

**Welford-on-Avon Parish Council**

**Minutes of the Planning Committee Meeting held on  
Tuesday 17th February 2026 at 7:15 p.m.**

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

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

**Public Participation:** 0

Item					
1.	<b>Acceptance of Apologies –</b> Cllr D Jones, Cllr J Hockaday				
2.	<b>Declarations of Interest –</b> None				
3.	<b>Approval of Minutes –</b> The minutes of 20th January 2026 were accepted, subject to typos, as a true record of the meeting. To be formally approved at the next meeting.				
4.	<b>Planning Applications</b>				
	<u>Reference</u>	<u>Consultation Expiry Date</u>	<u>Property</u>	<u>Description</u>	<u>PC Decision</u>
	DISCN/00034/26	20/02/2026	Bunkers Hill Farm, Barton Road, Welford-on-Avon Stratford-upon-Avon CV37 8HQ	Discharge of condition 4, Materials, of planning permission 25/02286/FUL	support
5.	<p><b>Other Planning Matters</b></p> <p>Weston House – changes to the permission were noted, which included plans for bat lofts in 2 properties.</p> <p>Garden structures = certificate for lawful development at Littleton Cottage on corner of Millers Close in the Conservation Area applied for. Cllr Appleton suggested the PC should monitor this. The clerk to ask SDC planners when permission was required for such structures in the conservation area. ACTION: I Wibberley</p> <p>Cllr Lake had received a response from Cil/S106 monitoring team to his enquiry which advised that Cil payments were calculated by the team and checked by finance, but gave no further information. It was agreed that Cllr Lake should request calculations and advise that the PC will raise a freedom of information request if necessary. ACTION: M Lake</p>				
6.	<p><b>6.1 Action List</b></p> <p>The action list was reviewed and the clerk was asked to update it.</p> <p><b>6.2 Traffic survey information</b></p> <p>Results from survey in November 2025 had been analysed by Cllr Lake. It was noted that in November 2024 Bidford Bridge had been closed and therefore agreed that the key data comparison was 2022 vs 2025.</p> <p>Cllr Lake explained the data, noting that there were fewer vehicles and lower speeds when comparing the two sets of data. Speed did not greatly vary with the direction of travel and the average speed (85<sup>th</sup> percentile) was close to the 30mph limit. Vehicles exceeding this speed were</p>				

generally travelling outside peak hours/at night. It was acknowledged that fast moving vehicles were a particular issue for pedestrians.

It was noted that SDC/WCC planners were expecting a 15-20% increase in traffic over the next 10 years. It was agreed that a further survey would be carried out in November 2026.

The results of the data would be published online and an article would appear in Welford Matters.

**7. Any Other Business**

Cllr Stanley advised that SDC did not appear to be able to identify the £22k agreed by Daren Pemberton for highways improvements. They were continued to investigate.

Cllr Lake was completing the application for the community grant for Synder Meadow Pavilion.

Crime Prevention toolbox presentation would take place at coffee morning on 15<sup>th</sup> April.

Cllr Holmes noted that the PC responsibilities on the back of Welford Matters were incorrect.  
ACTION: I Wibberley

Cllr Holmes agreed to upload asset information onto Parish Online. The clerk to provide him with this information  
ACTION: I Wibberley

Cllr Holmes reported that Limebridge had cleared the path between the shop and Headland Road. Need barriers from WCC for the top footpath along the river between Duck Lane and Weston.

Cllr Stanley was continuing to chase WCC and SDC ref traffic matters.

Cllr Cater advised that the pavilion would be open for viewing by councillors on 25<sup>th</sup> February with practical completion lined up for 2<sup>nd</sup> March. Building would be insured from 1 March. Steps/seating may be wood clad rather than concrete, seem steep, but need handrails. doors/windows complete. All stone on site will be left on site so can be used for the roadway. Cllr Holmes noted that driveway/entrance needs tidying up.

Cllr Carter gave an update on the school playing field. He had attended the governors meeting to talk through the plan. The proposal was voted through with unanimous support. He was awaiting the minutes confirming the school's support for the plan/proposal. There is still a question of whether any land needs to be levelled. Cllr Carter has received a quotation from Limebridge of £8k to do this work.

The school has enquired whether a Parish Councillor would like to stand as governor. Cllrs Lake and Holmes to consider this. Would be a formal parish council role.

The clerk drew councillors attention to a SDC briefing on housing allocation – 6pm Wednesday 18<sup>th</sup> February online.

The clerk noted that a £650 grant had been obtained for trees at Synder Meadow orchard. Details of how this would be paid were still awaited.

Management plan for Synder Meadow – Cllr Carter to arrange a date to discuss this. ACTION: Cllr Carter

Cllr Lake suggested that it might be useful to appoint an additional councillor to be responsible for

	communications/social media matters. This was supported. The Clerk to investigate the process for appointment. An advertisement could be put on Notice Boards and in Welford Matters. ACTION: I Wibberley
<b>8.</b>	<b>Dates of Future Meetings</b>
	<ul style="list-style-type: none"><li>• 3<sup>rd</sup> March 2026 - Full Parish Council Meeting, Memorial Hall</li><li>• 24<sup>th</sup> March 2026 – Planning Committee Meeting, Memorial Hall</li></ul>

Meeting closed at 21:16