

Welford-on-Avon Parish Council
Planning Committee Meeting Agenda

To: All Members of the Planning Committee

17th September 2026

You are hereby summoned to attend a meeting of Welford-on-Avon Planning Committee to be held at **Welford on Avon Methodist Church Rooms** on **Tuesday 22nd September 2026** at 7:15 pm for the purpose of discussing the following matters.

Iona Wibberley, Clerk to the Parish Council

	ITEM
1	Apologies – to receive apologies from those summoned to the meeting.
2	Declarations of Interest and Dispensations – Councillors to declare any prejudicial and personal interests in any of the items on the agenda.
3	Approval of Previous Minutes - to accept the Minutes of the previous Planning Committee Meetings (21st July 2026 and 18 th August 2026) are a true and accurate record.
4	Planning Applications To consider the current planning applications listed by Stratford District Council
5	Other Planning Matters (incl enforcement issues) 5.1 NDP update 5.2 Bridle path – Land off Duck Lane
6	Any Other Business
7	Dates of Future Meetings 6 th October 2026 – Full Parish Council Meeting, Memorial Hall 20 th October 2026 - Planning Committee Meeting, Memorial Hall

Should any resident wish to submit a question or to participate in the meeting, please contact the Clerk no later than 24 hours before the meeting – clerk@welfordonavon.com / 07715 211340.

Councillors are reminded of their legal duty to consider all aspects of equal opportunities, crime prevention, unlawful discrimination, biodiversity of the natural habitat and other best practice when making decisions at the meeting.

Reference	Property	Development Proposal	Consultation Expiry Date
26/01939/FUL	Grists Orchard, High Street, Welford-on-Avon, Stratford-upon-Avon CV37 8EF	Proposed front and rear extension, and first floor side extension along with new entrance	24.09.2026
26/02180/TREE	The Limes, High Street, Welford-on-Avon, Stratford-upon-Avon CV37 8EA	T1 - holly - Fell. Blocks significant light and has pushed through the fence between two properties. Discussed previously 25/00805/TREE.	25.09.2026
26/01974/FUL	Orchard Well, Chapel Street, Welford-on-Avon, Stratford-upon-Avon CV37 8QE	Erection of single storey, detached garage and store and extension to existing driveway	28.09.2026
26/02223/TREE	3 Chapel Close, Welford-on-Avon, Stratford-upon-Avon, CV37 8QJ	T1 - oak - Fell. T2 - laurel - Fell. T3 - willow - Crown lift to 2.5 metres above ground level. Remove single branch that hangs over shed (see photo).	30.09.2026
25/02627/REM	Land Off, Long Marston Road, Welford-on-Avon, Stratford-upon-Avon CV37	Reserved Matters for commercial development (Use Class E(g), B2 and B8). Planning permission 22/00051/OUT (date of decision 02/11/2022) An amendment/additional information has been received for the application shown above as follows: Inclusion of additional car parking spaces in order to comply with Part O of the Council's Development Requirements SPD. Plans have been revised to reflect this amendment. -Proposed Streetscape & Site Layout Plan - 2656-702D -Development Site Plan Units 1 & 2 Plans & Elevations - 656-700 Rev C -Site Location Plan - Existing & Proposed Block Plans - 656-050 Rev G Reduction in the size of the open storage area from 0.93ha to 0.6ha. Amended Drainage details to correlate with the updated layout. Surface Water Drainage Layout - 23143/09 Rev P4 Drainage Design Report _Issue 6 - 23143-R01 Drainage Area Plan - 23143_13_P5 Proposed Surface Water Drainage Construction Details - 23143/12 -Rev P3	01.10.2026
26/02286/TREE	Pear Tree House, High Street, Welford-on-Avon, Stratford-upon-Avon CV37 8EF	T1 - ash - Remove lowest limb left of crown (see photos). T2 - ash - Reduce crown on house side by 1.8 metres to growth points (see photos). T3 - apple - Mature. By shed. Shorten limb over roof by 30% to a suitable growth point (see photos). T4 - holly - Mature. Remove small stem of bifurcation (see photos). T5 - plum - Mature. Fell to ground, nearly dead (see photos). T6 - damson - Fell to near ground level (see photos).	07.10.2026