



**5.2 Planning Applications Previously Considered (February 2026 Planning Committee)**

Reference	Property	Detail	Consultation Expiry Date	PC Decision
DISCN/00034/26	Bunkers Hill Farm Barton Road Welford-on-Avon Stratford-upon-Avon CV37 8HQ	Discharge of condition 4 Materials of planning permission 25/02286/FUL	26/02/2026	Support

**5.3 Planning Applications Received From SDC for Consideration at March 2026 Parish Council Meeting**

Reference	Property	Detail	Consultation Expiry Date	PC Decision
26/00455/TREE	Car Park Area Next To Number 3, Barton Meadow, Welford-on-Avon	- T1 oak - Crown lift to 5.2m, where overhanging adjacent car parking area at Barton Meadow. Removal of 2 limbs (1 x small and 1 x large) marked yellow on annotated image 'Barton Meadow 1.1.'	17.03.2026	Support
26/00278/FUL	Orchard House, High Street, Welford-on-Avon, Stratford-upon-Avon CV37 8EA	Demolition of existing detached garage and replacement with detached ancillary Accommodation	18.03.2026	Object
26/00388/LDP	Oak Bank, Church Street, Welford on Avon, CV37 8EJ	Proposed loft conversion with roof windows to rear elevation	13/02/2026	Support

**5.4 Planning Enforcement**

Councillors noted the removal of a hedge at Three Acres without planning permission. The existing hawthorn hedge was apparently being replaced by Laurel. Councillors questioned whether the matter should be referred to Enforcement, noting that the Village NDP stated that the Council preferred hedges next to footpaths. After discussion it was agreed that there was no planning basis for taking any action.

**5.5 Other planning matters**

- Williams Orchards, Duck Lane – Cllr Appleton noted that a very large chimney had been built which did not appear to be in line with planning permission, but after discussion it was agreed no action to be taken.
- Cllr Stanley observed that Enforcement had sorted all issues regarding Deerhurst Gardens, the willows by the Swale will need to be replaced.
- An email had been received from Nic Allen regarding Millfield Caravan site and circulated to councillors. This related to the planning status of the boundary hedge which Mr Allen was proposing to remove and replace with a close boarded fence supplemented by adjacent planting. The PC had requested hit and miss fencing to accommodate wildlife. Cllr Appleton was in touch with SDC regarding this matter. Councillors were concerned to ensure a hedge was maintained and that the Bowls Club access road was not compromised.



	<p>from the Fundraising Committee and would need to be debated fully by the Parish Council before approval could be given.</p> <p>On 21 March the Cricket Club were running a fundraising quiz.</p>
<b>8.</b>	<b>Project Updates from Parish Councillors</b>
	<b>8.1 Welford Park playing fields</b> Awaiting minutes to show approval of the PC's proposal.
	<p><b>8.2 Highway Improvements</b> Cllr Stanley reported that he had received details of the two schemes proposed. Efforts were continuing to identify the monies previously promised by Cllr Daren Pemberton. Plans drawn up and circulated would be implemented via the HCAF funding and the PC would then be invoiced for 50% of the final cost once the works have been done. If the PC approve these proposals then WCC will get quotes. WCC believe there could be sufficient money for a further 2 crossings in addition to the ones by the Maypole and by the telephone box. Suggestions were a crossing by Orchard Close and one on Barton Road near Headland Road junction. Cllr Stanley would also ask WCC to look at Headland Road repairs when they visit. The Parish Council approved these proposals.</p> <p>Cllr Stanley had received a £170k quote for traffic lights on the bridge. Any expenditure of this nature (which would need to be covered by an increase in precept) would require consultation. Cllr Lake suggested consultation should also include reference to the existing Dark Skies Policy</p> <p>Cllr Stanley was submitting a HCAF request to enhance footpaths along the village roads with Long Marston Road being a key priority. This would also involve match funding.</p> <p>A questionnaire would be drafted. <b>ACTION: MARTYN STANLEY</b></p>
	<b>8.3 Other Projects and Updates</b> None discussed
<b>9.</b>	<b>Communications</b> <b>9.1 Welford Matters Articles</b> Traffic surveys, millenium project, precept, phone box  <b>9.2 Other issues</b>
<b>10.</b>	<p><b>Any Other Business</b></p> <p>10.1 Local Government Reorganisation – Councillors confirmed the Clerk should submitted the drafted response</p> <p>10.2 SDC Housing Allocations – Cllr Carter had circulted details on 20 February. The previous 24.5 years housing supply had been reduced to 2.7 years, NPPF states that local authorities should approve planning permissions for sustainable development. Welford's NDP needs updating. <b>ACTION: NEAL APPLETON</b> to ask SDC for advice on doing a "quick" update of the NDP</p> <p>10.3 Maypole Chestnut tree report – the Clerk had circulated the Tree Officer's report and was waiting for quote for the work. The recommendations were agreed.</p> <p>10.4 New Policy approvals (H&amp;S, EDI, Data Protection) – the Clerk had previously circulated updated policies and these were formally agreed.</p> <p>10.5 Review and confirm existing policies prior to Annual Parish Meeting</p> <p><b>10.5.1</b> Standing Orders - the Clerk's recommendations previously circulated were all agreed. The Clerk would update and circulate the revised document. <b>ACTION: IONA WIBBERLEY</b></p> <p>10.5.2 Financial Regulations – Cllr Lake was currently reviewing</p> <p>10.5.3 Planning Committee Terms of Reference - No change required</p>

	<p>10.5.4 Clerk Scheme of Delegation - amendments agreed. The Clerk would update and circulate the revised document. <b>ACTION: IONA WIBBERLEY</b></p> <p>The clerk was asked to check that the version control sections/dates were correct and add final copies to the PC records. <b>ACTION: IONA WIBBERLEY.</b></p> <p>Cllr Stanley</p> <ul style="list-style-type: none"> <li>(a) he had been offered some tree whips by Dereck Tribe and queried whether these might be wanted for Cress Hill. This was agreed although it remained to be determined who would plant them.</li> <li>(b) questioned whether the PC had considered succession planning and if a list of possible future councillors was maintained. The Chair confirmed that he had some names of residents who might be interested in the future</li> <li>(c) had prepared and circulated a questionnaire relating to strategic planning for the village and requested comments.</li> <li>(d) queried the plan for the forthcoming Annual Parish Meeting. The Chair requested thoughts and ideas.</li> <li>(e) noted that HCAF funding would only go up to £50k so the PC would not get WCC support for Binton Bridge traffic lights.</li> </ul> <p>Cllrs Appleton and Holmes were pulling together footpath maps using Parish Online.</p> <p>Cllr Appleton reported that Clayton Foster had contacted him regarding the possibility of residential housing on the commercial land near Welford Hill/Long Marston as progress with Deeleys regarding a care home seemed to have stalled. He wanted to know the PC's thoughts on this. This was unlikely to generate support as it would be residential development in open countryside. It was agreed that Cllr Appleton should contact Deeleys to find out the latest position. <b>ACTION: NEAL APPLETON</b></p> <p>The request from the HeadTeacher to consider the appointment of a parish councillor as a School Governor was noted. It was agreed that the PC needed to decide in principle whether it was appropriate for a Councillor to be a governor. Given the recent history of conflict the PC had concerns about the timing of any appointment. It was also felt that any request should be coming from the governing body rather than the headteacher. Agreed that this would be discussed further.</p>
<p><b>11.</b></p>	<p><b>Dates of Future Meetings</b>            7<sup>th</sup> April 2026 – Full Parish Council            21st April 2026 – Planning Committee</p>

Meeting finished: 22:09