

			and the formation of a raised rear seating area with steps and patio.		
25/02627/REM	Land Off Long Marston Road Welford-on-Avon Stratford-upon-Avon CV37 8RA	Reserved Matters for commercial development (Use Class E(g), B2 and B8). Planning permission 22/00051/OUT (date of decision 02/11/2022)			Object
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			Object

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

Reference	Property	Detail	Consultation Expiry Date	PC Decision
26/00942/FUL	Hathaway, Headland Road, Welford-on-Avon, Stratford-upon-Avon CV37 8ER	Proposed front and rear extensions and associated alteration	9 May 2026	Support
26/00618/FUL	The Fieldings, Long Marston Road, Welford-on-Avon, Stratford-upon-Avon CV37 8EG	Two storey rear extension including internal alterations, replacement windows and works to front facing dormer window.	15 May 2026	Support
6/01002/TREE	Grist's Orchard, High Street, Welford-on-Avon, Stratford-upon-Avon CV37 8EF	- T1 Lawson cypress - Fell - T2 Lawson cypress - Fell - T3 Lawson cypress - Fell - T4 ash - Fell - T5 Lawson cypress - Reduce height by 6m (from 20m) - T6 Lawson cypress - Reduce height by 6m (from 20m) - G1 mixed conifers unknown no. - Fell	12 May 2026	Object
26/00829/FUL	Elm Close, Binton Road, Welford-on-Avon, Stratford-upon-Avon CV37 8P	Demolition of existing conservatory and replacement with single storey flat roof extension.	12 May 2026	Support

5.4 Planning Enforcement

Cllr Appleton reported on new 6ft fencing that had been erected in flood zone 2 at Mill Lane caravan site. Ground levels had also been increased and new turf had been laid. Members of the public had raised concerns regarding this, and the works appeared to be contrary to previous plans presented

to the Parish Council which had indicated this would be open space. It was noted that this development was in the Conservation Area. Policies HE4 and HE9 would apply.

The Mill Lane housing development appeared to be on hold at present with no activity on site and no further information forthcoming from Enforcement.

Orchard Nurseries – a variation to planning permission had been requested by SDC Enforcement.

5.5 Other planning matters

OldeTea Shop – Cllr Appleton had spoken to the owner who had advised that the chicken wire had been put up so the grass could recover from people walking on it and would be removed in due course. He would confirm the conversation in an email.

6. Finance

6.1 Approval of items requiring payment

Item	Base	VAT	Total
Microsoft (Mar26)	£43.47	£8.69	£52.16
Clerk's salary Apr 2026	£509.35		£509.35
Clerk's salary HMRC- Apr 2026	£120.80		£120.80
Welford Memorial Hall	£50.00		£50.00
O2 clerks phone	£13.45	£2.69	£16.14
Millenium Trust	£120.00		£120.00
Smart Wheelie Bins	£120.00		£120.00
Currys (PC phone)	£115.83	£23.17	£139.00
Peter Teckman (Comedy Night)	£450.00		£450.00
UK Engraving (Synder Meadow bricks)	£860.00		£860.00
Limebridge Rural Services	£1442.00	£288.40	£1730.40
Community First Insurance	£2552.23		£2552.23
Simon Carter (land registry fees)	£90.00	£18.00	£108.00
Simon Carter (BHGS grass seed)	£106.66	£1.33	£107.99
TOTALS	£6563.79	£342.28	£6906.07

Receipts – £46,996.36

Transfer - £nil

Proposed – Cllr D Jones

Seconded – Cllr J Hockaday

6.4 Any Other Finance Matters

Synder Meadow – Cllr Appleton is tracing fund raising through Sum Up. **ACTION: Cllr Lake to provide detailed report on Synder Meadow expenditure and income.** This information will need to be reported at the Annual Parish Meeting.

Insurance – renewal was agreed (year 2 of 3 year deal), but noted that there were differences between the asset register and insurance schedule which needed to be reconciled. **ACTION: Cllr Lake & the Clerk.**

7. Project Updates from Parish Councillors

Cllr Hockaday – reported on Synder Meadow pavilion project. A cost consultant had prepared a current cost budget on behalf of the PC for M&E/building works necessary to fit out the Pavilion. The cost at today's prices totalled £315k, excluding fixtures & fittings, inflation and contingency. The information would be shared with the Football Foundation as part of the ongoing discussions regarding grant funding. It was noted that the maximum funding available from the Football Foundation was £250k and that the process of securing this could take 12 months. During this time

	<p>costs would inevitably rise. There would be conditions attached to any grant (eg that the pavilion would need to be used as a sports & community facility for 25 years) and the PC would need to guarantee any funding shortfall to ensure that the project could be completed and the Pavilion become fully operational. The PC agreed that these discussions should continue. Other sources of finance such as local companies, the ECB, and local fundraising would continue to be pursued.</p> <p>Cllr Holmes – had circulated draft Welford Matters article ref footpaths to councillors for comment. Wanted to prepare a longer term plan for Cress Hill. Asked the clerk to provide a list of assets so that these could be added to Parish Online and also copies of Limebridge invoices. ACTION: Clerk to provide list of assets and Limebridge invoices</p> <p>Cllr Stanley – had received and circulated to councillors schematics for all the roadworks proposed which included Welford Hill, crossings, roadside paths etc. He explained the plans in detail and answered Councillors’ questions. The funding available for these projects was also identified. After discussion the plans were approved. Cllr Stanley would continue discussions with Brockworth Homes regarding the new footpath to Headland Road and would seek to have this included as part of the WCC planning approval.</p> <p>The questionnaire prepared by Cllr Stanley had been updated following comments from councillors. He would circulate a final version. It was agreed that this should be included in the next edition of Welford Matters.</p> <p>Cllr Appleton – reported on the SWLP consultation. There would be briefings on 19 and 20 May. He also reported on the recent residents’ meeting at Clifford Chambers which several councillors had attended. The current draft of the SWLP identified a new route for the southern relief road and additional houses at Long Marston. He also noted that several areas within Welford previously identified by the PC as green spaces were now being proposed as “development locations”. A key area of concern for Welford is traffic from any large new housing development south of the river.</p>
<p>8.</p>	<p>Communications Not discussed</p>
<p>9.</p>	<p>Any Other Business</p> <p>The clerk explained the process for appointing additional councillors. SDC had advised that 9 councillors for Welford would be in line with NALC recommendations. After discussion, it was agreed to request that SDC start the process to increase the number of councillors to 9 from the existing 7.</p> <p>It was noted that the website and planning committee TORs stated that Cllr Appleton was Chair of the Planning Committee although in practice Cllr Carter tended to Chair this meeting. It was agreed that the situation should be regularised.</p> <p>Playing fields – Cllr Appleton reported on the opening/closing of the gates which he was currently carrying out and noted this now needed to be done every weekend as we were in the Summer Term. He would ascertain whether any local residents might be able to assist him in carrying out this function.</p>
<p>10.</p>	<p>Dates of Future Meetings 19th May 2026 – Planning Committee 2nd June 2026 – Full Parish Council</p>

Meeting finished: 22:10