

Welford-on-Avon Parish Council

Minutes of the Planning Committee Meeting held on Tuesday 21st July 2026 at 7:15 p.m.

Present: Cllr J Hockaday - in the Chair, Cllr S Carter, Cllr D Jones, Cllr M Stanley, Cllr D Holmes, Cllr M Lake

In attendance: Clerk - Mrs I Wibberley

Public Participation: 2

Item																													
1.	Acceptance of Apologies – Cllr N Appleton																												
2.	Declarations of Interest – None																												
3.	Approval of Minutes – The minutes of 23rd June 2026 were accepted true record of the meeting and signed. Proposed: Cllr M Stanley Seconded: Cllr D Holmes																												
4.	Planning Applications The owners of Grist's Orchard (Mr & Mrs Cox) attended the meeting and presented their plans for changes they wished to make to the property. Two designs were put forward and the Parish Council expressed their initial views on these. They noted that the house would become more prominent/visible from High Street with the removal of the trees at the front boundary and asked that this be taken into consideration. They also noted that the house was in the Conservation Area and next to 2 listed buildings. They advised the owners to speak to the SDC Listed Buildings Officer to ascertain their views. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Reference</th><th>Property</th><th>Description</th><th>Consultation expiry date</th><th>PC Decision</th></tr> </thead> <tbody> <tr> <td>26/0114/VARY</td><td>Orchard Nurseries Duck Lane Welford-on-Avon</td><td>Variation of condition 1 (approved plans of application 26/00497/VARY granted 26th June 2026 to allow for alterations to Plot 9. (original description of development - 'demolition of existing nursery building and the erection of nine dwellings and all associated works').</td><td>22/07/2026</td><td>Object</td></tr> <tr> <td>26/01436/OUT</td><td>Vacant Plot Adjacent To Ashcroft Binton Road Welford-on-Avon</td><td>Erection of single new dwelling and garage on vacant residential plot, (formerly part of 'Ashcroft'), together with associated external works (resubmission of 26/00966/OUT)</td><td>28/07/2026</td><td>Object.</td></tr> <tr> <td>26/01322/LBC</td><td>The Hollies High Street Welford-on-Avon Stratford-upon-Avon CV37 8EA</td><td>Installation of a garden office</td><td>30/07/2026</td><td>Support, subject to LBO</td></tr> <tr> <td>26/01321/FUL</td><td>The Hollies High Street Welford-on-Avon Stratford-upon</td><td>Installation of a garden office</td><td>30/07/2026</td><td>Support</td></tr> </tbody> </table>				Reference	Property	Description	Consultation expiry date	PC Decision	26/0114/VARY	Orchard Nurseries Duck Lane Welford-on-Avon	Variation of condition 1 (approved plans of application 26/00497/VARY granted 26th June 2026 to allow for alterations to Plot 9. (original description of development - 'demolition of existing nursery building and the erection of nine dwellings and all associated works').	22/07/2026	Object	26/01436/OUT	Vacant Plot Adjacent To Ashcroft Binton Road Welford-on-Avon	Erection of single new dwelling and garage on vacant residential plot, (formerly part of 'Ashcroft'), together with associated external works (resubmission of 26/00966/OUT)	28/07/2026	Object.	26/01322/LBC	The Hollies High Street Welford-on-Avon Stratford-upon-Avon CV37 8EA	Installation of a garden office	30/07/2026	Support, subject to LBO	26/01321/FUL	The Hollies High Street Welford-on-Avon Stratford-upon	Installation of a garden office	30/07/2026	Support
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	Avon CV37 8EA			
26/01530/FUL	Orchard Well, Chapel Street, Welford-on-Avon, Stratford-upon-Avon CV37 8QE	Erection of a garden kitchen	06/08/2026	Object

5. Other Planning Matters

26.01094.FUL - The Close, Pool Close – an email had been received from the Planning Officer indicating that they did not believe a Construction Management Plan was required given the small scale of the development proposed. This PC agreed to accept this position and withdrawn their objection on this basis.

24.00999.FUL – Macbeth Cottage (Bay Trees), Binton Road – the SDC planning officer had advised that the Environment Agency had no objection to this application on flooding grounds and based on the EA view the PC agreed to withdraw its objection.

SWLP consultation – the public consultation was open until 8 September. Cllrs Hockaday, Stanley and Carter had attended a webinar on the SWLP given by SDC/WCC. It was noted that the consultation was required as part of Regulation 19 but that many decisions had already been made at an earlier time. The key issues for Welford on Avon were the number of houses in Long Marston & Bidford which were reliant on new roads and bridges. The question to be asked was is the plan “sound & effective & deliverable”. There did not appear to be a plan to fund this infrastructure with its estimated cost of £200-£320m.

The PC needed to consider whether in principle they supported a new settlement rather than dispersal. Having considered the results of the village survey and after debate, the PC had concluded that there was significant support for retaining the village character with support for affordable housing for younger and local residents within the existing built-up area. After debate, the PC agreed that the previous plan's dispersal policy had not worked well in limiting village development, with Welford receiving many more than the 84 houses originally identified under the local plan. They were also aware that without an approved local plan Welford was likely to be inundated with development applications. They therefore agreed to support the principle of development in one place. They were however of the view that E1 (Long Marston) was unsustainable, with inadequate infrastructure. They agreed to object to the current proposal on the basis that the road infrastructure was not funded and the location not sustainable. This position would need to be presented to the village. The Clerk to draft a response to the SWLP.

ACTION: I WIBBERLEY

The PC had received approaches from Luddington PC and also Chipping Campden. Councillors were aware that the approach of Welford PC might not be fully aligned to the approach of other local communities.

NDP – the PC recognised that work needed to start on this as soon as possible and there was a need to identify the minimum work which the PC could do to bring the NDP up to date. It was important that the policies remained relevant. The Clerk and Cllr Appleton would continue to follow up with SDC to find out what needed to be done. Cllr Carter to identify the list of things which need to be changed in the NDP and circulate these. **ACTION: I Wibberley, Cllr Carter, Cllr Appleton**

Local government reorganisation – It was noted that the Government had decided to create two unitary councils for Warwickshire, one for North Warwickshire and one for South Warwickshire.

	The later would include Warwick and Stratford Upon Avon. The PC were pleased that this was the agreed route.
6.	Any Other Business • Cllr Jones – work on the banner was progressing. She asked the clerk to apply for Remembrance day closure ACTION: I Wibberley • Cllr Holmes – work on the cycle way feasibility study was still progressing. He asked the clerk to provide a copy of the asset register so he could include this information on Parish Online ACTION: I Wibberley • Cllr Lake – was preparing a response to the audit questions with assistance from the Clerk, he would also respond to SDC's request for a final report on the Synder Meadow Pavilion completion in respect of the S106 grant • Cllr Stanley – noted the need to follow up on the village questionnaire and include the findings in the next Welford Matters edition. Agreed that this would be discussed at the next full PC meeting. ACTION: I Wibberley • Cllr Carter – noted that Tor Wilks had agreed to help with communications. Cllr Lake's son may also be interested. • Cllr Carter - A meeting with the school, WCC & Nic Allen attended by Cllrs Hockaday, Carter and Appleton appeared to be positive as regards the exchange of land. The PC would need to submit 2 planning applications to implement this. Councillors emphasised the importance of informing the village what has been agreed. Agreed that this would be discussed at the next full PC meeting. ACTION: I Wibberley • Cllr Carter – Welford Wheels would be held on 12 September to raise money for the Sports Pavilion. He asked for this to be promoted.
7.	Dates of Future Meetings
	• 4th August 2026 – Full Parish Council Meeting, Memorial Hall • 18th August 2026 - Planning Committee Meeting, Memorial Hall

Meeting closed at 21:08