

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

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

In Attendance: I Wibberley (clerk)

Public Participation: 1

A resident attended to question the PC about the increase in the precept and the situation regarding the funding of the Synder Meadow pavilion. He expressed concern that the article in Welford Matters regarding the precept increase was not clear and transparent, and that there had been insufficient consultation with the village before the budget was set.

In response to a question about how the parish budget was set the PC noted that the process was to set the budget prior to determining the precept. Discussions commenced in December with the precept being set in January each year. The PC explained the budget details which included significant commitments on highways, footpaths, the school playground and similar, and the improvements they were looking to make for the village based on the NDP.

Questions were also asked about the Synder Meadow project and whether the Sports Club would be funding the next phase. It was noted that they had made donations of £35k to date and both the football and cricket clubs were raising money from events.

Item					
1.	Acceptance of Apologies – Cllr J Hockaday, Cllr D Jones				
2.	Declarations of Interest – None				
3.	Approval of Minutes The minutes of 3rd March 2026 were reviewed and agreed for signature by the Chair. Proposed: Cllr M Stanley Seconded: Cllr M Lake				
4.	District & County Councillors' Report None received				
5.	Planning				
	5.1 Report of Planning Notices Received From SDC During March 2026				
	Item	Reference	Decision Date	SDC Decision	PC Decision
1	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 16 th 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)	25/02715/VARY	02/03/2026	Granted	Support
2	Comptons House, High Street, Welford-on-Avon, Stratford-upon-Avon CV37 8EA Extension to enlarge the ground floor shower and rebuilding of the low garden retaining wall revised position approx 500mm south of current location	26/00100/LBC 26/00099/FUL	02/03/2026	Granted	Support
3	Oak Bank Church Street Welford-on-Avon Stratford-upon-Avon CV37 8EJ The	26/00388/LDP	09/03/2026	Permitted	Comments only

	proposed loft extension is considered to comply with Part 1 Class C of Schedule 2 The Town and Country Planning (General Permitted Development) (England) Order 2015.Planning permission is therefore not required for the development.				
4	Littleton Cottage High Street Welford-on-Avon Stratford-upon-Avon CV37 8EF Installation of a summerhouse in the corner of the garden of the property	26/00237/LDP	11/03/2026	Permitted	No comment made
5	Land Adjacent To, Church Bank, Binton Road, Welford-on-Avon Variation of conditions 1 and 2 of planning permission 21/02818/VARY (date of decision 19/11/2021). Drawing nos. 731-001 Rev C, 731-002 Rev C and 731-003 Rev D to be replaced by drawing nos. 2172/01D, 2172/02A and 2172/03A. Stone and timber cladding to be omitted and replaced by Weinerberger Terca 'Heritage Blend' facing brick on plot 2.	26/00120/VARY	23/03/2026	Granted	Support
6	Orchard Well, Chapel Street, Welford-on-Avon, Stratford-upon-Avon CV37 8QE Application for a Certificate of Lawful Existing Use or Development (CLEUD) to establish a continuous use of land for garden in association with Orchard Well, Chapel Street, Welford-on-Avon.	.25/02160/LDE	23/03/2026	Permitted	Comments only
7	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, by removal of the 2 lowest branches (1 x small and 1 x large) marked yellow on submitted, annotated image 'Barton Meadow 1.1.'	26/00455/TREE	26/06/2026	No Objection	Support

5.2 Planning Applications Previously Considered (March 2026 Planning Committee)

Reference	Property	Detail	Consultation Expiry Date	PC Decision
26/00038/FUL	South Lawns Barton Road Welford-on-Avon Stratford-upon-Avon CV37 8EY	Proposed Loft Conversion with the Addition of Two Dormers to Rear	30/03/2026	Support
25/02806/FUL	Welcroft Binton Road Welford-on-Avon Stratford-upon-Avon CV37 8PP	Proposed two storey side extension replacing an existing garage and utility room. Enclosed porch, first floor gable extensions and external alterations.	31/03/2026	Support
26/00497/VARY	Orchard Nurseries Duck Lane Welford-on-Avon	Vary condition numbers 2 (approved plans) and condition 4 (hard and soft landscaping) of application 21/03308/VARY granted 21.01.2022 (original description of development - 'demolition of existing nursery building and the erection of nine dwellings and associated works'). Current variation sought to relocated garage on plot 7 and change to the internal road layout	08/04/2026	Object

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

Reference	Property	Detail	Consultation Expiry Date	PC Decision
26/00278/FUL	Orchard House, High Street,	Demolition of existing detached garage and replacement with detached ancillary accommodation	25/03/2026	Object

	Welford-on-Avon, Stratford-upon-Avon CV37 8EA	An amendment/additional information has been received for the application shown above as follows: The proposed floor plans and elevations have been revised to include down wall lights. Drawing No: 25205-301 Rev A		
26/00672/TREE	Laurel House Church Street Welford-on-Avon Stratford-upon-Avon CV37 8EJ	-G1, 3-4no. laurels - Fell.	17/04/2026	Support
25/01307/REM	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 An amendment/additional information has been received for the application shown above as follows: 18135-02c Vehicle Tracking, 3532-02Q Plot Layout Plan, 3532-03R Parameters Plan, 3532-04K Illustrative Layout, 25018 102F Drainage Layout, GL1821 Landscape Management Plan 06-02-26, GL1821 LP 02B Landscape Proposals, GL1821 SP 01A Landscape Specification, 25018 106B Basin Sections, 4265-11 Root Protection Area	31/03/2026	On hold
26/00497/VARY	Orchard Nurseries, Duck Lane, Welford-on-Avon,	Vary condition numbers 2 (approved plans) and condition 4 (hard and soft landscaping) of application 21/03308/VARY granted 21.01.2022 (original description of development - 'demolition of existing nursery building and the erection of nine dwellings and all associated works'). Current variation sought to relocated garage on plot 7 and change to the internal road layout.	08/04/2026	Object
26/00580/TREE	Magpie Cottage High Street Welford-on-Avon Stratford-upon-Avon CV37 8EF	- T4- prunus of the submitted MWA Arboricultural Report - Fell to near ground level and treat stump to inhibit regrowth. -T5 - prunus of the submitted MWA Arboricultural Report - Fell to near ground level and treat stump to inhibit regrowth. -T6 spruce of the submitted MWA Arboricultural Report - Fell to near ground level and treat stump to inhibit regrowth. Reason: Clay shrinkage subsidence damage at the property	10/04/2026	Support

5.4 Planning Enforcement

Cllr Appleton had contacted Enforcement about the house being built on Mill Lane where neighbours had highlighted an issue about the levels, the new property appeared to be around 0.5m higher than permitted which would adversely impact the ridge height.

Cllr Carter had contacted Nic Allen regarding the boundary alongside the road to the Bowls Club. He had advised he was intended to install a hit and miss fence with a hedge alongside. Councillors expressed concern that the Bowls Club access road was being eroded.

5.5 Other planning matters

Cllr Stanley reported that the landscaping at Deerpark Gardens was currently being completed and the last trees would be planted in October 2026.

8.	<p>Any Other Business</p> <p>Chicken wire fencing had been put in place on Commons Land in front of the former Teashop in Church Street and several villagers had commented on this. Cllr Appleton would discuss with the property owner. The clerk to notify WCC that the land was Commons Land rather than Highways Extant Land as indicated on WCC plans. ACTION: Cllr Appleton, I Wibberley</p> <p>The clerk drew attention to the Avon Valley Solar project, details of which had been previously circulated. It was agreed to sign up for email alerts and put the information on the PC website as a link. ACTION: Cllr Appleton, I Wibberley</p> <p>Councillors considered the Welford Matters article regarding the phone box which had been drafted by a local resident and were appreciative of the support. The clerk to respond accordingly. ACTION: I Wibberley</p> <p>Cllr Appleton to follow up with SDC regarding the process for NDP updates. Cllr Carter advised that the PC can apply for money to do this. ACTION: Cllr Appleton</p> <p>The clerk reminded Councillors of the Clifford Chambers residents meeting on 22 April ref additional houses and SW relief road. Current position is that no houses will be signed off until the relief road is built. Greater Long Marston (10k houses) cannot be supported on sustainability grounds.</p>
9.	<p>Communications</p> <ul style="list-style-type: none"> • The PC noted issues regarding the Precept discussions and agreed that they needed to better publicise when this will be discussed. The clerk to add to the annual task list, ACTION: I Wibberley. • Two questionnaires for residents have been drafted, one is about footpaths and one is more general. Cllr Stanley to circulate again for comments and include reference to the NDP. ACTION: Cllr Stanley. The PC needs to agree the timing on issuing these. • Feedback from residents on the traffic survey information published in Welford Matters is that no one believes the data.
10.	<p>Dates of Future Meetings</p> <p>21st April 2026 – Planning Committee</p> <p>5th May 2026 – Full Parish Council</p>

Meeting finished: 21:05