

**Minutes of the Meeting held on
Tuesday 2nd June 2026 at 7:15 p.m.**

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

In Attendance: I Wibberley (clerk)

Public Participation: 1

Item					
1.	Acceptance of Apologies – Cllr D Holmes				
2.	Declarations of Interest – Cllr Hockaday ref 26/00772/PIP				
3.	Approval of Minutes The minutes of 5 th May 2026 were reviewed and agreed for signature by the Chair. Proposed: Cllr J Hockaday Seconded: Cllr N Appleton				
4.	District & County Councillors’ Report None received				
5.	Planning Mr K Ombler attended to present plans of his proposals for new pillars, wall and hedging for the front boundary of Three Acres, High Street. Councillors thanked him for modifying previous plans to bring the appearance more into line with other houses along the High Street in the Conservation Area, and gave some further suggestions and recommendations regarding maximum heights of the wall, gate and pillars. They requested that a sample of the proposed brick be provided for their consideration.				
5.1 Report of Planning Notices Received From SDC During May 2026					
	Item	Reference	Decision Date	SDC Decision	PC Decision
1	Laurel House, Church Street, Welford-on-Avon, Stratford-upon-Avon, CV37 8EJ G1 - group of 3 or 4 no. Laurel: Fell to ground level	26/00672/TREE	06/05/2026	No Objection	Support
2	South Lawns Barton Road Welford-on-Avon Stratford-upon-Avon CV37 8EY Proposed Loft Conversion with the Addition of Two Dormers to Rear	26/00038/FUL	08/05/2026	Granted	Support
3	Elm Close, Binton Road, Welford-on-Avon, Stratford-upon-Avon CV378PT Demolition of existing conservatory and replace with single storey flat roof extension.	26/00829/FUL	26/05/2026	Granted	Support
4	Hathaway, Headland Road, Welford-on-Avon, Stratford-upon-Avon CV37 8ER Proposed front and rear extensions and associated alteration	26/00942/FUL	27/05/2026	Granted	Support
5.2 Planning Applications Previously Considered (May 2026 Planning Committee)					
	Reference	Property	Detail	Consultation Expiry Date	PC Decision
	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	21/05/2026	Support

26/01006/FUL	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	02/06/2026	Object	
26/00772/PIP	Land South Of Elm Leys, Hunt Hall Lane, Welford-on-Avon, Stratford-upon-Avon CV37 8H	Erection of up to 4 dwellings - CONSULTATION UNDER ARTICLE 5J OF TOWN AND COUNTRY PLANNING (PERMISSION IN PRINCIPLE) (AMENDMENT) ORDER 2017 FOR AN APPLICATION FOR PERMISSION IN PRINCIPLE	27/05/2026	Object	
26/01039/FUL	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	08/06/2026	Object	

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

Reference	Property	Description	Consultation Expiry Date	PC Decision
26/01313/TREE	9 Barton Meadow Welford-on-Avon Stratford-upon-Avon CV37 8DU	- T1 Quercus robur - Lateral extent reduction 2-3 metres to appropriate natural target pruning attachment points. To include crown clean of minor fragile deadwood - T2 Quercus robur - Lateral extent reduction 2-3 metres to appropriate natural target pruning attachment points. To include crown clean of minor fragile deadwood and ivy sever	16/06/2026	On hold pending comments of Tree Officer
26/01206/TREE	Church House Boat Lane Welford-on-Avon Stratford-upon-Avon CV37 8EN	- T1 Acacia rubida - Remove lower limb growing over roof line and prune back remainder (see photograph, to allow for scaffold to be erected, enabling roofing works to be undertaken) - T2 yew - Prune back 1-1.5m to suitable growth points (see photograph, to allow for clearance over property and allow for scaffold to be erected enabling roofing works to be undertaken) – T4 ash - Fell (see photograph, growing out of the base of gas tank, fell to ground level stump to prevent damage to gas tank in future) - T5 ash - Fell (see photograph, heavily declined with ash die back, fell to ground level to prevent failure from ash die back)	09/06/2026	On hold pending comments of Tree Officer
26/01231/TREE	St Peters Church Church Lane Welford-on-Avon	- T3 yew - Prune back 1-1.5m to suitable growth points (see photograph, to allow for clearance over property, and allow for scaffold to be erected, enabling roofing works to be undertaken)	09/06/2026	On hold pending comments of Tree Officer
26/00257/REM	Land North of Millers Close, Welford on Avon	Reserved Matters application for the Appearance, Landscaping, Layout, and Scale for the plots only and associated landscaping pursuant to conditions 1, 4 and 5 of approved application 21/01195/OUT (approved by appeal on 27.09.2022) (Outline application 21/01195/OUT was for the construction of up to ten self-build/custom-build dwellings, alterations to access and laying out of public open space (approval sought for access at outline stage)	23/06/2026	To be discussed via email and at next meeting

5.5 Other planning matters

26/01039/FUL, 3 Blundells Croft – Cllr Appleton noted that the widening of the access road is to 5m not 5.5m. Agreed that the clerk would write to planning officer to advise that there was an error in the previous letter submitted. Cllr Lake would contact the Church to ascertain if they had a view on hearse parking and to request them to submit any comments to the application. Deadline is 8th June. **ACTION: M Lake, I Wibberley**

26/00772/PIP, Hunts Hall Lane - Cllr Hockaday left the meeting whilst this matter was discussed. It was noted that the agricultural assessment had now been received by the PC and this showed the land was grade 3B not grade 2 as previously identified. The PC considered whether in the light of this it wished to remove its objection and concluded that the objection would stand on the basis of NDP policy HE5.

SWLP – The clerk had circulated the SDC presentation ref SWLP to councillors. The SWLP had gone to SDC Committee the previous week and had been challenged by a barrister. It was noted that the housing numbers had changed since the proposal was prepared, with an additional 4500 recommended for Bidford. Building south of Stratford is all conditional on the relief road. SDC are talking about taking a loan for the bypass – this will be passed on the electorate. Road estimate is £250m according to SDC but this is not felt to be realistic. Building to the north of Stratford will not need infrastructure but the land is greenbelt. SDC do not appear to have considered anything outside the County boundary (eg AONB, developments in adjoining Counties). The PC agreed to discuss this further at the next Planning Committee meeting.

6. Finance**6.1 Approval of items requiring payment**

Item	Base	VAT	Total
Microsoft (Apr26)	£43.47	£8.69	£52.16
Clerk's salary May 2026	£509.35		£509.35
Clerk's salary HMRC- May 2026	£120.80		£120.80
Welford Memorial Hall	£50.00		£50.00
O2 clerks phone (May26)	£8.25	£1.65	£9.90
Millenium Trust	£120.00		£120.00
Information Commissioners Office	£47.00		£47.00
O2 clerks phone (Apr26)	£4.66	£0.93	£5.59
Bloomfields (printing)	£190.00	£38.00	£228.00
SDC District Council (dog bins)	£517.71	£103.54	£621.25
P Bird (Cress Hill hedge cutting)	£400.00	£80.00	£480.00
O2 clerks phone (Apr26) adjustment	-£13.45	-£2.69	-£16.14
N Appleton (expenses security camera)	£436.66	£87.33	£523.99
TOTALS	£2434.45	£317.45	£2751.90

Receipts – £1,506.05

Transfer - £nil

Proposed – Cllr D Jones

Seconded – Cllr M Stanley

6.4 Any Other Finance Matters

Financial Regulations – the Clerk reported on the process which could be used for internet banking with HSBC and it was agreed that any two of Cllr Lake, Cllr Carter and the Clerk could authorise payments on the bank account. This would mean that the new Financial Regulations as recommended by NALC could be adopted in full. This was agreed.

	It was noted that the developer of Deerhurst Gardens was going to make a payment to the Parish Council in lieu of the PC not taking on the playground. This was not yet forthcoming. ACTION: Cllr Carter.
7.	Project Updates from Parish Councillors Cllr D Jones – had contacted the flood risk management team at WCC, also contacted the EA regarding the works at the Mill Lane caravan site. Had asked questions about the raising of the land, stockpiles in the field, solid fence. Waiting for response Cllr M Stanley – questionnaires out, about 70 replies at present. Target is 600. Cllr Appleton to put the questionnaire on the website. Results so far are interesting. MS has put some info out on the Facebook forums. Traffic improvements – district councillors have not yet confirmed to WCC where their agreed funds are coming from. £41k for Welford Hill and crossing by Maypole. £50k is for Long Marston Road and Headland road/Barton road crossings. Best case is that WCC will pay for everything. Brockworth Homes now unlikely to be able to assist us with the footpath as they are off site. Cllr J Hockaday – Sports Club lease is registered on line at Land Registry. The clerk to contact solicitors to check the legal position/deal with registration of the easement over the access track. Found a copy of the conveyance. PC will get the title deeds registered. Identified a potential source of £30k for Synder Meadow pavilion – Garfield Western Foundation. ACTION: I Wibberley Cllr N Appleton – thanked Cllr Holmes for hard work on footpaths now live on PC website. The PC endorsed these thanks. Cllr S Carter – new router for Synder Meadow received. Contract signed up for 2 years. Cllr Hockaday reminded that we need an additional lock on the patio doors.
8.	Communications Questionnaire issued. Agreed to add links to the SWLP on the website. The PC feels need support to improve communications but agreed to review again once we got the results of the questionnaire. Cllr Lake advised that his son might be interested in assisting – agreed that PC would be delighted to have him in support. Playing field – add to website that school and PC have come up with a plan/agreement in principle approved at School Governors Meeting on 12th February 2026. Been subsequently submitted to WCC and we are awaiting a response. ACTION: N Appleton
9.	Any Other Business Planning Cttee meetings. These will deal with all planning matters and only those matters with a tight timescale will revert to the Full PC meeting. The action list will be discussed at the Full PC meeting. The formal planning report will continue to be prepared for the Full PC meeting. Apologies 23rd June – JH, DJ, SC Apologies 7th July – ML, SC
10.	Dates of Future Meetings 23rd June 2026 – Planning Committee 7th July 2026 – Full Parish Council