

Welford-on-Avon Parish Council

Minutes of the Meeting held on Tuesday 6th Aug 2019 at 7:15 p.m. Memorial Hall, Welford-on-Avon

Present: Cllr S Carter, Cllr J Hockaday, Cllr C Barbour, Cllr M Lake, Cllr N Kennedy, Cllr M Perteghella.

In attendance: District Councillor P Barnes, County Councillor M Brain

Public: 4

Public Participation: Paul Cooper spoke on the topic of the Site Allocation Plan (SAP) / Welford Reserve Sites. He spoke on behalf of the Orchard Close residents against the Gladman site being put forward as one of the reserve sites. He presented several questions raised by fellow resident Sadie Janes. He asked whether Welford has to provide reserve sites, as the village has already delivered more than its share of new housing. If, Welford has to provide an allocation of reserve sites, then the Parish Council should be considering and responding with recommendations of where these sites could be. Mr Cooper stated that the Gladman site, is the most contentious and therefore should not be put forward, and an alternative site should be proposed instead. Cllr Barnes has indicated that Welford Park site could be put forward as an alternative, already developed site. Another question raised was who put the Gladman site forward in the current draft reserve allocation.

Cllr Carter replied that in 2011 Stratford District Council (SDC) undertook a Strategic Housing Land Assessment (SHLA). More recently SDC undertook a Site Allocation Plan (SAP) process instead, identifying specific reserve sites. He observed that he has now received the SAP document and gone through it. The SAP policy indicates that these plans can be called upon anytime, and at first reading it looks like the SAP goes against the Localism Act. Mr Cooper observed that the SAP would also go against the Welford NDP and therefore its quality should be contested.

Mr Cooper also noted that the PC could reject all the reserve sites or alternatively identify better, more appropriate ones.

Cllr Carter stated that the SAP consultation period runs from 8th Aug - 20th Sept. SDC are hosting a briefing session for 2 representatives from each PC to attend on the 3rd Sept. Cllr Carter and another PC Cllr will be attending the session. After this, a meeting will be organised by the PC with stakeholders to formulate the PC's response to the consultation.

Action: PC representatives, incl Chairman, to attend SDC SAP briefing (3rd Sept).

Action: Cllr Carter to organise meeting with stakeholders after 3rd Sept (SC)

Mr Cooper is also concerned about the condition of the footpaths and pavements in the village, in particular along the Long Marston Rd leading to Barton Rd which needs urgent attention. This is something the PC is aware of.

Action - Cllr Brain has asked WCC Highways to survey all footpaths in the village as a matter of priority and repair as required.

Item		Action
1.	Apologies Cllr K Williams, Clerk A Street	
2.	Declarations of Interest Cllr Hockaday declared an interest in relation to the planning application for Green Acres 19/01893/FUL Cllr Carter declared an interest in relation to the Orchard Nurseries planning application 19/01751/FUL	
3.	Approval of Minutes The minutes were accepted as a true record of the meeting of 2 nd July 2019 and <u>signed by the Chairman.</u> <i>Proposed Cllr Barbour Seconded Cllr Kennedy</i>	
4.	Matters arising not covered elsewhere on the agenda: The Planning Committee Terms of References were unanimously adopted by the council, with the number of Committee members agreed as 'at least 5'.	
5.	County Councillor's report Cllr Brain reported: Welford Junction roadworks & 4-way traffic lights: (work to install water supply for the new development) Cllr Brain has received many complaints about the queues and delays caused. He has raised with Transport Planning officers who will advise to suspend the bus stops to improve traffic flow. Highway footways and pavements: some of these are in a bad and dangerous state. On 17 th July a resident fell after catching her foot in one of the potholes in the pavement on the Barton Rd. Cllr Brain has had a meeting this morning about Highway footpaths, this is now a priority. County Highways will undertake a survey of footpaths and implement any required maintenance/repairs. The Barton Road bollards have been replaced. Milcote Rd/Long Marston Rd Junction: the bollards should be put back where the PC wants. Road closure 17-18 August for road resurfacing. Cllr Carter commented on the footpath serving the new Spitfire development, not being wide enough (1.2m in places). The development was conditional on providing a safe pedestrian route into the village. Action: Cllr Brain to look at footpath width after road resurfacing has been carried out. HAV's at The Bell pinch point, High St: Cllr Brain reported on the issue of large agricultural vehicles (HAV) mounting the curb. Unfortunately, the wall of resident J Mansfield (present at meeting) has been completely destroyed by one of these HAVs. Cllr Brain reported	MB

<p>that he had contacted officials to request the installation of bollards either end of The Bell footpath together with Narrow Road signs at the entrances to the village. This would be funded from Cllr Brain's delegated budget together with any funding put forward by the Parish Council.</p> <p>Cllr Brain also pointed out that a Traffic Regulation Order would be required for the width restriction signs, the consultation could take a few months. Cllr Brain stated that he has made this is a priority. He has also requested an urgent road closure so that the demolished wall can be repaired. To minimise inconvenience, he suggested 17-18th Aug, the same time as the scheduled closure on the Long Marston Rd for resurfacing.</p> <p>Jeremy Mansfield spoke of the distress this has caused. The accident has had an economic impact and could have endangered life. He also noted that his Insurance Company will only approve the relevant costs on the condition of the road closure. Cllr Brain reassured Mr Mansfield that WCC will agree to the road closure.</p> <p>Action: Cllr Brain to chase Highways for a site visit as well as the bollards and width sign implementation.</p> <p>It was noted that often these HVAs are also speeding through the village. Cllr Carter asked Cllr Barnes, who is familiar with the farming community, to organise a meeting when farmers are free to attend.</p> <p>Action: Cllr Barnes to try to organise a meeting with PC and farming community.</p> <p>Vale of Evesham Freight Quality Partnership: Cllr Brain reported on the very useful meeting on 26 July with several agencies and stakeholders, including an operator from the transport industry, rural parish councils, WCC officials. One of the actions is for the VFQP working group committee to contact transport managers to re-route their HGVs.</p> <p>Verge Maintenance - Cllr Brain reported that WCC has contacted landowners to cut their verges. If this is not complied with, WCC will undertake the verge maintenance and then charge the landowners.</p> <p>Deer Signs: The PC has agreed to pay £500 for WCC to purchase and install Deer Signs on Welford Hill.</p> <p>Speeding Traffic solutions: Cllr Brain asked whether the PC want to work with the WCC Senior Engineers to produce a bespoke safety design for the village (based on the doable solutions identified in the 26th June meeting). Long Marston PC has already developed such a road safety scheme. The bespoke design would cost £500. The PC agreed to fund this as a way to begin the process of implementing traffic speeding solutions.</p>	<p>MB</p> <p>PB</p>
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	<p>Action: Cllr Brain to put the PC in contact with the Senior Design Engineers.</p> <p>District Councillor's report</p> <p>Cllr Barnes showed a corn dolly made by himself. He is selling the corn dollies for £15 outside his house, for Cancer Research charity.</p> <p>Gladman planning application – Cllr Barnes observed that the Gladman site is one of the amber reserve sites on the SAP. If this site stays in the SAP and is named in the Core Strategy it will be much more difficult to appeal against any development in the future. Furthermore, the reasons for the current refusal by SDC planning officers are incorrect - they are not aligned with those put forward by Cllr Barnes and the PC. In particular there are differences in the way distances have been measured and from where they are taken. Cllr Carter asked if an appeal was put forward by Gladman, whether the PC and District Cllr could request a public enquiry so that the voices and comments of a substantial number of residents can be heard. Cllr Barnes replied he is happy to support whatever measure the PC want to implement on any appeal.</p> <p>Weston House – planning application has now been withdrawn.</p> <p>Thorn & Thornette Cottages – on-going on for 2years, during which Cllr Barnes has continued to work with the residents, Planning Office and Parish Council to agree a way forward. There has now been a response from the Conservation Architect about what they would likely accept. It is now out for consultation again.</p>	MB									
6.	<p>PLANNING</p> <p>6.1 Report of Planning Notices received from Stratford DC</p> <table border="1" data-bbox="272 1440 1313 1951"> <thead> <tr> <th data-bbox="272 1440 515 1514">REFERENCE</th> <th data-bbox="515 1440 1102 1514">ADDRESS – PROPOSAL</th> <th data-bbox="1102 1440 1313 1514">SDC DECISION</th> </tr> </thead> <tbody> <tr> <td data-bbox="272 1514 515 1653">19/00614/FUL</td> <td data-bbox="515 1514 1102 1653">Oak Tree House, High St - Proposed single storey rear extension. Alteration to front porch and replacement of existing hedge with new boundary wall</td> <td data-bbox="1102 1514 1313 1653">Permission with conditions</td> </tr> <tr> <td data-bbox="272 1653 515 1951">19/01112/VARY</td> <td data-bbox="515 1653 1102 1951">Church Bank, Binton Rd - Variation of condition no.2 and 3 of planning permission (16/00380/FUL 07 July 2016) to allow for revised plans, amending the design of dwelling including revised roof line, minor amendments to garage design and revised materials to allow for brick instead of Cotswold stone and red roof tile instead of grey slate.</td> <td data-bbox="1102 1653 1313 1951">Variation permitted with conditions</td> </tr> </tbody> </table>	REFERENCE	ADDRESS – PROPOSAL	SDC DECISION	19/00614/FUL	Oak Tree House, High St - Proposed single storey rear extension. Alteration to front porch and replacement of existing hedge with new boundary wall	Permission with conditions	19/01112/VARY	Church Bank, Binton Rd - Variation of condition no.2 and 3 of planning permission (16/00380/FUL 07 July 2016) to allow for revised plans, amending the design of dwelling including revised roof line, minor amendments to garage design and revised materials to allow for brick instead of Cotswold stone and red roof tile instead of grey slate.	Variation permitted with conditions	
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19/01363/FUL	Weston House, Milcote Rd - demolition of existing house and erection of 8 detached dwellings and 1 bungalow	Withdrawn
18/02456/FUL	Land South of the Barton Rd - erection of 3 dwellings, garages and associated works	Permission with conditions
19/01542/TREE	Orchard Lodge, Duck Lane - G1, Lawson hedge - Remove.	Tree Consent with conditions
19/01580/TREE	Rosegarth, Church St - T1 Leyland cypress - Fell.	Tree Consent with conditions
6.2 Report of Planning Applications Previously Considered		
REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE
19/01697/FUL	Norway House Binton Rd - Conversion of existing outbuilding into 2 bedroom self-contained dwellings.	Object
19/01696/FUL	Norway House Binton Rd - Two storey front gable extension and alterations, demolition of rear ground floor conservatory, replaced with new single storey rear extension and associated terrace (amendment to 18/02800/FUL).	Support
19/01670/LBC	Manor Barn Duck Lane - Change of use, conversion, alterations and improvements to agricultural barn to create two dwellings at Manor Farm (amendment to Listed Building Consent ref. 18/01523/LBC.	Support
6.3 Consideration of Planning Applications received from Stratford District Council		
REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE
19/01751/FUL	Orchard Nurseries Duck Lane - Demolition of existing nursery buildings and the erection of nine dwellings and all associated works	Object
19/01893/FUL	Green Acres Barton Rd - Proposed demolition of existing house and erection of replacement dwelling.	Support subject to conditions
19/01825/FUL	13 Millers Close - two storey extension to front, side and rear together with parking area to front	Support
19/01960/FUL	2 Rivermeade Barton Rd - Erection of single storey rear extension and detached garage.	Object
6.4 Enforcement Issues The Old Tea Shop - Porch has now been removed.		

	6.5 Other Planning Matters				
	Cllr Carter informed fellow Cllrs of the SAP session, on 3 rd Sept. Action: Clerk to register Cllr Carter + 1 (Cllr Kennedy, tbc).				AS
	A Welford SAP meeting will be organised on Thurs 5 th Sept for PC and stakeholders to formulate PC response to SAP consultation. Action: Clerk to book Memorial Hall for Thurs 5 th September at 7pm.				AS
7.	Finance 7.1 Approval of items requiring payment				
	Item	Base	VAT	Total	Bdgt.
Clerk Salary	£449.37			£449.37	7
Clerks Phone (O2)	£16.43	£3.29		£19.72	8
Welford.org.uk Renewal	£5.99	£1.20		£7.19	17
SLCC subscription Renewal	£114.00			£114.00	14
Limebridge - PROW Maintenance	£469.00	£93.80		£562.80	25
Limebridge - mowing Churchyard	£296.13	£59.23		£355.36	23
Limebridge - mowing village	£189.52	£37.90		£227.42	22
Limebridge - mowing Synder	£353.10	£70.62		£423.72	21
Receipts	£12.83 (Clerk phone bill credit – transfer of account)				
Net Total	£2,146.75				
Transfer	£2,200.00 to cover Aug bills				
<i>Proposed Cllr</i>	<i>Lake</i>		<i>Seconded Cllr Barbour</i>		
7.2 Any other finance matters	The PC would like to congratulate the Clerk for sorting out the PC phone bill.				
8.	Projects updates from Councillors				
<u>Cllr Kennedy</u>	Surface flooding – Cllr Kennedy will liaise with FLAG to identify locations of surface water flooding.				
Rubbish ,	recycling and dogs waste bins: quotes have been requested for replacements bins at various locations (Cress Hill, Millennium Trust, and other sites).				
Playground:	Cllr Kennedy is waiting for a quote to complete the playground equipment repairs as a matter of priority.				
Notice boards:	company will come to replace/refurbish these.				
Biodiversity Plan:	Cllr Kennedy observed that Bishops Itchington PC has adopted the Warwickshire Biodiversity Plan. There doesn't seem				

	<p>to be a specific SDC Biodiversity Plan, but she will look further into this.</p> <p>Actions: Cllr Kennedy to circulate the Bishops Itchington Parish Biodiversity Plan to all Cllrs and Clerk. Cllr Kennedy to contact WALC to see if a local (South Warwickshire /Stratford District) biodiversity plan exists or if they have a model we can reference.</p> <p>Cllr Barbour Footpaths: Cllr Barbour noted that there hasn't been any issue regarding footpaths after the letter was delivered to residents of adjoining properties.</p> <p>Cress Hill: The need for replacement steps has been highlighted as the current ones have become unsafe. The PC has agreed to fund £1700 for replacement work. Derek Tribe has produced a 5-year plan for the maintenance of Cress Hill. The PC will produce a 5year sustainability plan focusing on protecting and encouraging biodiversity. Action: Cllr Barbour to lead this plan.</p> <p>Cllr Perteghella Traffic solutions: Cllr Perteghella and Cllr Carter have identified locations on the High St for 'doable' speed calming solutions (as per 26 June meeting). These have been sent to County Highways. Action: Cllr Perteghella to liaise with WCC Highways and Cllr Brain to begin the design process with the Senior Engineers.</p>	<p>NK</p> <p>CB</p> <p>MP</p>
9.	<p>Any Other Business: Cllr Carter reported that the Maypole Green tree has a diseased branch which is potentially dangerous. Action: Cllr Kennedy to inspect and request removal of branch.</p> <p>Cllr Perteghella reported that she has been approached by resident Glenis Dyer with a generous proposal to improve the narrow footpath on a section of the Binton Rd, by giving up some of her front garden to make the footpath wider. It is currently too narrow for mobility scooters, wheelchairs, pushchairs etc and pedestrians often have to step into the road, in the path of the oncoming traffic. Action: Cllr Perteghella to ask Cllr Brain to include this in the WCC Highways footpath survey, and to liaise with Mrs Dyer on any actions.</p>	<p>NK</p> <p>MP</p>
10.	<p>Dates of Future Meetings</p> <ul style="list-style-type: none"> • 20th Aug Planning Committee Meeting • 3rd Sept Parish Council Meeting 	

Meeting closed at: 9:40 pm