

**Minutes of the Meeting held on
Tuesday 6th January 2026 at 7:15 p.m.**

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

In Attendance: Cllr Cliff Brown (part)

Public Participation: 3

Item																							
1.	Acceptance of Apologies – I Wibberley (clerk)																						
2.	Declarations of Interest – None																						
3.	Approval of Minutes The minutes of 2 nd December 2025 were reviewed and amendments agreed. Subject to these changes the Chair was authorised to sign. Proposed: Cllr D Holmes Seconded: Cllr M Stanley																						
4.	District & County Councillors' Report Cllr Brown reported on budget proposals for SDC (a balanced budget with an increase of between 2 & 2.5%) and WCC (to be presented on 9 February and likely to be a 4.99% increase). He identified that he was working on the following projects on behalf of local parishes. <ul style="list-style-type: none"> Planned meeting with My Kyriakou regarding the transfer of part of the playing field by the school to WPC Speed in villages (meeting held on 19 December – further meetings planned) Meetings re Local Government Reorganisation and Devolution (application to Minister now submitted – 73% of respondents polled supported a separate North and South Warwickshire solution) 																						
5.	Planning																						
	5.1 Presentation by Deeley's (former Rainbow Nurseries land, Long Marston Rd) <ul style="list-style-type: none"> Proposed care scheme/extra care/age restricted living scheme will only pass planning with local Council support Meeting to be set up between SDC planning, WPC & Long Marston PC representatives, Deeley's, Cllr Cliff Brown and the site owner to explore what might be acceptable. Deeley's to arrange the meeting and share the dates No indication from SDC yet on reserved matters application 																						
	5.2 Report of Planning Notices Received From SDC During December 2025 <table border="1"> <thead> <tr> <th></th><th>Item</th><th>Reference</th><th>Decision Date</th><th>SDC Decision</th><th>PC Decision</th></tr> </thead> <tbody> <tr> <td>1</td><td>Orchard Well, Chapel Street, Welford-on-Avon Stratford-upon-Avon CV37 8QE Two storey rear extension, extended existing roof to provide covered area at ground floor to front of dwelling, first floor gable roof extension to front over existing orangery</td><td>25/01355/FUL</td><td>08/12/2025</td><td>Granted</td><td>Support</td></tr> <tr> <td>2</td><td>Land At (Formerly One Acre Now Demolished) Barton Road, Welford-on-Avon, CV37 8EZ Installation of brick pillars and metal estate railings.</td><td>25/02534/FUL</td><td>10/12/2025</td><td>Granted</td><td>Support</td></tr> </tbody> </table>						Item	Reference	Decision Date	SDC Decision	PC Decision	1	Orchard Well, Chapel Street, Welford-on-Avon Stratford-upon-Avon CV37 8QE Two storey rear extension, extended existing roof to provide covered area at ground floor to front of dwelling, first floor gable roof extension to front over existing orangery	25/01355/FUL	08/12/2025	Granted	Support	2	Land At (Formerly One Acre Now Demolished) Barton Road, Welford-on-Avon, CV37 8EZ Installation of brick pillars and metal estate railings.	25/02534/FUL	10/12/2025	Granted	Support
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	3	4 Barton Fields, Welford on Avon, Stratford Upon Avon, CV37 8HH	Single storey rear extension to create dining area and study	25/02773/FUL	19/12/2025	Granted	Support
5.3 Planning Applications Previously Considered (December 2025 Planning Committee)							
	Reference	Consultation expiry date	Address	Proposal		PC Response	
	25/03041/TREE	09/01/2025	Welford House High Street Welford-on-Avon Stratford-upon-Avon	- G1, lime x14no. - Reduce height by 1.5 metres		Support	
5.4 Planning Applications Received From SDC for Consideration at January 2026 Parish Council Meeting							
	Reference	Property	Detail		Consultation Expiry Date	PC Decision	
	25/02293/FUL	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 alteration		12/01/2026	Support	
	25/03038/FUL	Milfield, Binton Road, Welford-on-Avon, Stratford-upon-Avon CV37	Proposed single storey rear extension. Garage conversion and external alterations including replacement windows, doors and rainwater goods.		14/01/2026	Support	
	25/02991/LBC	The Thatch Chapel Street Welford-on-Avon Stratford-upon-Avon CV37 8PX	Structural repairs to defective traditional timber frame, necessitated by poor previous works		16/01/2026	Support	
	25/02715/VARY	Weston House Milcote Road Welford-on-Avon Stratford-upon-Avon CV37 8EH	Variation of Condition 2, 8, 9 and 15 of application 22/02698/FUL dated 16th February 2023 to retain the original garage serving Plot 3 (Weston House) and incorporate bat loft into car port to serve Plot 5. Original description of development: Construction of four dwellings and alterations to the existing retained dwelling (including some demolition) with associated works including revised access arrangements and landscaping (revised scheme)		19/01/2026	Support	
	25/02867/VARY	Land North Of Millers Close Welford-on-Avon	Variation of condition 4 (approved plans) of planning permission 21/01195/OUT (appeal reference APP/J3720/W/22/3297821) to allow amendments to the layout, parameters plan and build zones (Date of Decision: 30.01.2023) to accommodate the 1m shift north of the proposed internal road layout Original application description: '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)'		20/01/2026	Support	
	25/03087/FUL	Three Acres (formerly The New House) High Street Welford-on-	Replacement entrance gates and front boundary hedge with new sliding entrance gate and new laurel hedge,		21/01/2026	Object	

		Avon Stratford-upon-Avon CV37 8EA	together with facing brick boundary wall																																																																								
	5.5 Planning Enforcement None discussed																																																																										
	5.6 Other planning matters None discussed																																																																										
6.	Finance																																																																										
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	Receipts – £50,281.65 Transfer - £63,000 Proposed – Cllr M Stanley Seconded – Cllr D Jones																																																																										
	6.2 Budget and Precept The precept was agreed at £89,286. This represents a c.55% reduction from last year. The resultant Band D property charge of c.£95 is in line with the average precept set by other large Parishes within SDC. In the 25/26 budget only monies raised by the Synder Meadow fundraising team are planned to be spent on the fit out of the Synder Meadow pavilion. There are funds of £22,635 that have been raised this year that will be spent next year. In addition a number of £77,365 has been put in for fundraising but this is offset by spend; if more money is raised more can be soent and if less money is raised then less can be spent. Major expenditure items planned for next year include securing the freehold of the playing field land on the field next to the school and adding some new equipment, highways improvements (including footpaths), Cress Hill maintenance and improvement and Public Rights of Way improvement. The budget proposes a total spend of c.£10k more than our income meaning our forecasted year end reserves will reduce by the amount to a planned £67,000 which is c.75% of our annual precept (guidance is to have between 50% and 100% of the precept in reserve to allow for future spending plans and to give a buffer for day to day spending) <div>Total</div> <div>Income</div>																																																																										

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	<p>6.3 Any Other Finance Matters The donations from the football club are in the process of being paid. D Holmes will chase the Cricket Club. S Carter will chase the Sports Club.</p>																																		
7.	<p>Synder Meadow Pavilion Project Hinton build remains on track for costs. N Appleton shared a summary of fundraising so far (£15,804.96). S Carter and J Hockaday to investigate indemnity insurance for rights of way access to Synder Meadow.</p>																																		
8.	<p>Project Updates from Parish Councillors The Head of the school and the Chair of Governors are both in support of the proposed land swap for the playing field. There is a School Governors' meeting on the 20th January where this will be raised.</p>																																		
9.	<p>Communications M Lake to write an article for Welford Matters outlining the rationale for the budget and precept</p>																																		
10.	<p>Any Other Business S Carter to pick up the crime prevention toolbox with the Memorial Hall</p>																																		
11.	<p>Dates of Future Meetings 20th January 2025 – Planning Committee 3rd February 2026 – Full Parish Council</p>																																		

Meeting finished: 22:14