

Welford-on-Avon Parish Council

Minutes of the Meeting held on Tuesday 4th September 2018 at 7:15 p.m. Memorial Hall, Welford-on-Avon

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

In attendance: County Councillor M Brain, District Councillor P Barnes,
Clerk Mrs C Price

Public: 12

Public Participation:

- Roy Chapman – Apple Grove
Mr Chapman has resubmitted his application for a new dwelling on land behind Apple Grove taking into account the Parish Council's previous comments. Ridge height has been reduced, garage relocated to be in line with Apple Grove and the property has been repositioned further from the access road. Mature hedging is to remain and additional planting will be used to fill gaps. The footprint of the building is now only 18% of the plot, comparing favourably to nearby new properties. The entranceway will remain open to allow safe passing and pedestrian refuge area on the access lane.
- Claire Huggins – Broad Highway
Changes have been made to the proposal as requested by SDC, meeting the preferred housing mix and including 33% affordable housing including bungalows. The developers believe this now meets the criteria for infill development. They are happy to include bird boxes and hard or soft boundary treatments to be determined by the planners. Duchy Homes will be the contractor.
- Emma Virgette – Rose Cottage
Ms Virgette has submitted an application for a new dwelling on land behind Rose Cottage. She believes it meets the criteria to be considered acceptable infill development. It will have limited impact on neighbouring properties due to the position, screening and lack of overlooking windows. The plot will be 0.4 acres and there is a precedent for such development in the village. It will have a low ridge height of 6.2m and is set back from the street scene so will be of limited impact to Conservation Area.
- Richard Ham – Rose Cottage
Mr Ham objects to the proposed development at Rose Cottage as a neighbour. The design does not protect or enhance the Conservation Area. It is not in keeping with the linear nature of the High Street currently. A similar proposal for the garden of Vine House was declined on appeal and the same arguments around the urbanization of the Conservation Area apply here. It conflicts with policies HE4 of the Neighbourhood Plan and CS8, 9, 10 and 15 of SDCs Core Strategy.

- Callum Chalmers – Rose Cottage
Mr Chalmers spoke representing the owners of Birch House, Walnut Tree House and Vine House who all object to the proposed development at Rose Cottage. In addition to Mr Ham's comments planners should take into account the range of trees and wildlife on the site and no approval should be given until a full ecological assessment has been undertaken. Retention of the majority of the trees was an important part of the approval for the redevelopment of Rose Cottage itself and this should remain the case. Also, Thatch Lodge was a replacement building not new and therefore should not be considered a precedent for this development.

Item		Action
1.	Apologies Apologies were received from Cllr Barbour	
2.	Declarations of Interest Cllr Hockaday declared an interest in the planning application for Broad Highway as a neighbour and will not participate in that discussion.	
3.	Approval of Minutes The minutes were accepted as a true record of the meeting of 7 th August 2018 and signed by the Chairman. <i>Proposed Cllr Hockaday Seconded Cllr Stanford</i>	
4.	Matters arising not covered elsewhere on the agenda None	
5.	County and District Councillor's reports 5.1 District Councillors Report Cllr Barnes reported: <ul style="list-style-type: none"> • New Homes in Long Marston – Developers require agreement on road improvements before plans can be agreed. The new bridge for the proposed bypass is still under discussion and the police are now advising on the section near Freshfields Nursery. • Rainbow Nurseries – Still no legally binding agreement to drop the previous approval so further development is not being supported at the moment. 5.2 County Councillors Report Cllr Brain reported: <ul style="list-style-type: none"> • Speeding – Meeting has been arranged for 10th Sept with PCC Phillip Seccombe to discuss. • Keith Lloyd – The previous mayor on Stratford and County Councillor for Stratford North has sadly passed away and there will be an election in due course. • Councillors Grant Scheme – The Millennium Trust have applied for a grant. 	

	<ul style="list-style-type: none"> • Infrastructure repairs – Balfour Beattie are responding frustratingly slowly to requests for repair work but these are being chased up. • Lorries over the bridge – Action to deter this is being encouraged. • Broadband – WCC is beginning pilot schemes for ‘5G’. 	
6.	Planning	
	6.1 Report of Planning Notices received from Stratford DC	
	18/01549/FUL	Baskerville Cottage Church Lane - Replacement of existing arbour in garden with a summer house
		Permission with Conditions
	18/01599/FUL	Westview Binton Road - Proposed front porch
		Permission with Conditions
	18/01872/COU Q	Elm Leys Hunt Hall Lane - Proposed change of use of five barns to dwellinghouses, and for associated operational development
		Change of Use PA grant Class J, K and M
	18/01737/FUL	The Thatch Chapel Street - Construction of a garden room
		Permission with Conditions
	6.2 Report of Planning Applications Previously Considered	
	None	
	6.3 Consideration of Planning Applications received from Stratford District Council	
	18/01448/FUL	Apple Grove Binton Road - Proposed erection of single dwelling on land to rear of Apple Grove (re-submission of withdrawn application 17/03413/FUL)
		Object
	18/02333/FUL	Rose Cottage High Street - Construction of new dormer bungalow & formation of new drive accessed via approved vehicle entrance to Rose Cottage.
		Object
	18/01522/FUL 18/01523/LBC	Manor Farm Duck Lane - Change of use, Conversion, Alterations and improvements to agricultural barn to create two dwellings; creation of new access, driveway and parking area following removal of wall and trees for Manor Farm House (re-submission following refusal of application 17/03792/FUL)
		Support
	18/00777/FUL	Rainbow Nurseries Welford Hill - Change of use of land to residential caravan site for 14 gypsy families, including laying of hardstandings, provision of foul drainage and
		Object

		erection of 7no. amenity buildings																																
	17/02338/FUL	Broad Highway Hunt Hall Lane - Demolition of existing bungalow and construction of upto 15 dwellings and a shared surface road. Closure of existing access and construction of new vehicular access to Hunt Hall Lane.	Object																															
	18/02191/FUL	Nissoria Binton Road - Construction of detached garage	Object																															
	18/02366/FUL	Cleavers Church Lane - Erection of a 2-car open garage and store, extension to existing driveway and conversion of the existing garage to a gym/games room (as approved already under 15/04208/FUL)	Support																															
	<p>6.4 Enforcement issues The retrospective application for the porch at The Old Tea Shop has been withdrawn but no new application has been received. Action: CP to check with enforcement that one will be forthcoming.</p> <p>6.5 SHLAA Update SDC intended to use the SHLAA to identify a 20% buffer to the 5 year land supply due to the potential need to accommodate overspill from Birmingham and Coventry. Sites around Welford have all been assessed as not currently suitable but this can be appealed against in the future. Action: SC to submit a response to the consultation on behalf of the Parish Council.</p> <p>6.6 Rural Housing Needs Survey Update It was agreed that it was a good time to update the current Rural Housing Needs Survey. The Parish Council would also like to include some questions related to new speed management infrastructure and the lighting that might have to accompany it. Action: CP to contact Sarah Brooke-Taylor.</p> <p>6.7 Any other planning matters None</p>			CP SC CP																														
7.	<p>Finance 7.1 Approval of items requiring payment</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Base</th> <th>VAT</th> <th>Total</th> <th>Bdgt. Line</th> </tr> </thead> <tbody> <tr> <td>Clerk's Salary & Exp</td> <td>£446.37</td> <td></td> <td>£446.37</td> <td>7</td> </tr> <tr> <td>Mowing</td> <td>£838.75</td> <td>£167.75</td> <td>£1006.50</td> <td>21-23</td> </tr> <tr> <td>Cress Hill Treework</td> <td>£350.00</td> <td></td> <td>£350.00</td> <td>24</td> </tr> <tr> <td>Cress Hill Exp for DT</td> <td>£175.94</td> <td>£24.55</td> <td>£200.49</td> <td>24</td> </tr> <tr> <td>Clerks Mobile</td> <td>£22.95</td> <td>£4.59</td> <td>£27.54</td> <td>8</td> </tr> </tbody> </table>				Item	Base	VAT	Total	Bdgt. Line	Clerk's Salary & Exp	£446.37		£446.37	7	Mowing	£838.75	£167.75	£1006.50	21-23	Cress Hill Treework	£350.00		£350.00	24	Cress Hill Exp for DT	£175.94	£24.55	£200.49	24	Clerks Mobile	£22.95	£4.59	£27.54	8
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	<p>Receipts None</p> <p>Transfer To cover August bills – £2000.00</p> <p><i>Proposed Cllr Carter</i> <i>Seconded Cllr Kimpton</i></p> <p>7.2 Any other finance matters The Clerk reported that a new cheque book has been provided by HSBC. All new signatories have now confirmed their ID with the bank.</p>	
8.	<p>Projects Updates from Councilors Cllr Carter reported that two memorial benches have been ordered to arrive in time for remembrance day.</p>	
9.	<p>Any Other Business</p> <ul style="list-style-type: none"> • New Flag Captain After many years in the role, John Harris has now retired as Flag Captain. The Parish Council thanked John for all his work and agreed to take forward his suggestion of relocating the flag pole to the other side of the hall to make it more visible. Peter Deakin has kindly agreed to take over the role. • Projector SDC have offered the Parish Council the use of a projector to view planning applications at meetings. It was agreed that this would be investigated further. • Bells on Remembrance Day The Parish Council have been contacted with regards to timings of bell ringing on Remembrance Day. It was agreed that as the Parish Service would be held on the Friday that Bell ringing on the Sunday could be at the discretion of the Church. • Clerk's Annual Leave The Clerk will be on Annual Leave from Monday 10th September to Monday 17th September inclusive and will not be able to respond to emails during that time 	
10.	<p>Dates of Future Meetings</p> <ul style="list-style-type: none"> • 18th September Planning Committee Meeting • 2nd October Parish Council Meeting 	

Meeting closed at: 8:20pm