

Welford-on-Avon Parish Council

Minutes of the Planning Committee Meeting held on Tuesday 19th May 2026 at 7:15 p.m.

Present: Cllr J Hockaday - in the Chair, Cllr M Stanley, Cllr D Holmes, Cllr N Appleton, Cllr D Jones

In attendance: Clerk - Mrs I Wibberley

Public Participation: 2

Item					
1.	Acceptance of Apologies – Cllr S Carter, Cllr M Lake				
2.	Declarations of Interest – Cllr Hockaday ref 26/00772/PIP, Cllr Appleton ref 26/01039/FUL. Both councillors abstained from discussions on the applications in which they had declared an interest.				
3.	Approval of Minutes – The minutes of 21 st April 2026 were accepted true record of the meeting and signed. Proposed: Cllr M Stanley Seconded: Cllr D Holmes				
4.	Planning Applications Miranda Rogers spoke on behalf of Stansgate Planning (application 26/00772/PIP). She explained the PIP process which allows landowners to determine in principle whether a site is suitable for development without going through the full application process. This can be used for sites of not more than 1 hectare for 1 to 9 dwellings. The Planning Authority can consider location, land use and the amount of the development. She noted that SDC do not have 5 year housing supply as required by National Planning Guidance and that Welford is Category 2 PSV which is acknowledged to be sustainable. Therefore there was a presumption in favour of development.				
	<u>Reference</u>	<u>Consultation Expiry Date</u>	<u>Property</u>	<u>Description</u>	<u>PC Decision</u>
	26/00772/PIP	27/05/2026	Land South Of Elm Leys Hunt Hall Lane Welford-on-Avon Stratford-upon-Avon CV37 8HE	Erection of up to 4 dwellings	Object
	26/00497/VARY	21/05/2026	Orchard Nurseries Duck Lane Welford-on-Avon.	Vary condition numbers 1 (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.	Support

	26/01039/FUL	08/06/2026	3 Blundells Croft Welford-on-Avon Stratford-upon-Avon CV37 8EP	Erection of 3 single storey dwelling houses (use class C3) together with associated access, turning facilities, parking and landscaping	Object
	26/02006/FUL	02/06/2026	Grist's Orchard High Street Welford-on-Avon Stratford-upon-Avon CV37 8EF	Replacement timber and estate style fencing, and installation of metal gates with rendered brick piers	Object

5. Other Planning Matters

Enforcement – Mill Lane plot 2 roof trusses gone in, Cllr Appleton has asked Enforcement Officer to review levels vs approved plan.

Field by river, Binton Road, adjacent to The Holt – looks like foundations are being laid for the permitted agricultural building. Plus a septic tank installed. Cllr Appleton contacted Enforcement about this. The development is in the flood zone and earthworks have been significant.

Caravan site Mill Lane – Cllr Jones contacting Env Agency. Cllr Appleton to discuss soft planting alongside the close board fencing with Nic Allen.

6. Any Other Business

6.1 Annual Accounts 2025-26

The draft annual statement of finances for 2025/26 prepared by Cllr Lake was received. The changes to the previous year were noted.

- (a) The Annual Governance Statement for 2025-26 (Section 1 of the AGAR) was reviewed. The internal controls were outlined and councillors confirmed they were happy with these. The Statement was approved and signed by the Chair and the Clerk.
- (b) The Accounting Statements for 2025-26 (Section 2 of the AGAR) prepared by the RFO and Cllr Lake were presented. These were approved and signed by the Chair.
- (c) the Notice of Public Rights was approved. The period for inspection of the accounts would run from 3 June to 14 July.
- (d) the re-appointment of Alice Wynne Jones as internal auditor was approved at a fee of £200

The Clerk reported that the internal audit of the 2025-26 accounts was currently underway. Once completed the AGAR form would be submitted for external audit.

6.2 Synder Meadow Financial Report

The Synder Meadow financial report previously circulated was noted. Cllr Lake to be asked to formally present this at the next meeting.

6.3 Chairman's report

The Chairman's report to be presented to the Annual Parish Meeting was agreed subject to some additional information and minor amendments.

6.3 Action List

This was not discussed.

6.5 Other Matters

Cllr Holmes noted that a company had approached him who might be interested in bidding for fit out for Synder Meadow Pavilion. Agreed he would pass on Cllr Hockaday's contact details.

Questionnaire – Cllr Stanley has got this printed and it is now online. He has posted about it on social media. Will be delivered in Welford Matters.

Cllr Stanley confirmed that the PC has got sufficient money for the road traffic improvements despite increased costs.

Cllr Jones advised that a banner will cost £127 for 3m long, but still awaiting artwork. She will also get a price for an "A board".

Cllr Appleton reported that the Synder Meadow cables have been put in for the security cameras. The clerk has sourced a broadband and router and will follow up on getting this delivered.

8. Dates of Future Meetings

- 2nd June 2026 - Full Parish Council Meeting, Memorial Hall
- 23rd June 2026 – Planning Committee Meeting, Memorial Hall
- 28th May 2026 – Annual Parish Meeting

Meeting closed at 21:40