

## Welford-on-Avon Parish Council

### Minutes of the Planning Committee Meeting held on Tuesday 18th November 2025 at 7:15 p.m.

**Present:** Cllr J Hockaday = in the Chair, Cllr M Lake, Cllr M Stanley, Cllr D Jones, Cllr D Holmes

**In attendance:** Clerk - Mrs I Wibberley

**Public Participation:** 1

Item					
1.	<b>Acceptance of Apologies –</b> Cllr N Appleton, Cllr S Carter				
2.	<b>Declarations of Interest –</b> None				
3.	<b>Approval of Minutes –</b> The minutes of 21 <sup>st</sup> October 2025, subject to an amendment to minute 8, were accepted as a true record of the meeting. The Chair was authorised to sign once the amendment had been made.  <div style="display: flex; justify-content: space-between;"> <span>Proposed – Cllr M Lake</span> <span>Seconded – Cllr M Stanley</span> </div>				
4.	<b>Planning Applications</b>				
	<u>Reference</u>	<u>Consultation Expiry Date</u>	<u>Property</u>	<u>Description</u>	<u>PC Decision</u>
	25/01307/REM	28/11/2025	Land North Of Millers Close Welford-on-Avon	Application for approval of Reserved Matters relating to layout, scale, appearance and landscaping for the laying out of public open space and site infrastructure pursuant to conditions 1, 4 and 5 of approved outline Planning Permission 21/01195/OUT Original application: Outline application for the construction of up to ten self-build/custom-build dwellings, alterations to access and laying out of public open space (approval sought for access at outline stage) <u>Amendment application</u> 3532-02N Plot Layout Plan 3532-03P Parameters Plan 3532-04H Illustrative Layout 3532-10B Phasing Plan 18135-02a Vehicle Tracking 25018 - Millers Close, Welford-on-Avon - Statement in Response to LLFA Dated 1 <sup>st</sup> July 2025 - First Issue - 23.10.25	Object
	25/02534/FUL	28/11/2025	Land At (Formerly One Acre Now Demolished) Barton Road Welford-on-	Installation of brick pillars and metal estate railings.	Support

		Avon CV37 8EZ	
	<p><b>Other Planning Matters</b></p> <p>Local Housing Scheme – Following the Housing Needs Survey the Parish Council wanted to review if there might be any land available within the BuAB which might be considered suitable for a Local Housing Scheme to provide the type of housing identified as being required by local residents. The PC were unable to identify any appropriate land which could be promoted for such a scheme.</p> <p>Orchard Well (25/01355/FUL) – the PC noted the response from the planning officer regarding landscape and CMP plans. In view of the comments/clarification they agree to withdraw their objection.</p>		
6.	<p><b>6.1 Headland Road playing field</b></p> <p>Cllr Hockaday updated councillors on the Teams meeting which had recently taken place between WCC, the school, the landowner and the PC. After resolving some misunderstandings between the parties an exchange of land was discussed in detail. A key problem still to be resolved was how to finance the proposal (fencing and legal costs). A change of use planning application would also be required. An on-site meeting with the same parties (excepting WCC) had subsequently taken place and it would appear that the principles of a solution had now been agreed which would give the PC ownership of the land on which the play equipment was located with limited access to the wider sports field when not used by the school. A plan would be prepared which would be circulated to the various parties for confirmation and approval. Cllr Hockaday was obtaining cost estimates for the fencing. A grant would be sought by the PC to cover the costs, which for budgeting purposes were agreed at £50k. The PC agreed to incur an additional £1k of expenditure from its current budget to enable planning permission for change of use to be obtained. <b>ACTION: Cllr J Hockaday</b></p> <p>The PC agreed the following:</p> <ul style="list-style-type: none"> <li>• Support the principle of the proposed land exchange and plan</li> <li>• Apply for match funding grant of £50k to pay for the exchange of land &amp; fencing</li> <li>• Authorise Cllr Hockaday to apply for change of use planning permission</li> <li>• Authorise expenditure of up to £1k to achieve proposal</li> </ul> <p><b>6.2 Risk Assessment Synder Meadow Pavilion Project</b></p> <p>Drafted with Cllr Holmes and currently under review. All councillors were asked to make input to this which would be discussed at the next meeting.</p> <p><b>6.3 Budget 2026-27</b></p> <p>Cllr Lake requested information from councillors on what needed to be included in next year's budget.</p> <p>He would prepare a draft budget based on these numbers and a discussion could then be had about the appropriate level of precept for 2026-27. The draft budget would be presented to the December meeting for consideration.</p> <p>Councillors note that concerns had been expressed by some residents about the level of the precept for 2025-26 and there was an expectation that this would be reduced for 2026-27. Councillors agreed it was important to be transparent about the reasons for their decisions and that communication to the residents would be required.</p> <p>A decision on the budget and precept would be made at the January 2026 full PC meeting.</p>		

	<p><b>6.4 Action List</b></p> <p>The action list was reviewed and the clerk was asked to update it.</p>
7.	<p><b>Any Other Business</b></p> <p>Cllr Hockaday reported on the presentation he and the clerk had attended regarding the Community Grant Scheme. SDC had £350k available for projects/grants. There were two tranches, small grants £0-25k and large grants £25k-£100k. There had been lots of interest in these grants and SDC expected to be oversubscribed. Certain areas had been identified as priority with a 10% weighting relating to these. SDC were encouraging match funding. They highlighted the importance of deliverability and obtaining planning permission. Where public money had already been received in the previous 3 years a project would not be eligible (eg Synder Meadow). The PC would pass details of these scheme onto the Memorial Hall as it might be appropriate for their fundraising. <b>ACTION: I Wibberley.</b></p> <p>Cllr Stanley reported that no response had been received from the Village Residents Group regarding establishing a Constitution.</p> <p>Cycle path feasibility study. This was estimated at £15k. It would look into the feasibility of upgrading the bridleway between Weston and The Greenway. Cllr Holmes would write an article for the website/Welford Matters. <b>ACTION: Cllr D Holmes</b></p> <p>Cllr Stanley reported that Highway planners had asked about any developments in the village and who was responsible for the Synder Meadow road. Cllr Hockerday advised that legal ownership was unknown as the land was not registered however the Parish Council did have a legal right of way.</p> <p>Cllr Holmes queried the historic flood levels following recent incidents. The flood alert had notified previous highest level as 2.7m but SDC had indicated the expected highest level during the recent flooding would be 3m. Cllr Jones to investigate/clarify. <b>ACTION: Cllr D Jones</b></p> <p>Cllr Stanley reported on the Swale area at Deerhurst Gardens. Centrick had indicated they would deal with any flooding/blockage if it occurred. The 3 properties at the rear of the estate had enclosed the land and installed a pipe. The Swale was very high and fast during the recent storm weather so some properties/land further downstream could face flooding. Around 90% of the water appeared to flow along the edge of the caravan site. It was agreed that Cllr Stanley should obtain a copy of the legal title at a cost of £14 so that the Parish Council could understand who had ownership of the Swale. <b>ACTION: Cllr M Stanley</b></p> <p>Cllr Jones queried the ownership of land at the entrance to the Millers Close self build site and whether it was Highways land.</p>
8.	<p><b>Dates of Future Meetings</b></p> <ul style="list-style-type: none"> <li>• 2nd December 2025 - Full Parish Council Meeting, Memorial Hall</li> <li>• 16<sup>th</sup> December 2025 – Planning Committee Meeting, Memorial Hall</li> </ul>

Meeting closed at 22:12