

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

Present: Cllr J Hockaday = in the chair, Cllr N Appleton, Cllr M Stanley, Cllr D Holmes, Cllr D Jones,

In Attendance: I Wibberley (clerk)

Public Participation: 1

Item					
1.	Acceptance of Apologies – Cllr S Carter, Cllr M Lake				
2.	Declarations of Interest – None				
3.	Approval of Minutes The minutes of 2 nd June 2026 were reviewed and agreed for signature by the Chair. subject to adding the relevant date to Minute 8. Proposed: Cllr J Hockaday				

4	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)	26/01231/TREE	17/06/2026	No Objection	Support
5	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 roof works to be undertaken) - T2 yew - Prune back 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)	26/01206/TREE	18/06/2026	No Objection	Support
6	Baskerville Cottage Church Lane Welford-on-Avon Stratford-upon-Avon CV37 8EL Replacement of 1 existing modern timber casement dormer window to the 1st floor rear west elevation on a like for like basis. Replacement of 1 existing modern timber casement window to the ground floor side south elevation on a like for like basis. Both windows will be finished with a painted finish to match the existing fenestration at the property. In accordance with plans and documents submitted on 20 May 2025 and 04 June 2026.	26/01341/LBP	19/06/2026	Lawful development	No comment submitted
7	Orchard Nurseries, Duck Lane, Welford-on-Avon Vary condition numbers 2 (approved plan 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	26/00497/VARY	26/06/2026	Granted	Support

5.2 Planning Applications Previously Considered (June 2026 Planning Committee)

Reference	Property	Description	Consultation expiry date	PC Decision
26/00257/REM	Land North Of Millers Close Welford-on-Avon	Reserved Matters application for the Appearance, Landscaping, Layout, and Scale of 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	Object
26/00999/FUL	Bay Trees Binton Stratford-upon-Avon CV37 9TE	Minor amendments to the approved development under permission 23/03282/FUL (construction of 1 no. holiday accommodation unit), including a revised red line boundary to reflect the extended garden area (retrospective)	24/06/2026	Object

26/01323/TREE	East View Barton Road Welford-on-Avon Stratford-upon-Avon CV37 8EY	- T1 Laburnum - Fell	25/06/2026	Support
26/01094/FUL	The Close Pool Close Chapel Street Welford-on-Avon Stratford-upon-Avon CV37 8QB	Ground floor front and side extension, new porch canopy, and replacement of all windows and doors.	29/06/2026	Support
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)	30/06/2026	Object
26/01006/FUL	Grist's Orchard, High Street, Welford-on-Avon Stratford-upon-Avon CV37 8EF	Amendment: Replacement timber and estate style fencing, and installation of metal gates with rendered brick piers, with associated tree removal and landscaping	07/07/2026	Object

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

25/01307/REM – Land North of Millers Close. It was noted that there was a reserved matters application for landscaping design & site layout from August 2025 which the PC had objected to in relation to boundary issues adjacent to Conservation area/edge of village. The SDC case officer was minded to support and had asked if the PC would reconsider their objection. The PC had declined to remove the objection on the basis that the plans submitted had not changed. The case officer had subsequently spoken to the applicant who is willing to put in a softer boundary at the entrance of the development and to plant in front of the existing 6ft fence. Two types of planting were offered, both evergreen. The compromise proposed was agreed to be satisfactory in principle, with the PC having a preference for a mixture of the two types of hedging for diversity purposes with a fall back to Eleagnus. It was agreed that Councillor Appleton would respond accordingly.

5.4 Planning Enforcement

Cllr Appleton reported that two enforcement issues in respect of the Mill Lane housing development and the hedge planting adjacent to the caravan site on Mill Lane had now been closed.

Cllr Stanley reported that Deerhurst Garden residents had met with the management company to discuss the outstanding site landscaping and that the matter had been referred to SDC Enforcement.

5.5 Other planning matters

The PC noted an email dated 30 June received from a local resident regarding work that was underway to extend the roadway at Welford Chase. The PC had been asked whether planning permission was required. It was agreed that the clerk would respond that they did not know whether this work would require planning permission and that such an enquiry should be directed initially to the SDC planning department and alternatively to SDC Enforcement if a satisfactory response was not received.

The clerk reported on a request for the PC to attend a meeting with Chipping Campden and other local Parish Councils to discuss/agree a united way forward in respect of the South Warwickshire Local Plan.

SWLP – An online meeting regarding this was taking place on 10th July – Cllrs Carter, Appleton, Hockaday and Stanley were planning to attend.

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

Item	Base	VAT	Total
Microsoft (May26)	£43.47	£8.69	£52.16
Clerk's salary Jun 2026	£509.35		£509.35
Clerk's salary HMRC- Jun 2026	£120.80		£120.80
Welford Memorial Hall	£50.00		£50.00
O2 clerks phone (Jun26)	£8.25	£1.65	£9.90
Millenium Trust	£120.00		£120.00
Community First Insurance	£46.72		£46.72
DM Payroll Services	£144.00		£144.00
Bloomfields (printing)	£25.00	£5.00	£30.00
BMJ Landscaping	£300.00		£300.00
BMJ Landscaping	£200.00		£200.00
Limebridge Rural Services	£1175.00	£235.00	£1410.00
Limebridge Rural Services	£1175.00	£235.00	£1410.00
Occys (internal audit)	£200.00		£200.00
Bank charges	£2.00		£2.00
Three Mobile (Synder Meadow)	£15.17	£3.03	£18.20
123 Reg (welfordward.org)	£12.99		£12.99
TOTALS	£ 4132.44	£503.68	£4636.12

Receipts – £5,321.23**Transfer** - £nil

Proposed – Cllr D Holmes

Seconded – Cllr M Stanley

Cllr Jones queried the cost allocation of Synder Meadow 3 mobile phone – should it be operational or Synder Meadow cost? The general view was that it should be allocated to Synder Meadow. It was agreed that the clerk would discuss with Cllr Lake. The expenditure for the Welfordward.org website was agreed subject to Cllr Appleton determining if this was still needed.

It was agreed that Cllr Lake be asked to prepare a Synder Meadow financial report for the next meeting.

6.4 Any Other Finance Matters

Cllr Stanley updated the meeting regarding highway improvements finance available. He had received confirmation from WCC that the £22,000 Delegated Budget previously committed by Cllr Pemberton will be honoured by Cllr Brown. This allocation will cover the crossing points at both the Maypole and the Scout Hut, and as such, these elements will not be progressed through the HCAF route.

This leaves the following proposals as outstanding for HCAF consideration:

- HCAF016
- * Welford Hill safety improvements
- HCAF059
- * Long Marston footpath resurfacing
- * Two crossing points at the junction of Headland Road and Barton Road

WCC have requested a revised cost estimate for HCAF #016 Welford Hill and more accurate costings for HCAF #059. The maximum funding will be £25,000 from HCAF providing the parish can match fund this.

The cost to the PC for the Welford Hill line marking is estimated to be £5k, but the cost for the bollards

	etc is not yet clear. Work will start on 17th July. The PC agreed this expenditure on the basis that the remaining Welford Hill works would also be carried out. They asked Cllr Stanley to obtain a breakdown of the costs from WCC.
7.	Project Updates from Parish Councillors Cllr Stanley – Seeking a price for replacing 4 grit bins. Binton Bridge – requested £1k from WCC to carry out a traffic feasibility study. The PC agreed in principle £1k expenditure from its own resources to pay for this subject to clarification of the scope of the study. Cllr J Hockaday – Synder Meadow – would have a phone call with lawyers to review work necessary to register title and easement. Looking for fixed price cost. The Football Association had requested more information in relation to providing funds for the Pavilion. It was hoped that Manuela Perteghella might be able to meet the relevant FA decision makers in September to help progress this. Various contractors were being sent a tender pack/providing quotes for the Pavilion fit out. Details were awaited. Cllr Appleton queried whether the Synder Meadow specification allowed for suitable cooling as well as heating. Cllr Hockaday confirmed that this was included in the specification. SDC asked for a completion report on the Pavilion construction and had been sent the Completion Certificate. It was agreed that Cllr Lake would prepare a report, together with photos. ACTION: Cllr Lake Cllr Jones – had discussions with those who are running the Snitterfield Sports Club. It was noted that the running costs of this facility were funded by bar takings and the membership of the various sports clubs. Cllr Holmes was trying to find similar information from the Temple Grafton Club. A meeting was being arranged between WCC, PC, School and the landowner. The School Governors had agreed the proposal, and the purpose of the meeting was to try to put this into motion. Cllrs Hockaday, Carter and Appleton to be involved. Cllr D Holmes – Given go ahead to do the step at Cress Hill. Cycle path feasibility study – DH is chasing.
8.	Communications Welford Matters – it was agreed that an article about the school playing fields would be included. ACTION: Cllr Hockaday to draft. Separate meeting to discuss the village questionnaire. Thursday 16th July at 7.30pm. Cllr Stanley to book. Cllr Stanley to draft a Welford Matters ref the responses to the village questionnaire.
9.	Any Other Business Phone Boox – limited response from the residents about using it as a book exchange so the lead volunteer had backed down. Agreed this should be put on the agenda again and added to action list. Action list – not circulated. Cllr Holmes had been contacted about a blocked public footpath near Udde Well in Dorsington. It was noted that WCC are the statutory authority and he would follow up with them. Bird Green at entrance to Frog Lane – Cllr Jones noted that the grass area here could do with some bollards to prevent cars parking on it. Cllr Holmes would investigate. 22 September planning committee meeting – clerk to move the venue to Methodist Church Rooms. ACTION: I Wibberley

10.	Dates of Future Meetings 21st July 2026 – Planning Committee 4th August 2026 – Full Parish Council

Meeting finished: 21:00