

Welford-on-Avon Parish Council
Planning Committee Meeting Minutes – Tues 17th September 2019

Planning Applications Received From SDC for Consideration

	Item	Reference	Cons Deadline	Notes
1	Fernbank, Boat Lane - Renovation to existing property to include replacing all windows with new timber leaded double glazed windows to match existing colour black. Rebuilding subsiding chimneys. Internal alterations to include, ground floor accessible kitchen and accessible shower wet room, first floor bathroom and en-suite Two storey rear extension providing accessible dining room and master bedroom	19/02171/FUL	23 Sept	SUPPORT The Parish Council discussed this application at the meeting of 17 th Sept. The Parish Council are happy to support the application, subject to review of information missing from the application pack sent by Stratford District Council (missing Construction Management Plan, Rear Photos, Bat Report). The Parish Council request that when the fence to the rear is replaced after the building work is completed that it is softened with planting of native species. James Kimpton attended as the instructed developer to answer any questions from the Parish Council. The Parish Council questioned the reason for moving the shed in the rear garden, the council were reassured that the objective was not to make space for an additional house/dwelling.
2	Orchard Nurseries, Duck Lane Amendment. Erection of 9 dwellings and associated work. Revised plans: <ul style="list-style-type: none"> • Resitting of Plots 1 & 2 further from public right of way • Removal of garages for Plots 1 & 2 • Removal of garage Plot 9 • Reduction in size of Plot 9 – deletion of living room, utility and ensuite. 	19/01751/FUL	20 Sept	OBJECT The Parish Council discussed this application at the meeting of 17 th Sept. The Parish Council maintains its objection to this development. The amendments detailed in this application have no major bearing on the reasons for refusal cited in the Parish Council's response in August.

Other Planning Matters

None

Planning Enforcement

The Spinney, Kytes Lane - Land Adjacent To Daffodil Cottage, Church St:

REF17/00514 - in relation to the discharge of the landscaping condition.

REF19/00411 - in relation to the construction of unauthorised gates, fencing and pergolas.

Registered Public Speaker: Patrick Jackson – Ref Enforcement Issues (REF17/00514, REF19/00411)

SDC have not taken enforcement action on the above yet as there is a pending appeal against the refusal of the original Planning application. Welford Parish Council have not been notified of any appeal as yet.

ACTION – Parish Council to write to SDC to express concern at delays / in-action on this matter.

Registered Public Speakers

Mr Guy Poole, Swan Architects – Weston House ([19/01363/FUL](#))

Previous application for 9 dwellings was withdrawn (issues identified with Highways & Density).

The developer (Grevayne Properties) and Architect now have a revised scheme that they wish to submit.

The new scheme is for 7 dwellings (1 accessed from Milcote Rd, 6 from private drive).

Road Safety Audit has been commissioned, awaiting results. It seems the new scheme will not alleviate the previous concerns the Parish Council reported regarding refuse wagons stopping on the Milcote Road. NO CHANGE, NO REPORT

An archaeological survey has concluded that the site is not considered as a non-listed heritage site and that demolition is acceptable. The Parish Council requested a second opinion on this.

In addition to the above points, the Parish Council raised the following issues with the revised scheme:

- Loss of hedge to front of development along Milcote Rd
- Ridge heights / Chimney heights not proportionate with other properties in the vicinity.

- Development of this scale on the edge of the village is still a concern
- The previous scheme had 1 bungalow which has now been removed – is the housing mix appropriate for Welford's needs?
- Bat survey - was a night study included?
- Construction Management Plan to be included in the application

Dan Hatcher, Rosconn Group – Land South of Barton Rd

Further to a previous meeting with the Parish Council during the summer, Rosconn have revised the proposed scheme, taking into account feedback from the Parish Council. The previous scheme occupied approximately half of the total site and included 16 dwellings (net + 15) - 5 x affordable, 3 x bungalows, 3 x 2 bed semis, 4 x 4 beds. The Parish Council had expressed concern over the density of the development as well as a concern that a 2nd phase of development could follow in the remaining half of the land. The Parish Council commented at the time, that a lower density scheme for whole site with some communal green space would be preferred.

The plot of the new scheme is approximately double the size, using the whole site. The new scheme includes 24 dwellings - 11x 2 bed bungalows (6 affordable), 5 x 3 beds (2 affordable), 8 x 4bed (incl replacement dwelling)

Questions raised:

- Affordable Housing – no rental houses delivered as yet, WRCC could helping to set up as rental scheme.
- Highways – Road safety audit has been conducted. Improvements to be made to pedestrian zones.
- Foul water – discussions on-going with Severn Trent.
- Potential for back garden land grab from surrounding large gardens, what can be done to prevent this in the future when the land has been sold by Rosconn to a developer? Ensure access points are closed off.
- Tree survey has been conducted, they have tried to work around notable assets.
- Badger Sett on the boundary – no longer any signs of activity.
- Schooling - need to further investigate schooling with Education Authority as part of application.
- If Rosconn obtain planning permission, the site will be sold on for development. The Parish Council discussed how plans might be protected from change in the future / under new owners.

[MEETING CLOSED 8.50pm](#)