs schedule and the spend over 23/24, 24/25 and 25/26.</p> <p>Cllr Carter to chase for sports club donation. <b>ACTION: SIMON CARTER</b></p> <p>The PC had committed to spend £575k during 2025/26. Budgeted to spend £600k. There was a discussion over the additional sources of income, timing of these receipts, and further costs to enable councillors to fully understand the financial position.</p> <p>Cllr Carter updated the PC on progress with the project. The piles were in, concrete was due this week, and the steel frame for the platform was being delivered next week. Woodwork for the building was being delivered on 17 November. By the end of November there was likely to be a building on site. Some issues were being incurred in relation to the Cesspit which needed to be resolved. Any surplus stone would be put on the carpark. Hinton had agreed to donate the decking materials at a cost of c£19k. Cllr Holmes asked when the first phase would be finished and was advised this should be completed by mid January. It was noted that the fit out of the building would probably be carried out by local contractors unless any large funds were donated in the meantime.</p> <p>The PC considered whether to commit at this stage to the steps, slats and railings, the respective costs being £5250, £16170 and £15750. Cllr Lake advised that in his view there would be sufficient funds to do this. Hintons needed to be instructed on these additional build costs before 15 November if they were going to do the work. After discussion the spend on these additional items was unanimously agreed by the PC.</p> <p>The PC thanked Cllr Lake for his comprehensive report. He confirmed that this would be updated for each meeting.</p> <p>Cllr Appleton reported on activities of the fund raising group. There was a forthcoming quiz to launch the “buy a brick” campaign. To date pledges amounted to c£9k from the village. The fundraising group will put out a diary of events in next few weeks. Cllr Appleton advised that one of the proposed events for May 2026 was to have a national footballer host an event at Synder Meadow. Current indications were that the individual would cost £6k to hire. The intention was that the event would raise c£30k. There would be a marquee on site and tables would be sold for the event. It was hoped money will be raised from local companies/residents etc. There would be other events going on at the same time to maximise use of the marquee. Cllr Stanley noted that such an event would be a good opportunity for local children to meet the footballer, especially given it was to raise funds for a Sport Pavilion and asked that this should be considered. He also had footballer contacts who might be willing to donate their time. <b>ACTION: SIMON CARTER</b> to make introductions between Gez Thompson and Cllr Stanley. Cllr Appleton noted that the PC might be asked to make a donation towards this event. He was asked to provide detailed costs/proposals so that this could be considered. <b>ACTION: NEAL APPLETON</b></p> <p>Cllr Holmes was continuing to work on the Risk Analysis. This should include the different options for fitting out the building.</p> <p>Cllr Stanley queried if there were funds available in the PC budget for the additional commitments made, eg £25k for traffic improvements, and money for footpaths. It was noted that some of the</p>

	<p>monies budgeted (the Kehlstein development) had a timing issue associated with this contribution. Cllr Lake advised that funds were available however some of these costs would need to be recognised in the 2026-27 budget.</p> <p>Cllr Stanley queried the provision of an alarm/security camera/lighting for the finished premises. It was agreed that this needed to be done. Cllr Carter would raise with the project team and object some indicative costs. <b>ACTION: SIMON CARTER</b></p> <p>It was noted that the building would need to be insured from mid January. The sum insured would be based on the spend value. It would probably be added to the existing PC policy. <b>ACTION: MARTIN LAKE/IONA WIBBERLEY</b></p>
7.	<p><b>Project Updates from Councillors</b></p> <p><u>Headland Road Playing field</u> – Cllr Appleton had requested a meeting with the school/WCC prior to half term. He had followed up and been offered 2 possible dates for a Teams meeting the following week.</p> <p>Attention was drawn to the Community Grant becoming available shortly and whether the PC could apply for money to help them fund this project, given the lack of funds available from the PC, the school or WCC. Members of the PC would attend a briefing session at SDC about this grant next week to ascertain if an application could succeed. WCC were seeking £39k to provide for additional fencing. Cllr Jones advised that villagers might be prepared to provide funding if a satisfactory solution for access could be agreed between the parties.</p> <p><u>Cllr Holmes</u> Cllr Holmes has applied to WCC to put fencing on the upper path on the river walk from Welford to Weston.</p> <p>Cllr Holmes advised that the interactive website for the footpaths is completed. <b>ACTION: NA/DH to liaise in December.</b></p> <p>Cllr Holmes would be representing the PC at the church Sunday remembrance service.</p> <p><u>Cllr Stanley</u> Cllr Stanley was meeting Brockworth homes on Thursday to discuss the footpath.</p> <p>Cllr Stanley had attended the AGM of Millenium Trust. No budget had been provided but he had requested one. Dereck Tribe confirmed that he would retire in 12 months (Dec 2026) and was looking for a successor. He feels the PC have some responsibility in this regard for historical reasons. It was agreed that Cllr Stanley should check the Millenium Trust Articles regarding this. <b>ACTION: MARTYN STANLEY.</b> Dereck Tribe has been donated some whip trees by the Woodland Trust and had enquired whether the PC could make use of these, possibly at Cress Hill. Cllr Stanley to ascertain numbers and types available. <b>ACTION: MARTYN STANLEY</b></p> <p>Cllr Stanley was still following up on highways plans and trying to get connections between the various villages. There will be a meeting between various local parish councils on 19 December to discuss strategies for highway improvements.</p> <p>Christmas Fete – MS/IW were proposing to meet the committee. Cllrs Lake &amp; Stanley had provided draft constitution that they could use. The PC agreed that it cannot be directly involved. The clerk reported that she had not yet received any financial information, although this had been requested. It appeared that the group were still proposing a road closure.</p> <p><u>Cllr Jones</u> Remembrance Day plans were in hand. New signs had been received. Cllr Lake to be on hand 10.30 – 12.30 as first aider.</p>

	<p><u>Cllr Carter</u>  Cllr Carter updated the PC on the latest proposals regarding local government reorganisation and devolution. WCC were proposing a single unitary authority, affiliated with the West Midlands Authority whereas SDC and Rugby had put forward two unitary authorities, one for the North and one for the South. There would be an opportunity for town and parish councils to take on various responsibilities in areas such as playing fields, sports grounds, parks, community transport, allotments etc. He would circulate the slides from the recent presentation when these were received.</p> <p>Cllr Carter would be unavailable to chair the Planning Committee meeting on 18th November. Cllr Hockaday would chair.</p>
<p><b>8.</b></p>	<p><b>Communications</b>  Not discussed</p>
<p><b>9.</b></p>	<p><b>Any Other Business</b>  The clerk reported that she was applying for a grant for trees on Synder Meadow (Orchard).</p>
<p><b>10.</b></p>	<p><b>Dates of Future Meetings</b>  18th November 2025 – Planning Committee  2<sup>nd</sup> December 2025 – Full Parish Council</p>

Meeting finished: 21:49