Welford-on-Avon Parish Council

Notes of the Planning Committee Meeting held at the Memorial Hall on Tuesday 20th October 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

Item	
1.	**Acceptance of Apologies –** Cllr M Lake
2.	**Declarations of Interest –** None
3.	**Approval of Minutes** – The minutes of 22nd September 2026 were accepted true record of the meeting and signed. Proposed: Cllr D Holmes Seconded: Cllr S Carter
4.	**Planning Applications** 4.1 & 4.2 To consider current planning applications

Reference	Property	Description	Consultation Expiry Date	PC Decision
26/02330/FUL	Bay Trees Binton Stratford-upon-Avon CV37 9TE	Change of use of the existing building from holiday accommodation to a single dwellinghouse, together with an extension to the garden area	21/10/2026	Support subject to EA
26/02138/FUL	Three Acres High Street Welford-on-Avon Stratford upon-Avon CV37 8EA	Replacement entrance gates and reclaimed facing brick boundary wall	27/10/2026	Support
26/02273/LBC	Church House Boat Lane Welford-on-Avon Stratford-upon-Avon CV37 8EN	Proposed triple garage with home office over	30/10/2026	Support subject LBO
26/02221/FUL	Church House Boat Lane Welford-on-Avon Stratford-upon-Avon CV37 8EN	Proposed triple garage with home office over	30/10/2026	Support subject LBO
26/02428/FUL	Tudor Vale High Street Welford-on-Avon Stratford upon-Avon CV37 8EA	Erection of detached garage building with associated vehicle manoeuvring area. Demolition of existing gate and fence and erection of replacement gates.	03/11/2026	Support subject LBO

4.3 To consider correspondence received from Planning Officers
None received.

5.	**Other Planning Matters (including enforcement issues)** 5.1 NDP Update Cllr Carter had circulated the list of matters previously identified for inclusion in any update. This was discussed and reviewed. Councillors considered whether the village design statement should be updated at the same time, but noted that this did not seem to carry any weight with planners. Councillors expressed a preference for any biodiversity net gain to be within the village rather than elsewhere. They agreed the importance of giving focus to the character of the village open green spaces, noting that gates on new housing developments were not desirable. Cllr Carter was continuing his efforts to obtain the electronic files relating to the previous NDP review. 5.2 NRCA Correspondence An email from Sarah Springett had been circulated to councillors for information. It was agreed that the matters raised by her were beyond the remit of the parish council to get involved. 5.3 Enforcement issues Cllr Appleton updated the meeting on the responses received from the Enforcement Officer in relation to issues raised concerning One Acre and Millfield Caravan Park. The Officer would be visiting Welford during the week. Cllr Jones shared the response she had received from the Environment Agency regarding works permitted in the flood zone, which had been forwarded to the Enforcement Officer for information. The holes dug on the land by the Holt had now been filled in by the owner. Cllr Appleton would advise the Enforcement Officer about the septic tanks which had been installed. **ACTION: Cllr Appleton** East View – Cllr Appleton had followed up on this matter. It was possible that the applicant might install gates in the future. The resident was fully aware of the procedure which needed to be followed with properties in the Conservation Area. 5.4 Other planning matters Cllr Appleton had circulated a list of housing completions for Welford.
6.	**Any Other Business** It was noted that the proposed village traffic survey was time dependent. Cllr Stanley had discussed locations with WCC Highways who advised that measurements should be as close as possible to the 30mph sign. It was agreed that some measurement near to the bridge should be carried out to assist with the PC's safety case for improvements in the area. The Milcote Road marker needed to be moved as the village edge has moved beyond Milcote Close. A Long Marston Road marker near Badger Close/Orchard Close to measure speed as cars entered the village was suggested. Six data collection points plus one on/near the bridge were agreed. Cllr Stanley to finalise this with WCC Highways. **ACTION: Cllr Stanley**
7.	**Dates of Future Meetings**
	• 3rd November 2026 – Full Parish Council Meeting, Memorial Hall • 17th November 2026 - Planning Committee Meeting, Memorial Hall

Meeting closed at 20:53