Minutes of the Meeting held on Tuesday 6th October 2026 at 7:15 p.m.

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

In Attendance: I Wibberley (clerk)

Public Participation: 7

Open Forum:
Mike Baggley spoke regarding the withdrawal of the PC's objection to planning application 26/01674/PIP (a decision made at the Planning Committee meeting held on 22 September 2026). He was concerned that this application had not been included on the Planning Committee agenda and that therefore residents had not had an opportunity to make their representations to the Parish Council. He was also concerned that procedures may have been incorrectly followed with regards to the Planning Committee overturning a decision of the Full Council.

A representative of Council Watch and the National Residents for Civic Accountability spoke. She noted that the organisations had raised funds for Judicial Review to challenge Councils' recent decisions relating to housebuilding. She quoted issues regarding food security and lack of evidence to support these decisions. She would provide this information to the Parish Council.

The Parish Council noted that there are changes to Delegated Authorities and that if the PC objects to an application it will no longer automatically be referred to SDC planning committee for decision.

In response to questions regarding traffic the PC reported that they carry out traffic surveys every year and are in constant discussions with WCC highways authority on this matter. Cllr Stanley had recently met the Highways engineer at the Welford bridge and they had agreed the situation was very confrontational. Cliff Brown, the District Cllr, will attend a future meeting. Residents noted that there is danger for pedestrians crossing the bridge. Cllr Stanley reported that there are a number of restrictions because the bridge is listed – for example attached pedestrian bridge, raised pedestrian kerb, altering the colour of the road markings. The estimated cost for traffic lights is c £170k. The PC is also seeking other intermediary measures. With regards to traffic calming measures through the village it was observed that different counties permit different things with/without street lights so solutions put in place in nearby villages may not be possible for Welford.

Item	
1.	**Acceptance of Apologies –** None
2.	**Declarations of Interest** – Cllr J Hockaday regarding 26/01674/PIP
3.	**Approval of Minutes** The minutes of 2nd September 2026 were reviewed and agreed for signature by the Chair, subject to minor amendments. Proposed: Cllr D Jones Seconded: Cllr D Holmes It was noted that Cllr Hockaday had left the room during the discussions on his planning applications (26/01674/PIP & 26/00772/PIP) both during this meeting and the Planning Committee meeting on 22 September 2026 although all he was required to do is advise his interest. It was further noted that the terms of reference for planning committee meetings were currently under review.
4.	**District & County Councillors' Report** A report had been circulated with meeting papers. The contents were noted.
5.	**Planning**

5.1 Report of Planning Notices Received From SDC During September 2026

	Item	Reference	Decision Date	SDC Decision	PC Decision
1	**Land South Of Elm Leys Hunt Hall Lane Welford On Avon** - Erection of between 2 and 5 dwellings (amendments submitted 27.08.26)	26/01674/PIP	10/09/2026	Granted	Object
2	**1 Damson Close Welford-on-Avon Stratford-upon-Avon CV37 8FD -** Proposed single storey side extension.	26/01917/LDP	25/09/2026	Granted	PC not consulted
3	**Land Adjacent To, Church Bank, Binton Road, Welford-on-Avon Stratford-upon-Avon** Variation of condition 2 (materials) of application 26/00120/VARY to use alternative materials on the property.	26/01854/VARY	28/09/2026	Granted	Comment only

5.2 Planning Applications Previously Considered (September 2026 Planning Committee)

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	01.10.2026	Object

			-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		
	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	Pending

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

Reference	Property	Development	Consultation Expiry Date	PC Decision
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	Support
26/01039/FUL	3 Blundells Croft, Welford-on-Avon, Stratford-upon-Avon, CV37 8EP	Erection of 3 single storey dwelling houses (use class C3) together with associated access, turning facilities, parking and landscaping	09/10/2026	Object
26/02262/FUL	22 Quineys Leys, Welford-on-Avon, Stratford-upon-Avon, CV37 8PU	Proposed first floor rear extension, installation of photovoltaic panels, replacement garage door and associated alterations	19/10/2026	Support

5.4 Planning Enforcement

The list of outstanding cases was noted. Two new cases were discussed.

Millfield Caravan Park – the owner had been installing concrete pads which are raised, partially in flood zone 2. SDC were looking at this and Cllr Appleton was awaiting a response.

One Acre — Braeburns – the buffer zone wildlife strip had been enclosed with a 6ft fence. Cllr Appleton was awaiting a response.

5.5 Other planning matters

South Warwickshire Local Plan – The Regulation 19 consultation had now closed. It was noted that the proposal to build 400 houses at Mickleton would have a significant impact on the plan. proposed.

26/01674/PIP - Elm Leys, Hunt Hall Lane

The Parish Council considered the recommendation of the Planning Committee to amend their decision on application 26/01674/PIP (erection of up to 2 buildings on land south of Elm Leys, Hunt Hall Lane, Welford on Avon) from one of "objection" to one of "no representation". Mike Baggley spoke on this application. He observed that there had been a PIP application (at Pillerton Priors) recently rejected at committee and therefore it was not inconceivable that SDC might reject the application. After discussion the PC voted to support the planning committee's recommendation by a majority vote so the "no representation" remains.

Update of Welford NDP

Cllrs Lake, Appleton and Hockaday had a telephone discussion with Vanessa Lowe, the clerk of Alcester Town Council, who had been updating their NDP. They had received some useful advice. The next step was to get our housing allocation from SDC. It was noted that it would not be necessary to do a "call for sites" if it can be demonstrated that the demand can be met from existing backfill locations. The existing NDP was made in 2017 to cover period up to 2031 to coincide with the District Council plan. Plans carry less weight if more than 5 years old. Vanessa Lowe suggested that there is a new area boundary in the SW local plan for Welford which may contradict the existing NDP. The NDP review process will take approx. 18 months. It is a community process with representatives of the PC also playing their part. Can apply to SDC for up to £10k to assist with the funding. **ACTION: IW/ SC.** Cllr Stanley advised that Neil Pearce acts for Stratford District Council and may be able to help us. He has been working with Bidford.

Agreed that Cllrs Lake and Appleton will take the lead on the NDP. Need to get a community meeting together on this. **ACTION: ML/NA**

Arrow Valley Solar Farm – the clerk advised that the public consultation would conclude on 2 November.

6. Finance

6.1 Approval of items requiring payment

Item	Base	VAT	Total
Microsoft (Aug26)	£43.47	£8.69	£52.16
Clerk's salary Sep 2026	£509.35		£509.35
Clerk's salary HMRC- Sep 2026 (tax)	£120.80		£120.80
Welford Memorial Hall	£50.00		£50.00
O2 clerks phone (Jul26)	£8.25	£1.65	£9.90
Clerk's salary HMRC- Sep 2026 (NIC)	£28.07		£28.07
BMJ Landscaping	£330.00		£330.00
Three mobile (Synder Meadow internet)	£13.00	£2.60	£15.60
Limebridge Rural Services	£908.00	£181.60	£1089.60
Clerk's salary HMRC- Sep 2026 (NIC arrears)	£438.31		£438.31
Parkinson Partnership (VAT advice)	£300.00	£60.00	£360.00
Make Design & Print (banner)	£66.93	£13.39	£80.32
TOTALS	**£2936.18**	**£267.93**	**£3204.11**

Receipts – £70,111.41

	Transfer - £nil It was noted that the VAT refund had been received following HMRC's challenge. Cllr Lake confirmed that the Three Mobile cost is "operational" for budgeting purposes. Cllr Jones suggested that the PC should look at the running costs of Synder Meadow separately. Cllr Stanley emphasised the importance of knowing what had been spent on Synder Meadow. **ACTION: ML** Proposed – Cllr J Hockaday Seconded – Cllr N Appleton
	6.2 Performance vs budget Cllr Lake had circulated a report showing ytd vs budget. Currently £41k better than budget because of phasing of highways spend and higher than budgeted CiL income of £21k. **6.3 Expenditure forecast 2026-27** Cllr Lake had circulated a report prior to the meeting. This included the Memorial Hall donation agreed of an additional £3k. Forecast £221k income for the year, £5k better than budget. Received more sundry income than budgeted. Costs were forecast at £97k, £130k lower than budget – lower expenditure on Synder Meadow, playground equipment, legal fees, Cress Hill & PROW, highways. It was noted that VAT reclaims were received in arrears. Quarter July to Sept (£1277.53) had been approved for submission. Bank balance at end of Sept stood at £231k, will be £195k at the end of the year. This is made up of £20k for the playground equipment, £84k for Synder Meadow, £91k unallocated. The funds have come from additional CiL monies, VAT income from previous years, legal underspend, Cress Hill/PROW/traffic underspend. **6.4 Budget 2027-28** First draft budget had been circulated to enable the PC to start discussions. For discussion purposes the precept was unchanged from the current year. If anything in the forecast is not spent then it will be carried forward to next year. The budget assumes that monies are spent in current year. The assumption on Synder Meadow is that the PC finish the project next year (2027-28) at a cost of £350k. Income has assumed as £150k for Synder Meadow (could come from a number of sources – grant, loan, fundraising). All other figures have just been inflated. The budget includes £25k for highways, £5k for Cress Hill, £5k for PROW, £2k legal fees. Cllr Lake has budgeted for VAT as it is a material item when the PC spend large sums of money. £195k bank balance at beginning of year, based on the draft budget would end the year with £24k in the bank. Cllr Jones noted that purchase of land off Duck Lane which might proceed is not in the budget. Councillors felt that £24k in the bank at the end of the year was a little low and should be around 50% of the precept. Bank balance would be around £40-50k normally. Councillor Lake was reasonably comfortable about this because the PC always struggle to spend the whole budget. Synder Meadow – Kehlstein Cil had been allocated at £119k, plus the £357k SDC grant. There was a debate as to what further funds could be contributed to this project, the Council noting that they needed to find £150k to finish the Synder Meadow project according to this draft budget. It was noted there was nothing in the budget for the NDP. Councillor Lake asked for feedback on the draft for the next reiteration. ACTION: All Councillors **6.5 Any Other Finance Matters** In response to a request from Councillor Stanley expenditure of £32k for highways improvements was approved.
7.	**Synder Meadow Pavilion Project** 7.1 Synder Meadow update of current position £84k in the bank yet to be spent on Synder Meadow. Cllr Lake to circulate detailed report.

	ACTION: ML The Football Association appear to no longer be willing to contribute significant funds and have indicated that Welford children are not considered to have the same needs as city kids because of the demography of the village. Started at £250k, then reduced to £150k, now suggesting £25k only. Very disappointing. 7.2 Synder Meadow land registration & access HCR Legal contract signed at a cost of £750 fixed price plus disbursements. They have started work but no updates yet.
8.	**Project Updates from Parish Councillors** Cllr Stanley – Had updated the meeting on Highways issues during the Public Forum session at the beginning of the meeting. Would follow up to get provisional dates for the crossings etc Cllr D Holmes – Has started work on Welford Matters newsletter. Cycle path feasibility study still ongoing, steps at Cress Hill underway at £50 per step. £600 quote to do hedging at Cress Hill which he will circulate. The work was authorised. Asset register information is now on Parish Online. Cllr D Jones – Remembrance Day. Cllr Carter suggested the PC buy 30 cones. This was agreed in principle subject to cost. The clerk has submitted the stage 2 application to SDC. Cllr Appleton queried whether the school were still happy with what we were proposing given their stance regarding this year's Maypole event. Cllr Stanley to ask Phil Smith (Memorial Hall) if the Parish Council could use their PA system for the event. **ACTION: SC/MS**
9.	**Communications** Cllr Carter reported on a proposal received from Tor Wilks to assist the PC with their communications programme. He would circulate this to the councillors. ACTION: SC. She was currently assisting with communications for the Synder Meadow fundraising team. The proposal would be to set up a structure which could be run by councillors in the future. James Lake doesn't want to deliver assistance on an ongoing basis. It was agreed that Tor Wilks be invited to attend the next full PC meeting. ACTION: SC. It should also be considered whether the clerk could take on extra responsibility. Cllr Lake enquired whether there was any response to the recent Welford Matters article prepared by the PC and the clerk replied that none had been received. Councillors agreed that they needed an identified councillor responsible for communications, including Facebook and other social media. Whats App community group – Cllr Appleton had reviewed this. The principle group will be Welford Village and sub groups can be set up. There can be up to 2000 users. People will need to sign up to this. The suggestion was that the PC use this to push out critical pieces of information (eg road closures). Announcement feature can be used. This was approved.
10.	**Any Other Business** Headland Road playing fields – Cllr Carter had attended a recent governors meeting to present the new plan and this has now been approved by all parties (WCC, School, WPC, Nic Allen). More land will be going into education purposes than leaving but still need to sort the DfE process of approval. Planning application to be submitted once DfE approval received. Will need before and after plan for the planning application. Will need a tripartite announcement from WCC, WPC. School stating agree position. Follow up meeting early November. 2027 meeting dates – 1st and 3rd Tuesday of the month agreed going forward. Memorial Hall have been advised of the dates. Action list was reviewed

	Cllr Carter had identified someone to take the lead on looking after the phone box. It was agreed that the clerk would obtain a quotation to "do it up" **ACTION: IW** Church Bank dust – this is washed down Binton Road and blocks the drains & causes flooding issues. Cllr Stanley to raise with highways. **ACTION: MS** SD39 blocked footpath – raise with WCC. **ACTION: DH to investigate** East View – Noted that this property has erected gate posts in Convservation Area with no planning permission**. ACTION: NA to contact owner** NDP grant application form – clerk to provide minutes evidence for SC to apply. **ACTION: SC/IW**
11.	**Dates of Future Meetings** 17th October 2026 – Planning Committee Council (3rd November 2026 – Full Council Meeting

Meeting finished: 22:35