

## Welford-on-Avon Parish Council

### Minutes of the Meeting held on Tuesday 5<sup>th</sup> September 2017 at 7.15 p.m. Memorial Hall, Welford-on-Avon

**Present:** Cllr S Carter, Cllr P Martin, Cllr J Hockaday, Cllr J Kimpton,  
Cllr B Stanford, Cllr C Reichling and Cllr D Jones

**In attendance:** Clerk Mrs C Price,  
Cllr P Barnes, District Councillor

Public: 0

Public Participation:

Richard Johnson of Chiltons, Headland Road, presented his plans for the extension of the property to two stories, a further development of plans previously approved. He acknowledged the neighbour's concern about the rear facing Juliette balcony and stated that he was happy to submit a revised plan with a window in their place.

Item		Action
1.	<b>Apologies</b> Apologies were received from Cllr M Brain.	
2.	<b>Declarations of Interest</b> Cllr Hockaday declared an interest in planning application 17/02242/FUL as he has a business relationship with the owner and agreed not to contribute to the discussion of that application.	
3.	<b>Approval of Minutes</b> The minutes were accepted as a true record of the meeting of 1 <sup>st</sup> Aug 2017 and signed by the Chairman.  <i>Proposed Cllr Stanford</i> <i>Seconded Cllr Jones</i>	
4.	<b>Matters arising from the minutes not covered elsewhere in the agenda</b> None	
5.	<b>County and District Councillor's reports</b>  <b>5.1 District Council report</b> Cllr Barnes reported: <ul style="list-style-type: none"> <li>• <b>5.1.1 Rainbow Nurseries</b> – Planning Enforcement have been asked to investigate the use of the site.</li> <li>• <b>5.1.2 LMAF Development</b> – Further meetings have taken place and while numerous options were being discussed for potential relief road routes and bridge options, none as yet seemed to satisfy all of the priorities of the local communities represented at the meeting. Clifford Chambers are particularly concerned about local safety. Cala will be holding a public meeting in Long Marston to answer questions.</li> </ul>	

	<ul style="list-style-type: none"> <li>• <b>5.1.3 Purbeck Appeal</b> – The appeal has been lost. Cllr Barnes was particularly concerned about some of the language in the decision about the ‘small’ cumulative impact of a development of this size.</li> <li>• <b>5.1.4 Railway route to LMAF development</b> – While Conservative District Councillors are not supportive of Cllr Barnes proposal to extend the Honeybourne train line to the LMAF development, Labour Councillor Jason Fojtik has agreed to second his motion so it can be debated.</li> <li>• <b>5.1.5 Weston House</b> – There is still deep concern at the potential safety implications of the changes to Milcote Road, particularly for pedestrians during peak traffic hours although SDC Planning Committee feel the design is safe.</li> </ul> <p><b>5.2 District Council report</b> Cllr Barnes sent his apologies and reported via email:</p> <ul style="list-style-type: none"> <li>• <b>5.2.1 Evesham Road Bus Shelter</b> – The new shelter is now installed.</li> <li>• <b>5.2.2 New 30mph speed limits</b> – The new speed limits are now in force.</li> <li>• <b>5.2.3 Local Grants</b> – County Councillor’s grants are still available for applications from residents and groups.</li> <li>• <b>5.2.4 Weston House</b> – Cllr Brain echoed the concerns previously raised about safety at the junction although SDC Planning Committee feel the design is safe.</li> <li>• <b>5.2.5 HGV Signage</b> – Work is being done to improve HGV signage to keep large lorries out of villages.</li> <li>• <b>5.2.6 Hedge Trimming</b> – Cllr Brain noted the hedge trimming taking place well in advance of bird nesting season and thanked residents.</li> </ul>																
6.	<p><b>Planning</b></p> <p><b>6.1 Report of Planning Notices received from Stratford DC</b></p> <table border="1" data-bbox="325 1402 1347 2056"> <tr> <td data-bbox="325 1402 580 1541"><a href="#">17/01295/FUL</a></td> <td data-bbox="580 1402 1139 1541">Willow Vale Church Lane - Erection of wooden garden shed and external boiler installation</td> <td data-bbox="1139 1402 1347 1541">Permission with conditions</td> </tr> <tr> <td data-bbox="325 1541 580 1680"><a href="#">17/01680/FUL</a></td> <td data-bbox="580 1541 1139 1680">Avon Bridge Binton Road - Demolition of existing dwelling and construction 2 No. dwellings.</td> <td data-bbox="1139 1541 1347 1680">Refusal</td> </tr> <tr> <td data-bbox="325 1680 580 1877"><a href="#">17/01560/FUL</a> <a href="#">17/01561/LBC</a></td> <td data-bbox="580 1680 1139 1877">Low Thatch High Street - Rebuild external chimney, including the installation of a spark arrestor, and install replacement fireplace</td> <td data-bbox="1139 1680 1347 1877">Permission with conditions</td> </tr> <tr> <td data-bbox="325 1877 580 2011"><a href="#">17/01756/FUL</a></td> <td data-bbox="580 1877 1139 2011">1 Rumer Hall Cottages Long Marston Road - Proposed erection of garden shed to rear</td> <td data-bbox="1139 1877 1347 2011">Permission with conditions</td> </tr> <tr> <td data-bbox="325 2011 580 2056">17/00696/VARY</td> <td data-bbox="580 2011 1139 2056">Long Orchard Farm, Binton Road.</td> <td data-bbox="1139 2011 1347 2056">Refusal</td> </tr> </table>	<a href="#">17/01295/FUL</a>	Willow Vale Church Lane - Erection of wooden garden shed and external boiler installation	Permission with conditions	<a href="#">17/01680/FUL</a>	Avon Bridge Binton Road - Demolition of existing dwelling and construction 2 No. dwellings.	Refusal	<a href="#">17/01560/FUL</a> <a href="#">17/01561/LBC</a>	Low Thatch High Street - Rebuild external chimney, including the installation of a spark arrestor, and install replacement fireplace	Permission with conditions	<a href="#">17/01756/FUL</a>	1 Rumer Hall Cottages Long Marston Road - Proposed erection of garden shed to rear	Permission with conditions	17/00696/VARY	Long Orchard Farm, Binton Road.	Refusal	
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	<p><a href="#">17/00702/FUL</a></p> <p><a href="#">17/01153/VARY</a></p>	<p>Removal of condition 4 (The occupancy of the dwelling shall be limited to a person or persons solely or mainly employed, or last employed, locally in agriculture) of planning permission S80/1070</p> <p>3 Orchard Close - Replace the existing hanging wall tiles on the front and side facade of dwelling to horizontal cedarwood cladding and extend area covered by the cladding</p> <p>Weston House Milcote Road – Variation of Conditions 4 and 5 of outline planning application 14/02662/OUT allowed on appeal ref: APP/J3720/W/15/3129437 (Outline planning permission (with all matters reserved except for access) for the erection of up to 13 dwellings with associated infrastructure with new access from Milcote Road) to allow for a slight amendment to the access and the proposed access/highway works to be phased in order to let construction works commence before the proposed access is created</p>	<p>Refusal</p> <p>Permission</p>	
<p><b>6.2 Report of Planning Applications considered at the Planning Meeting on 22<sup>nd</sup> August 2017</b></p>				
	<p><a href="#">17/02106/FUL</a></p> <p><a href="#">17/01978/FUL</a></p> <p><a href="#">17/02053/FUL</a></p> <p><a href="#">17/01333/FUL</a></p>	<p>Avon View Barton Road - Creation of additional vehicular access to create in and out driveway.</p> <p>Tew Park Binton Road - Erection of 3 no. detached dwellings with double garages. (Amended red line boundary)</p> <p>Orchard Nurseries Duck Lane - Demolition of existing nursery buildings and the erection of five dwellings (resubmission following refusal of 16/03801/FUL)</p> <p>1 Welford Hill Cottages Long Marston Road - First floor side and rear extensions and garage conversion</p>	<p>Object</p> <p>Object</p> <p>Object</p> <p>Support</p>	

	<a href="#">17/02238/FUL</a>	Land Off Binton Road Welford-on-Avon - Positioning of temporary mobile accomodation unit for use in connection with erection of new dwelling permitted under Consent Ref: 15/03038/OUT. (Temporary mobile unit to be removed after 36 months, or on occupation of the new dwelling, whichever occurs first).	Support			
<b>6.3 Consideration of Planning Applications received from Stratford DC</b>						
	<a href="#">17/02242/FUL</a>	Chiltons Headland Road - Alterations and roof extension to existing bungalow to create two storey dwelling; addition of sloping roof to garage.	Additional info requested			
	<a href="#">17/02244/FUL</a>	The Cottage Evesham Road Demolition of an existing building and outbuildings and the construction of 1 no. holiday accommodation unit. (Renewal of planning permission allowed on appeal under ref: APP/J3720/A/11/2161301)	Support			
<b>6.4 Other Planning Matters</b>				<b>All Cllrs</b>  <b>CP</b>		
<p>Purbeck – Now that this development has been allowed on appeal, Cllr Carter requested that all Councillors read the detail of the decision and consider how future responses might need to be formulated. <b>Action: All Cllrs</b></p> <p>Avon View – It was agreed to discuss this matter further with WCC Highways dept. <b>Action: CP</b></p>						
7.	<b>Finance</b>					
	<b>7.1 Approval of items requiring payment</b>					
	Cheque	Item	Base	VAT	Total	Bdgt. Line
	102116	Clerk's salary + expenses	£481.39	£1.20	£482.59	7/8
	102117	WALC reg fees	£507.61		£507.61	14
	102118	Clerk's phone	£11.28	£2.26	£13.54	8
	102119	Emptying dog bins	£201.94	£40.39	£242.33	27
	102120	Mowing	£3708.96	£741.80	£4450.76	21/22 23/25
	102121	Trees & Shrubs	£120.00	£24.00	£144.00	24
	102122	Millennial Trust Donation	£300.00		£300	15
	<b>Receipts</b>					
	None					



	<ul style="list-style-type: none"> <li>• 9.5 Additional Play Facilities – It is likely that the development on the Purbeck site will attract additional s106 monies for play facilities. When confirmed the Council will liaise with the school to determine the best way to use the money.</li> <li>• 9.6 Defibrillator Training – Cllr Stanford has arranged for training to be conducted and will write a notice for Welford Matters to raise awareness. <b>Action: BS</b> to submit notice to Welford Matters.</li> <li>• 9.7 Remembrance Day – Cllr Reichling will be leading on arrangements for this year’s celebrations and liaising with the school. <b>Action: CR</b> to report at next meeting.</li> </ul>	<p>BS</p> <p>CR</p>
10.	<p><b>Any Other Business</b></p> <ul style="list-style-type: none"> <li>• 10.1 Facebook Page – After previous discussions of the merits of establishing a Parish Council Facebook page the Clerk has made arrangements with the already established ‘Welford Families’ page to allow the Council to post information there. It is anticipated this will include items such as notices of meeting dates, reminders of upcoming events and news on issues such as the Neighbourhood Plan referendum.</li> </ul>	
11.	<p><b>Dates of Future Meetings</b></p> <ul style="list-style-type: none"> <li>• 19<sup>th</sup> September – Planning Meeting</li> <li>• 3<sup>rd</sup> October – Parish Council</li> </ul>	

Meeting closed at 21:45