

Welford-on-Avon Parish Council

Notes of the Planning Committee Meeting held on Tuesday 18 August 2026 at 7:15 p.m.

Present: Cllr N Appleton - in the Chair, Cllr S Carter, Cllr M Stanley, Cllr M Lake, Cllr J Hockaday

In attendance: Clerk - Mrs I Wibberley

Public Participation: 1 (Kris Ombler)

Item				
1.	Acceptance of Apologies – Cllr D Holmes, Cllr D Jones			
2.	Declarations of Interest – None			
3.	Approval of Minutes – The minutes of 21st July 2026 were reviewed. Amendments were agreed to minutes 5 and 6. The clerk was asked to revise and bring them to the next meeting for approval and signature.			
4.	Planning Applications Mr Ombler presented revised plans for his property which would be submitted to SDC. The PC indicated that these were more in keeping with the village ascetic than those they had previously considered and thanked him for taking into account the PC views.			
	Reference	Property	Description	Consultation expiry date PC Decision
	26/01497/FUL	Millfield Park, Mill Lane, Welford on Avon	Change of use of land from seasonal (10 months) caravan site for siting of 1 Caravan for permanent (12 month) residential occupation, and the change use of land from seasonal (10 months) caravan site for the siting of 2 caravans for holiday use occupied throughout the year (12 months)	26/08/2026 Support
	26/01517/VARY	Former Flogas Direct Ltd, Station Works, Binton, CV37 9UA	Variation of Condition number (s) 1, 3 and 4 of application 24/01765/VARY (Date of decision 15.04.2025) Landscaping proposals have been amended to suit as built footpath alignment and planting with updated plans and references	26/08/2026 Support
5.	Other Planning Matters Duchy Homes had approached the Council to enquire whether they wished to acquire the POS at the Old Flogas site. It was thought unlikely given the known history of the site, however the clerk was asked to enquire what sum would be payable should the PC decide to accept the responsibility for ongoing future maintenance. Cllr Stanley noted that Derek Tribe currently undertook the maintenance under an agreement with the developer. Orchard Well (26/01530/FUL) – The recommendation of the planning officer was noted as was the adjusted red line plan and the status of the land following issue of a certificate of lawful development.			

	Orchard Nurseries (26/01114/VARY) – The PC had objected because of lack of detail on the plans about the gates and pillars. This has now been provided. Gates are 1.8m high. The PC concluded they were too high for the location so agreed to continue with objection on this basis. SWLP consultation – will be an update from SDC next week ref Regulation 19. Some councillors have registered for this. NDP update – this is now considered a priority by the PC. Cllr Appleton has spoken to SDC to ascertain the timing of the process. Cllr Carter still to circulate his notes about what we needed to update. Evidence base from previous NDP update is not online however the previous person/chair involved has got some information which he can let the PC have – Cllr Appleton to follow up. It was agreed that it would be appropriate to take some professional advice and find an organization to assist the PC with this update Enforcement – Cllr Appleton has contacted them today for a list of all the outstanding enforcement actions in Welford. It was agreed that this needed to be more closely monitored and observed that any resident could raise an enforcement action. Ongoing issues at (a) Deerhurst Gardens – management group not established yet and landscape plan not yet delivered, and (b) land in front of The Holt by river where the site continues to be developed were noted. Cllr Appleton reported that the boundary at the rear of One Acre (the Braeburns) was not in accordance with the approved plan. There was supposed to be a wildlife strip but it appeared that a 6ft close board fence had been erected. The plans indicated a hedge. Cllr Appleton to raise with Enforcement.
6.	Any Other Business Cllr Carter reported that a booklet of historic Welford being re-done by Gary Beard who was selling the book to raise funds for Myton Hospice. He had previously been seeking financial assistance to print the booklet but had now received the relevant funds. He was printing 500 copies for sale. It was agreed that the PC should purchase a few copies. Cllr Stanley reported on issues with Welford Matters agreeing to include the results of the village survey in the next publication of the magazine because of the size of it. There was some debate about how best to report on the survey given that many residents had indicated they liked to receive their information from the magazine. Cllrs Appleton and Lake will prepare a summary for Welford Matters with a link being provided to the full document on the website. If residents requested hard copies, the PC agreed in principle to provide these. Cllr Stanley asked the PC to review the draft communication policy he had circulated. It was agreed that the PC needed to identify an individual to take on this responsibility.
7.	Dates of Future Meetings • 4th September 2026 – Full Parish Council Meeting, Memorial Hall • 22nd September 2026 - Planning Committee Meeting, Methodist Church Rooms

Meeting closed at 20:49