

Welford-on-Avon Parish Council

Minutes of the Meeting held on Tuesday 8th January 2018 at 7:15 p.m. Memorial Hall, Welford-on-Avon

Present: Cllr S Carter, Cllr J Hockaday, Cllr J Kimpton, Cllr C Barbour,
Cllr B Stanford, Cllr C Lake and Cllr D Jones

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

Public: 1

Public Participation:

Richard Harvey – The Chiltons, Headland Road – Mr Harvey, who lives opposite The Chiltons, is concerned about the size of the proposed extension to the property which he feels will fundamentally change the appearance of this part of the road. He also has concerns about the hours of working. The Parish Council have previously objected to the application but, in consultation with neighbours, changes have been made to the design, particularly the roof line, to reduce its visually impact, which were supported. The Parish Council have insisted on a detailed construction management scheme to address issues such as working times, site traffic etc. The Parish Council will review the final application along with any submissions from residents at the February meeting.

Item		Action
1.	Apologies None	
2.	Declarations of Interest None	
3.	Approval of Minutes The minutes were accepted as a true record of the meeting of 4 th December 2018 and signed by the Chairman. <i>Proposed Cllr Kimpton Seconded Cllr Barbour</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"> Police – Having attending a public meeting at Meon Vale, it is clear that people are concerned that any increase in the PCC precept won't be spent on rural crime so they will not see a 	

	<p>benefit.</p> <ul style="list-style-type: none"> • Milcote Road – There will now only be 3 way traffic lights during the works in March/April rather than a complete closure. Hopefully there will be much less disruption. • Chiltons – This application has been discussed with the planners and some further changes are anticipated. • Frog Lane – Plans for the new property are being discussed with the planners due to objections from the Conservation Officer as well as neighbours and the PC. • Gladman – Spitfire will also be objecting to the proposed 35 houses. <p>5.2 County Councillors Report</p> <ul style="list-style-type: none"> • Milcote Road – Much time has been spent getting contactors to fix incorrect signs and diversions and Cllr Brain apologises for the inconvenience caused. He also thanks Cllr Barnes for his support on this issue. • School Development – Happily, the developments at the school have been unanimously passed by WCC. Construction should start during the summer holidays but a date has not yet been confirmed. • Speeding – Three covert speed surveys have been undertaken showing excessive speeds in all areas. The Binton Road between the garage and the Four Alls commonly sees speeds of 45-50mph. Results have been discussed with the police and plans are being developed subject to funding agreement. • Police Precept – The precept will almost certainly increase but the amount is currently being consulted on. 										
6.	<p>Planning</p> <p>6.1 Report of Planning Notices received from Stratford DC</p> <table border="1"> <tr> <td data-bbox="276 1350 533 1570">18/03127/FUL</td> <td data-bbox="533 1350 1102 1570">Rose Cottage High Street - Construction of new dormer bungalow and formation of new drive accessed via recently approved vehicular entrance to Rose Cottage as per planning application 18/00945/FUL</td> <td data-bbox="1102 1350 1289 1570">Permission with Conditions</td> </tr> <tr> <td data-bbox="276 1570 533 1756">18/02967/FUL</td> <td data-bbox="533 1570 1102 1756">Four Alls Inn Binton Road - The erection of external lighting to the outdoor seating area, car park and premises (in respect of condition 5 of planning permission 17/01331/FUL).</td> <td data-bbox="1102 1570 1289 1756">Permission with Conditions</td> </tr> <tr> <td data-bbox="276 1756 533 2009">18/02659/VARY</td> <td data-bbox="533 1756 1102 2009">Weston House Milcote Road - Variation to Condition 1 and Condition 2 of reserved matters approval 17/01405/REM (10 dwellings) to allow for a change in the driveway to Plot 10; the realignment of the road to the front of Plot 5; the addition of a single</td> <td data-bbox="1102 1756 1289 2009">Variation Permitted with Conditions</td> </tr> </table>	18/03127/FUL	Rose Cottage High Street - Construction of new dormer bungalow and formation of new drive accessed via recently approved vehicular entrance to Rose Cottage as per planning application 18/00945/FUL	Permission with Conditions	18/02967/FUL	Four Alls Inn Binton Road - The erection of external lighting to the outdoor seating area, car park and premises (in respect of condition 5 of planning permission 17/01331/FUL).	Permission with Conditions	18/02659/VARY	Weston House Milcote Road - Variation to Condition 1 and Condition 2 of reserved matters approval 17/01405/REM (10 dwellings) to allow for a change in the driveway to Plot 10; the realignment of the road to the front of Plot 5; the addition of a single	Variation Permitted with Conditions	
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	storey extension to the rear of Plot 1's garage; fixed glazed windows changed to Bifold doors on family room and living room to Plot 4; fixed glazed screen changed to bifold doors on family room to Plot 10; and introduction of Ivory render to Plots 3, 4, 5 and 10	
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 erection of 7no. amenity buildings	Permission with Conditions
18/02804/FUL	2 Barton Fields - Single storey rear extension and fenestration alteration	Permission with Conditions
18/03232/LDP	5 Montagues Corner, Yew Tree Cottage Chapel Street - Replacement of existing timber windows with PVC-u windows.	Proposed Lawful Development - Permitted
6.2 Report of Planning Applications Previously Considered		
	None	
6.3 Consideration of Planning Applications received from Stratford District Council		
18/03694/ADV	Welford Chase House Binton Road - Retention of three metal signs on wooden posts and two flag advertisements	Object
18/03691/ADV	Welford Chase House Binton Road - Retention of 2 x freestanding metal signs on wooden posts for a temporary period	Object
18/03299/FUL	Avon Bridge Binton Road - Demolition of existing single storey dwelling and construction of two new dwellings with associated works including flooding and surface water management and new landscaping.	Object
18/02456/FUL	Land South Of The Barton Road - The erection of three dwellings, garages and associated work.	Object
6.4 Other Planning Matters Oldwick House – While the Parish Council consider good design a priority, it was decided that the flat roofed garage proposed at Oldwick House was not the right case to test at Committee so the objection will be withdrawn.		

	<p>Barton Close – The Parish Council are aware of some issues arising from the construction work in Barton Close and Cllr Carter will discuss them with the owners.</p> <p>Construction Management Schemes – It is now the policy of the Parish Council to require a detailed CMS for all development that have the potential to be significantly disruptive to residents, either due to scale or location. When these are produced after approval as part of a condition they are not being sent to the Parish Council for review. Action: CP to draft letter to Robert Weekes on behalf of the PC to request this happens as a matter of course.</p> <p>Gladman Proposal for Milcote Road – The application will be reviewed at the planning meeting of 22nd January. In the meantime the Parish Council will circulate an update to our previous letter to residents and encourage them to share their thoughts via the planning portal or by letter.</p>	CP																									
7.	<p>Finance</p> <p>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.</th> </tr> </thead> <tbody> <tr> <td>Clerk's Salary</td> <td>£446.37</td> <td></td> <td>£446.37</td> <td>7</td> </tr> <tr> <td>Clerks Mobile</td> <td>£11.50</td> <td>£2.30</td> <td>£13.80</td> <td>8</td> </tr> <tr> <td>WALC – Training</td> <td>£30.00</td> <td></td> <td>£30.00</td> <td>19</td> </tr> <tr> <td>S Carter – Stamp</td> <td>£25.98</td> <td>£5.20</td> <td>£31.18</td> <td>8</td> </tr> </tbody> </table> <p>Receipts £9.82 Bank Interest</p> <p>Transfer To cover November bills – £500</p> <p><i>Proposed Cllr Carter</i> <i>Seconded Cllr Lake</i></p> <p>7.2 Any other finance matters 2019/20 Budget – A draft budget was circulated for the purpose of agreeing the Parish Council precept for 2019/20. A final budget will be presented at the April meeting once year end figures are confirmed. It was agreed that after freezing the per household figure going into 2018/19 a small increase was now required. An increase of 1.8% was agreed and the precept for 2019/20 was set at £23,000. Action: CP to complete and submit the relevant forms to SDC. Action: ML to present final Budget in April.</p>	Item	Base	VAT	Total	Bdgt.	Clerk's Salary	£446.37		£446.37	7	Clerks Mobile	£11.50	£2.30	£13.80	8	WALC – Training	£30.00		£30.00	19	S Carter – Stamp	£25.98	£5.20	£31.18	8	CP ML
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8.	<p>Projects Updates from Councilors Cllr Stanford has been researching the various traffic calming measures available. Mannequins have proved successful but are very unpopular due to their appearance. Speed Cushions are also quite</p>																										

	<p>effective and supported by the police but lead to an urbanised appearance. Speed tables are larger and more effective but the visual impact is increased. Fluid filled speed bumps are effective and have less impact on those driving slowly but they are less robust and susceptible to vandalism. With no clear preferable option, the Parish Council will need to consider these carefully to minimise any negative impact on the village. Action: All to consider options for further discussion at next meeting with a view to investing in one or more of these options later this year.</p>	All
9.	<p>Any Other Business</p> <ul style="list-style-type: none"> • Projector – The Clerk shared some provisional figures for the purchase and installation of a projector in the Village Hall for the use of both the Parish Council and people hiring the hall. It was agreed that a budget of up to £800 would be allocated. Action: ML to get detailed quotes for agreement at the next meeting. • Clerk Vacancy – Cllr Carter reported there had been some interest in the vacancy and Councillors should encourage any suitable applicants they are aware of to get in contact. Action: CP to investigate the possibility of temporary cover in the interim. 	CP
10.	<p>Dates of Future Meetings</p> <ul style="list-style-type: none"> • 22nd January Planning Committee Meeting • 5th February Parish Council Meeting 	

Meeting closed at: 9:25pm