

## Welford-on-Avon Parish Council

**Minutes of the Meeting held on  
Tuesday 3<sup>rd</sup> Dec 2019 at 7:15 p.m.  
Memorial Hall, Welford-on-Avon**

**Present:** Cllr S Carter, Cllr N Kennedy, Cllr M Lake, Cllr M Perteghella, Cllr K Williams, Clerk Mrs A Street

**In attendance:** County Councillor M Brain

Public: 6

**Public Participation:** Will Gough (WSC), Elliot Goodall (Studio Spicer), Debbie Jones, Mr MacLaughlin (Headland Rd)

### Will Gough – Welford Sports Club

Will Gough gave the Parish Council an up-date on Synder Meadow (owned by Parish Council) and managed by Welford Sports Club. Principle income is via contributions from clubs (Snr Football Club has now closed). The current Pavilion is in a very poor state and beyond repair, therefore the Club intend to submit a planning application for a new pavilion. Cost of the new facility is estimated at £130-150,000. Re-development of the site will also include tennis courts and extended parking area. Fund raising for the new facility is underway and the Club are exploring Grant Funding opportunities.

Item	
1.	<b>Apologies</b> District Councillor P Barnes, Cllr J Hockaday, Cllr C Barbour
2.	<b>Declarations of Interest</b> None
3.	<b>Approval of Minutes</b> The minutes were accepted as a true record of the meeting of 5 <sup>th</sup> Nov 2019 and signed by the Chairman. <i>Proposed Cllr Kennedy                      Seconded Cllr Perteghella</i>
4.	<b>Matters arising not covered elsewhere on the agenda</b> None
5.	<b>County Councillor's Report</b>  Cllr Brain noted that the CC Highways team have pulled out all the stops out to help the homes in Pool Close affected by the recent flooding. Severn Trent Water and Highways have both been on-site helping with work to prevent future flooding in the area.  Cllr Brain took the opportunity to share his disappointed with local officers not attending to necessary works – eg potholes. They have been very busy with flood repair and mitigation work, but the dangerous potholes should be attended to urgently. <b>ACTION</b> -Clerk to report and follow-up on 2 worst pot holes (High St and Church St)  <b>District Councillor's Report – Apologies</b>

6.	<b>Planning</b>		
	<b>6.1 Report of Planning Notices received from Stratford DC</b>		
	<b>REFERENCE</b>	<b>ADDRESS – PROPOSAL</b>	<b>SDC DECISION</b>
	<a href="#">19/02704/TREE</a>	<b>Sherbourne Cottage, High St</b> -G1, ash x3no. and 1no.Norway spruce - Remove.	Consent with Conditions
	<a href="#">19/02335/TREE</a>	<b>Cedar Lodge, Church St</b> - T1 Deodar cedar - Crown lift. Reduce height by approximately 15m. - T2 Atlantic blue cedar - Crown thin by approx 25%.	Consent with Conditions
	<a href="#">19/01893/FUL</a>	<b>Green Acres, Barton Road</b> - demolition of existing house and erection of replacement dwelling	Permission with Conditions
	<a href="#">19/02659/FUL</a>	<b>Barton House, Church Lane</b> - Proposed oak framed carport, enclosed porch and elevational alterations to the existing dwelling	Permission with Conditions
	<a href="#">19/00324/FUL</a>	<b>Thorn and Thornette Cottages, High St</b> - First floor rear extension; construction of two timber summerhouses/shed and installation of oil tanks	Permission with Conditions
	<a href="#">19/00325/LBC</a>	<b>Thorn and Thornette Cottages, High St</b> - repair timber framed building, replacement of concrete floor, brick infill panels, removal of modern partitions/services and replacement with new. Construction of 1st floor bedroom. Construction of 2 timber garden sheds / summerhouses.	LBC Approved
	<a href="#">19/02532/LDP</a>	<b>Chalet, Binton Rd</b> - Erection of single storey side and rear extensions and erection of outbuilding.	Withdrawn
	<a href="#">19/02900/TREE</a>	<b>Appletrees, High Street</b> - T1 - prunus - Fell T2 - buddleia - Fell T3 - lilac - Fell	Consent with Conditions
	<a href="#">19/02552/FUL</a>	<b>Copse Corner, Duck Lane</b> - Demolition of existing conservatory. Proposed two storey rear extension, first floor side extension. External alterations. Replacement garage	Permission with Conditions
	<b>6.2 Report of Planning Applications Previously Considered</b>		
	<b>REFERENCE</b>	<b>ADDRESS – PROPOSAL</b>	<b>PC RESPONSE</b>
	<a href="#">19/02713/FUL</a>	<b>Tew Park, Binton Rd</b> - Variation of condition 1 of 19/00129/VARY to allow for alterations. Variation of condition 2 of 15/01613/FUL to amend design and remove reference to design and access statement.	OBJECT
	<a href="#">19/02226/FUL</a>	<b>Manor Farm, Duck Lane</b> - Engineering and plant room associated with installation of ground source heat pump to serve Plot 1 & 2	SUPPORT
	<a href="#">19/00741/FUL</a>	<b>The Old Tea Shop Church St</b> - Retrospective application for erection of summerhouse and replacement of fencing to rear of property	SUPPORT
	<b>6.3 Consideration of Planning Applications received from Stratford District Council</b>		
	<b>REFERENCE</b>	<b>ADDRESS – PROPOSAL</b>	<b>PC RESPONSE</b>
	<a href="#">19/02946/VARY</a>	<b>Mere Barn Milcote Rd</b> - Variation of condition 2 of 17/01234/FUL to reflect true location and size of the built car port/log store as built (retrospective).	SUPPORT
	<a href="#">19/03210/VARY</a>	<b>13 Headland Close</b> - Variation of condition 2 (17/00910/FUL) to move dwelling forward, remove single storey rear lean to, replace with larger flat roof rear extension	SUPPORT
	* subject to LBC Officer comments		
	** subject to Tree Officer comments		

**6.4 Enforcement Issues**

The Spinney - Land Adjacent to Daffodil Cottage, Church St:  
**REF17/00514** (relating to discharge of landscaping condition) and  
**REF19/00411** (relating to construction of unauthorised gates, fencing and pergolas).  
 Awaiting up-dates from SDC enforcement team.

**6.5 Other Planning Matters**

14/01391/OUT **Station Works Development – Avon View** S106 Agreements:

- Transfer of on-site Public Open Space (Maps provided by Duchy Homes)  
 Decision taken that the Parish Council do not wish to adopt the Public Open Space offered as part of the S106 agreement.

**ACTION** – Clerk to confirm decision to Duchy Homes. Request assurances that plans for the public pathway conditioned as part of this development are in place.

18/01113/LDP - **Welford Park Barton Rd** - Occupation of park homes for 12 months of the year. Lawful Dev. Cert. Proposed Refused (31/7/18). An appeal has been made against this refusal - APP/J3720/X/19/3223568. Inspector has decided that the appeal will now be dealt with by way of a Public Inquiry and not Written Representations as previously stated. The Inquiry will be held at **10am on 7 April 2020 at SDC**.

The Parish Council agreed to attend the Public Inquiry.

**ACTION** – any additional written comments on the appeal are to be made by **8<sup>th</sup> Jan**. The PC may want to consult with additional stakeholders in the village. Clerk to register PC intention to attend and speak at the Inquiry.

**Millers Close** – New Proposed Development, Elliot Goodall - Studio Spicer.

Studio Spicer presented to the Parish Council a proposed new development of 2 x 3 bed houses on Millers Close. The Parish Council made the following suggestions before the application is submitted to the District Council for validation:

- Consult with neighbours
- Submit Street Scene plans to give context to roof ridge heights vs neighbours
- Submit Construction Management Plan (limit vehicle size, parking provision)
- Submit Landscaping Plan - grass verges / planting in fitting with street character
- Submit Ecological and Arboricultural reports – confirmation that proposed development will include the bee bricks, bird boxes, wildflower meadow planting as presented
- Submit Materials plan with details of proposed brick work and zinc roofing

7.

**Finance****7.1 Approval of items requiring payment**

Item	Base	VAT	Total	Bdgt.
Clerk Salary & Expenses	£493.17	£0.00	£493.17	7, 8, 19
Clerks Phone (O2)	£11.78	£2.36	£14.14	8
Training	£60.00	£0.00	£60.00	19
Remembrance Service	£61.43	£1.32	£62.75	29,8
Cress Hill Signage	£162.68	£32.54	£195.22	24
Playground Inspection	£71.00	£0.00	£71.00	26
FLAG Meeting Room Hire	£30.00	£0.00	£30.00	20
Mem Hall Contribution to Projector / Sound System	£800.00	£0.00	£800.00	15
Printing Exps	£95.16	£19.03	£114.19	8

Village Sandbags	£59.98	£12.00	£71.98	27
Website Hosting – welford.org.uk	£29.88	£5.98	£35.86	17
<b>TOTAL</b>	<b>1875.08</b>	<b>£73.23</b>	<b>£1948.31</b>	
<p><b>Receipts</b> £5,475.00 (Developer Contributions)  <b>Net Total</b> £3,526.69  <b>Transfer</b> £1,900 to cover Dec bills</p> <p><i>Proposed Cllr Kennedy</i> <span style="float: right;"><i>Seconded Cllr Williams</i></span></p> <p><b>7.2 Any other finance matters</b></p> <p>Additional approved expenses to be included in 2019/20 budget:  Village footpath dressing works - £3,564.00  Deer Signs Welford Hill - £500  Cress Hill Steps Repairs - £1700  Cress Hill Trees to be felled - £300  Cress Hill Bin - £350 (£1100 / year emptying)  Notice Board - £2000  Playground slide repairs - £300  Village Gateways contribution – tbc  Memorial Plaque – discuss with Memorial Hall Committee  Welford Matters – annual contribution £500 <b>ACTION</b> – Clerk to check last payment.  VASA Contribution – <b>ACTION</b> – Clerk to check whether this is on-going commitment</p> <p><b>2020/21 Budget and Precept</b> to be agreed and approved in January 2020.  Cllr Lake prepared and shared a draft Budget for review and discussion.</p> <p><b>CIL / S106 Payments</b>  Clerk presented a schedule of expected payments. To be up-dated on a regular basis.</p>				
8.	<p><b>Project Updates from Councillors</b></p> <p><b><u>Cllr Perteghella</u></b>  Meeting 26<sup>th</sup> Nov with WCC to agree speed calming measures and funding was very positive. Progress was made in actioning the following solutions:  - Polymer Crossings x 2 Maypole Green &amp; Bell Green (£10,500)  - Bollard at Bell pinch point to protect pedestrians using pavement (£2,500)  - Village Gateways x 2 – WCC covering cost of removing current. (£6,000)  - <b>TOTAL - £19,000</b></p> <p>Cllr Brain has generously committed to a contribution of £10,000 from his delegated budget (over a third of his total budget). To be sanctioned at higher level.  To note from subsequent discussions - Safer Routes to School funding may also be possible, tbc.  The Parish Council has committed to contributing £3,000 from 2020/21 Budget.  <b>ACTION</b> – Clerk to send minutes and summary of agreed funding discussions to the extended Road Safety working group.</p> <p><b><u>Cllr Kennedy</u></b>  Dog Poo Bins – 3 additional dog bins are needed in the village. Cllr Kennedy to investigate whether it is the PC's responsibility to arrange / pay for (approx. £250</p>			

	<p>each).</p> <p>Maypole Tree – The Parish Council Tree Warden is to prepare a quote for inspection and maintenance.</p> <p>The slide in the Playground has been fixed today - £300.</p> <p>Cllr Kennedy will obtain a quote for repair work to village benches (Maypole Green and Bell Green).</p>
9.	<p><b>Any Other Business:</b></p> <ul style="list-style-type: none"> <li>• Details of some potential Grant / Funding opportunities for our community were shared:</li> </ul> <p><b>National Lottery Funding Opportunity</b> - for PC or School? (Application deadline 6th Dec) We're offering people and communities with great ideas the chance to receive a grant between £100 - £1,000. <a href="https://www.celebratenationallottery25.com/">https://www.celebratenationallottery25.com/</a></p> <p><b>WALC Community Grant Fund</b> – PC to consider applying for contribution towards the village Gateways.</p> <p><b>ACTION</b> - Cllr Perteghella and Clerk to put together application Feb 2020.</p> <ul style="list-style-type: none"> <li>• In response to the action raised in the last meeting, the Parish Council have obtained guidance from WALC as to the scope of the Parish Council's ability to help flood damage / prevention. The scope of the Parish Council's powers to act in this situation are very limited. Under the Public Health Act, the PC does have the power to drain and maintain ponds and ditches to prevent harm to public health.</li> <li>• Parish Council tour of new School Nursery and Hall confirmed - 17<sup>th</sup> Dec, 12noon.</li> <li>• 2020 Meetings - rooms are booked and dates have been posted on PC website.</li> <li>• New Councillors have requested to understand more about the Millennium Trust and the work they do.</li> </ul> <p><b>ACTION</b> – Invite Millennium Trust representatives to the Annual Parish Meeting next May to speak about the work the Trust is doing.</p> <ul style="list-style-type: none"> <li>• Consider request to support the Local Electricity Bill (empowering local communities to sell locally generated clean energy directly to local customers by establishing a statutory Right to Local Supply).</li> </ul> <p><b>ACTION</b> – Cllr Carter to review</p> <p><b>ACTION</b> – Clerk to contact SDC re possible grant support (Projector Photo)</p>
10.	<p><b>Dates of Future Meetings</b></p> <ul style="list-style-type: none"> <li>• 17<sup>th</sup> Dec Planning Committee Meeting</li> <li>• 7<sup>th</sup> Jan Parish Council Meeting</li> </ul>

Meeting closed at: 9.25pm