

Welford-on-Avon Parish Council

**Minutes of the Meeting held on
Tuesday 5th June 2018 at 7.15 p.m.
Memorial Hall, Welford-on-Avon**

Present: Cllr J Kimpton, Cllr J Hockaday,
Cllr M Lake, Cllr B Stanford and Cllr D Jones

In attendance: Clerk Mrs C Price

Public: 2

Public Participation:

- Sarah Brooke Taylor – Rural Housing Needs Survey

Our current housing needs survey was conducted in 2008 with an addendum in 2012 so it would be useful to revisit it again this year. There are currently 25 households registered on Homefinder in the parish, 16 of which are either pensioners or in receipt of DLA and require bungalows. The housing needs survey will look at all housing needs, be it for ‘affordable’ housing, local market, shared ownership or open market housing. WRCC will print the survey and conduct the analysis with the parish council arranging delivery. The results can be used to inform future iterations of the neighbourhood plan and local planning decisions. Cllrs agreed to review the alternative options available for consultation and have a wider debate about the merits of a HNS outside the meeting.

- Emma Vergette – Rose Cottage

Plans were presented for a house proposed for the site of Rose Cottage. Whilst design is not a planning issue per se Cllrs considered the proposals and their impact on the historic Conservation Area and the setting of adjacent Listed Buildings including height, position on the plot, choice of render and most notably the flat roof. The applicant is keen to put forward a well designed modern building, sympathetic to its surroundings and agreed to consider the points discussed and attend the next planning meeting with revised designs.

Item		Action
1.	Apologies Apologies were received from Cllr S Carter, Cllr M Brain and District Cllr P Barnes.	
2.	Declarations of Interest None	
3.	Approval of Minutes The minutes were accepted as a true record of the meeting of 1 st May 2018 and signed by the Chairman. <i>Proposed Cllr Kimpton</i>	<i>Seconded Cllr Lake</i>

4.	Matters arising not covered elsewhere on the agenda None		
5.	County and District Councillor's reports In the absence of our Councillors, this was deferred to next month.		
6.	Planning 6.1 Report of Planning Notices received from Stratford DC		
	18/00699/FUL 18/00700/LBC	Low Thatch High Street - Conversion and alteration of integral garage; installation of site entrance gates	Permission with conditions
	18/00595/VARY	Tew Park Binton Road Welford-On-Avon CV37 8PS - Variation of condition no.2 (approved drawings) of planning permission reference 17/01978/FUL dated 04 October 2017 to alter the external design and internal arrangements of plots 1-3.	Permission
	18/00879/FUL	Welford Pastures Cottage Barton Road - Proposed Single Storey side and front extension. Alterations to front wall.	Permission with conditions
	18/00757/FUL	The Thatch Chapel Street - Proposed erection of a garden shed and widening of vehicular access which would include removal of stone pillars	Permission with conditions
	18/01103/LBC	The Thatch Chapel Street - Replacement of rainwater goods and S.&V. pipe for cast iron replica plastic fittings; replacement of radiators; re-plan and replacement of bathroom sanitary ware; construction of a freestanding bookcase.	Consent granted with conditions
	6.2 Report of Planning Applications Previously Considered		
	18/01275/LBC 18/01274/FUL	Vine Cottage High Street - Construction of a new glazed link to connect the existing dwelling to the garage, with internal and external alterations to the existing garage, including a new Gablet to the existing roof.	Support
	18/01363/VARY	Land Off Millfield House Binton Road - Variation of Condition 2 (approved plans) of application reference	Object

		number 15/02715/FUL to allow internal and external alterations in accordance with drawings 567-01 Rev A and 567-02 Rev A Original description of development 'Erection of dwelling to rear of Milfield House'	
	18/01075/VARY	Land Adjacent To Daffodil Cottage Church Street - Variation of condition 2 of application 16/03998/FUL (approved plans) to allow the existing outbuilding, noted previously for retention and repair, to be replaced instead. Original proposal 'Erection of 1 No. dwelling and associated landscaping'	Support
	18/01301/FUL	13 Headland Close Welford-On-Avon CV37 8EU - Proposed rear extension and decking (retrospective)	Object
6.3 Consideration of Planning Applications received from Stratford District Council			
	18/01338/FUL	Land South Of The Barton Road - Proposed dwelling, plot 11 part of approved development including construction of local needs dwelling house and associated works. (Alteration to Plot 11 of 13/02445/FUL)	Object
<p>6.4 Other Planning Matters</p> <p>The following items were noted and will be followed up with Planning Enforcement:</p> <ul style="list-style-type: none"> • The Old Tea Shop, Church Street. Planning application expected soon. • Darcy Cottage, High Street. Planners are confirming whether rooftiles are compliant. • Chase Park. Retrospective planning application is expected for signage. • Junction of the Evesham Road. Meeting will be arranged to discuss signage. • Thorn Cottage, High Street. Retrospective planning application is expected for fence. 			

7.	Finance 7.1 Approval of items requiring payment					
Cheque	Item	Base	VAT	Total	Bdgt. Line	
102178	Clerk's Salary	£446.37		£446.37	7	
102179	Mowing	£838.75	£167.75	£1006.50	21-23	
102180	Training fees	£250.00		£250.00	19	
e-bank	Dog bin emptying	£211.50	£42.50	£250.00	27	
e-bank	Internal Audit	£125.00		£125.00	11	
e-bank	Playground Insp.	£398.00		£398.00	26	
e-bank	Signage	£78.98		£78.98	8	
e-bank	Insurance	£697.71		£697.71	13	
Receipts None						
Transfer To cover June bills – £2800.00						
<i>Proposed Cllr Hockaday</i>						
<i>Seconded Cllr Jones</i>						
7.2 Parish projects budgets 17/18 & 18/19						
Cllr Lake shared a final draft of the 2018/19 budget for discussion and will circulate electronically after the meeting						
7.3 Section 137 Payments						
The previously circulated report of the monitoring of s137 payments was discussed and it was resolved to adopt the recommendations, namely:						
-Introduce a new budget line for s137						
-Acknowledge s137 limit for this year						
-Determine if any payments so far this year or ongoing expenses should be recorded as s137						
-Confirm the s137 status for any new expenditure when it is approved						
-Review s137 spending quarterly with the management accounts to ensure it remains under the annual limit						
8.	Annual Audit 1.1. To receive the internal audit report 2017/18 1.2. To agree the annual governance statement 2017/18 1.3. To certify the annual accounting statement 2017/18 1.4. To confirm the period for the exercise of public rights The Internal audit comment relating to the fishing stations at Cress Hill was acknowledged and it was resolved to undertake the above. Proposed Cllr Hockaday Seconded Cllr Kimpton					
9.	Parish Projects Cllr Jones raised a query about the responsibility for maintenance of trees along a public footpath and it was agreed clarity should be					

	sought before work was undertaken.	
10	Local Housing Needs Survey Discussed during the Public Participation session.	
11.	Any Other Business None	
12.	Dates of Future Meetings <ul style="list-style-type: none">• 19th June Planning Meeting• 3rd July Parish Council Meeting	

Meeting closed at: 9:40pm