Welford-on-Avon Parish Council

Minutes of the Planning Committee Meeting held on Tuesday 22ND September 2026 at 7:15 p.m.

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

In attendance: Clerk - Mrs I Wibberley

Public Participation: 2

Item	
1.	**Acceptance of Apologies –** Cllr M Lake
2.	**Declarations of Interest –** Cllr Hockaday ref 26/10674/PIP
3.	**Approval of Minutes** – The minutes of 21st July and 18th August 2026 were accepted true record of the meeting and signed, subject to minor amendments. Proposed: Cllr M Stanley Seconded: Cllr S Carter
4.	Planning Applications

Reference	Property	Development Proposal	Consultation Expiry Date	PC Decision
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	Support
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	Support
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	Object
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	Support

	25/02627/REM	Land Off, Long Marston Road, Welford-on-Avon, Stratfordupon-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	Object
	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).	07.10.2026	Pending Tree Officer input

			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).		

26/10674/PIP Hunts Hall Lane
Cllr Hockaday spoke in support of the application and answered questions from Councillors. He then, having already declared an interest, withdrew from the meeting during the discussion and decision-making process.

The PC discussed an email received from the SDC Case Officer dated 11 September 2026 advising that SDC were proposing to recommend approval of this application, giving the reasons why, and asking if the PC wished to sustain their objection. The PC noted amendments to the application which meant the proposed dwellings would be outside of the priority habitat area and that the number of dwellings had been reduced to 2. They also noted that following these amendments WCC Ecology had withdrawn their objection.

Cllr Appleton reported on the SDC Planning Committee meeting which had considered the application on adjacent land (26/00772/PIP). Permission for this development had been granted on 10 September 2026, despite the objection of the Parish Council. He noted that the Committee had granted all 4 PIP applications being considered at that meeting based on the new NPPF and the recommendations of Planning Officers.

The Planning Committee debated the matter at length.

Given the outcome of the previous application (26/00772/PIP) and the decisions of SDC Councillors in relation to other PIP applications, along with the points raised above, the PC concluded, on a majority vote (NA, SC, DH – for, MS, DJ – against), that any objection it might make to the current planning application (26/01674/PIP) was unlikely to be significant in any decision-making process under the current national planning policy guidelines. They therefore agreed to withdraw their objection and revert to their previous position of "no representation".

5. Other Planning Matters

5.1 NDP Update

Cllr Lake had recently spoken to a firm which specialised in providing assistance with NDPs. He had circulated information about this. He had been informed that the starting point would be to obtain required housing numbers from SDC. It might also be necessary to go through a "call for sites" process so this information could be included in the NDP. It was noted that the 2011 SHLA carried out by SDC had identified all the sites round Welford. The cost estimate for carrying out this work was £19k and they would send an example of work they had previously carried out. It was noted that updating the NDP needed to be a community project, but that the firm could help manage it. The review would take 18 months to 2 years to complete. SDC had indicated a timescale of 16 months.

Cllr Hockaday had contacted Vanessa Lowe to enquire about the Alcester Town Council NDP update and would report back in due course.

	ACTION: Clerk to ask SDC NDP officer for the housing number to go into the revised NDP. Welford's Housing Needs Survey identifies 12 houses. Cllr Appleton will prepare a list of housing completions as they happen so the PC can monitor this and cross check against the housing needs. **ACTION: Cllr Appleton** Peter White has the previous files from the NDP preparation. **ACTION: Cllr Carter to contact him to obtain this.** A NDP review warrants a public meeting and the review needs to be led by a member of the public not the PC. There will need to be some preparation by the PC before presentation at a public meeting. The clerk to contact SDC about updating the existing NDP and if possible identify an appropriate person to attend a PC meeting to provide guidance. **ACTION: I Wibberley** 5.2 Bridle Path off Duck Lane The PC had received an enquiry regarding a small piece of land adjacent to the river and bridleway off Duck Lane. The deceased owner's Estate were looking to dispose of this and had enquired whether the PC might like to acquire the plot. It was agreed that the land might be used to provide a small amenity space, however noted that the land floods and that there could be some liability for the PC if they acquired the land. The clerk was asked to obtain details of the size/location of the land in question and the purchase price. **ACTION: I Wibberley** 5.3 Enforcement issues The land next to Holt had been refilled where previously excavated at the request of Enforcement. The PC noted that this matter needed to be monitored. Deerhurst entrance – Cllr Stanley reported that a resident in the process of selling their house had been told that the S106 agreement had not yet been signed off and this was affecting their ability to sell. Shop by The Bell – this had previously been a retail shop and was now being used as offices. It did not appear that any change of use had been applied for. **ACTION: Cllr Carter to discuss with tenant, clarify the position and report back.** Millfield Caravan Park – the PC noted the raised level and concrete bases which had been constructed in the flood zone and agreed that this matter should be referred to Enforcement. **ACTION: Cllr Appleton**
6.	**Any Other Business** • Meeting dates - to be changed to the 1st and 3rd Tuesdays of the month • Cllr Holmes noted that PC assets had been added to Parish Online assets added. Values had not been included at this time. The Clerk/ML would liaise on these and it was noted that some will have been written off. **ACTION: I Wibberley Cllr Lake** • Cllr Holmes had been asked by a resident if they could donate a bench along the path by the river. It was agreed that he would need to consult with the Diocese who own the land and the local farmer, Dave Hodges • Cllr Holmes noted that a lot of the History Society information is now in electronic form which might be of interest to the Parish Council • Cllr Stanley noted that he required PC authorised for expenditure on highway works totalling £35k. This would be included on the agenda for the next meeting. • Cllr Jones reported that the meeting banner had been received and would be displayed

	before the next full PC meeting • Planning Committee Terms of Reference – it was agreed that these needed to be reviewed. **ACTION: I Wibberley** • Action List – this would need to be considered at the main meeting as it had not been reviewed for a while **ACTION: I Wibberley** •
7.	**Dates of Future Meetings**
	• 6th October 2026 – Full Parish Council Meeting, Memorial Hall • 20th October 2026 - Planning Committee Meeting, Memorial Hall

Meeting closed at 21:50