WELFORD ON AVON PARISH COUNCIL - OCTOBER 2025

Welford-on-Avon Parish Council

Minutes of the Planning Committee Meeting held on Tuesday 21st October 2025 at 7:15 p.m.

Present: Cllr S Carter- in the Chair, Cllr M Lake, Cllr M Stanley, Cllr D Jones, Cllr D Holmes, Cllr J

Hockaday

In attendance: Clerk - Mrs I Wibberley

Public Participation: None present

Item						Action	
1.	Acceptance of Apologies - Cllr N Appleton						
2.	Declarations of Interest - None						
3.	Approval of Minutes – The minutes of 23 rd September 2025 were accepted as a true record of the meeting, and signed by the Chairman.						
	Proposed – Cllr M Stanley Seconded – Cllr J Hockaday						
4.	Planning Applications						
	Reference	Consultation Expiry Date	<u>Property</u>	<u>Description</u>	PC Decision		
	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	Support		
5.	Other Planning Matters Meadow Vale, Barton Road 25/01206/FUL – the planning officer had responded to comments made by the PC. Whilst the PC acknowledged that some changes had been made there remained some questions regarding the appropriateness of Cotswold shingle chippings and biodiversity net loss by removal of the grass verge. They asked the clerk to seek further clarification on these matters.						
	Cartref, Headland Road 25/02215/VARY — neighbour objections had been removed and SDC had confirmed that the ridge heights would be unaltered from the approved permission. SDC were minded to approve based on the Appeal Decision. On this basis the PC agreed to remove its objection. Cllr Appleton would speak to the developer (Phil Cotton). Enforcement matters referred to on the Planning Report were noted. The Swale at Deerhurst Gardens had been filled in by residents living in the adjacent properties. This was part of the drainage system for the site and councillors were concerned that the infill						

WELFORD ON AVON PARISH COUNCIL - OCTOBER 2025

	might cause future flooding. Cllr Stanley agreed to raise the matter with Centrick (the estate management company)	
6.	6.1 Action List The action list was reviewed and the clerk was asked to update it.	IW
	6.2 Headland Road playing field It was hoped to arrange a meeting with the school and WCC to further progress discussions on securing permanent access to the field for residents. Cllr Appleton had drafted an email and asked for comments from councillors on this before sending. It was agreed that Cllr Cliff Brown should be copied in to keep him abreast of the situation. The possible exchange of land was discussed. Cllr Carter was authorised to continue discussions with the landowner on behalf of the PC given the current lack of progress with WCC and the school. Cllr Hockaday declared an interest as he was now grazing his sheep on the land in question. It was noted that there continued to be disquiet in the village community and on social media forums about the locking of the playing fields and the lack of access for the village. Councillors were receiving questions about why no solution had yet been found. It was hoped that the playing field would be open over the half term holiday.	
	6.3 Daily payment limit The current daily payment limit on the bank account was £10k. Given the schedule of construction payments for Synder Meadow this needed to be changed. Cllr Lake recommended that this be increased to £160k for the duration of the project. It was agreed that, notwithstanding clauses 5 and 6 of the Financial Regulations, the following amendments be agreed for the duration of the Synder Meadow Project (with a backstop date of the end of February 2026): (a) the daily limit on HSBC account be increased to £160k (b) payments over £10k associated with the Pavilion Project to be authorised by Cllrs Lake, Hockaday and Carter. The clerk was asked to facilitate these changes.	IW
	6.4 Publication of minutes Following comments from a village resident there was a lengthy debate about the publication of draft minutes and the timing of the publication of final minutes. It was agreed that draft minutes would not be published, however the PC would try to ensure that final approved minutes were published promptly on the website and the village notice board.	
7.	Any Other Business A schedule of draft meeting dates for 2026 had been circulated to councillors. Some amendments were agreed and the Clerk was asked to finalise the list and publish it.	IW
	Cllr Holmes had circulated a draft Risk Assessment for Synder Meadow. There were two phases, the Build phase and the Operational phase. He requested comments from everyone. Mitigation would need to be built into this Risk Assessment. It was noted that the building would need to be insured from January 2026.	IW/ML
	Cllr Hockaday reported that Pier Group had been appointed as Principal Designer for the Sports Pavilion Project. Cllr Carter had signed the contract on behalf of the PC.	
	Cllr Holmes had completed the footpath audit. It was proposed to upload the information to the Parish website in due course.	

WELFORD ON AVON PARISH COUNCIL - OCTOBER 2025

	The storage containers at Synder Meadow used by the football & cricket clubs would need to be moved as part of the redevelopment project. The PC agreed to meet this additional cost.		
	Cllr Stanley updated the PC on his discussions with WCC regarding traffic improvements. He noted that there had been a recent accident at the top of Welford Hill.		
	Cllr Holmes agreed to represent the PC at the Church Remembrance Service.		
	Cllr Jones asked if it was possible to obtain details of the highways extant round the Maypole.	IW	
8.	Dates of Future Meetings		
	4 th November 2025 - Full Parish Council Meeting, Memorial Hall		
	18 th November 2025 – Planning Committee Meeting, Memorial Hall		

Meeting closed at 22:12